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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

G 932780

Visit Commission Case No. 248/22

Sacita Devi Ag.
Navita Agarwal



Navita Agarwal
Sacita Devi Ag.

Usha Agarwal
Sacita Devi Ag.

Bishnu Agarwal
Neher
Partner
PRIME DEVELOPERS
PARTNER

DEED OF AGREEMENT

(FOR DEVELOPMENT OF MULTI-STOURED COMMERCIAL CUM RESIDENTIAL BUILDING)



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

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

22 FEB 2022

Sarita Devi Ag.



446

Sarita Devi Ag.



447

Narita Agarwal.



448

Bharat Rolling Mill

(Signature)



449

(Signature)



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Narita Agarwal.



451

Usha Agarwal.



452

Bishnu Agarwal



453

Neha.



454

Sarita Devi Ag.

Partner

SL NO 35957 Date 10, 2, 2022

PURCHASER Prime Developers

Full Address Siliguri

Total Value 5000 /

Stamp Purchased from IPG Treasury-1

STAMP VENDOR

JAYA RANI DAS

Licence No.1 of 99-2000

Add. DSR Office, Rajganj, Jalpaiguri



455

PRIME DEVELOP

(Signature)
PARTNER



Add. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

11 FEB 2022

Prasenjit Paul

S/O - Palta Paul

East Vivekananda colony,

P.O. Rabindra Sarani

PS - Bhaktinagar

Dist. - Jalpaiguri



Sarita Devi Ag.
Navita Agarwal

Bharat Rolling Mill

Ashok Kumar Agarwal
Navita Agarwal

Usha Agarwal
Sarita Devi Ag.

Bishnu Agarwal

Neha
Partner

PRIME DEVELOPERS
PARTNER

THIS AGREEMENT MADE THIS THE 11TH DAY OF FEBRUARY,
TWO THOUSAND TWENTY TWO.

BETWEEN

(1) **SMT. SARITA DEVI AGARWAL**, (PAN-ACIPA7888E) Wife of Sri Ashok Kumar Agarwal, (2) **SMT. NAVITA AGARWAL (ALIAS NAMITA DEVI AGARWALA)**, (PAN-ACRPA9211E) Wife of Sri Bishnu Agarwal, (3) **M/S. BHARAT ROLLING MILL**, (PAN-AAFFB7175E), a partnership firm having its office at 3rd Mile Sevoke Road, P.O. Siliguri, P.S. Bhaktinagar, Dist. Jalpaiguri, represented by all its partners 1. Sri Hari Prakash Agarwal, 2. Sri Ashok Kumar Agarwal, both Sons of Late Rambilas Agarwal, 3. Smt Navita Agarwal (alias Namita Devi Agarwala), Wife of Bishnu Agarwal, 4. Smt. Usha Agarwal, Daughter of Murari Lal Agarwal, 5. Smt. Sarita Devi Agarwal, Daughter of Chiranjib Lal Agarwal, 6. Sri Bishnu Agarwal, Son of Late Rambilas Agarwal and 7. Smt. Neha Agarwal, Daughter of Hari Prakash Agarwal, all Hindu by faith, Indian by Nationality, Business by occupation, resident of Basera, 3rd Mile Sevoke Road, P.O. Siliguri, P.S. Bhaktinagar, Dist. Jalpaiguri, hereinafter called the **OWNERS/FIRST PARTY** (which expression or terms shall unless excluded by or repugnant to the context or meaning thereof be deemed to mean and include its/her/their successors-in-interest, legal representatives and assigns) of the **ONE PART**.

AND

Sarita Devi Ag.
Navita Agarwal

Bharat Rolling Mill

(M)
Agarwal

Ankur Agarwal
Navita Agarwal

Usha Agarwal

Sarita Devi Ag.

Bishu Agarwal

Neha

Partner

PRIME DEVELOPERS

Partner
PARTNER

PRIME DEVELOPERS (PAN-AAXFP5657M), a partnership firm having its office at "City Mall Building" at Sevoke Road, P.O. Siliguri, P.S. Siliguri, Dist. Darjeeling, represented by one of its partners Sri Rupesh Kumar Agarwal, Son of Late Mangeram Agarwal, Hindu by religion, Nationality Indian, Business by Occupation, resident of Garg Kutir, Deokota Toll P.O. & P.S. Jaigaon -736182 in the District of Alipurduar, West Bengal, hereinafter called the **DEVELOPER/ SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its heirs, successors, executors, legal representatives and assigns) of the of the **OTHER PART**.

WHEREAS the Owners No. 1 and 2 jointly seized and possessed of all that piece and parcel of total land admeasuring 17.5 Decimals by way of purchase vide two separate sale deed (as details give herein below) and the said land is situated within Mouza Dabgram, J.L. No. 2, Sheet No. 5, recorded in RS Khatian No. 219/1, in part of RS Plot No. 110/339 and 110/192, Pargana Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri.

Details of title deeds:

- a) Land measuring 8.25 Decimals or 5 Kathas by way of Sale Deed registered on 09.01.1991, at the office of Dist. Sub-registrar Jalpaiguri, recorded in book-I, Vol. No. 2, Pages 245 to 248, being No. 147 for the year 1991.
- b) Land measuring 9.25 Decimals by way of Sale Deed registered on 14.03.1991, at the office of Dist. Sub-registrar Jalpaiguri, recorded in book-I, Vol. No. 20, Pages 219 to 222, being No. 1817 for the year 1991.

WHEREAS the Owner No. 3 has seized and possessed of all that piece and parcel of total land measuring 44 Kathas 4 Chhataks by way of four separate

Sarita Devi Ag.
Namita Agarwal

Bharat Rolling Mill

Agarwal

Agarwal
Namita Agarwal

Usha Agarwal

Sarita Devi Ag.

Bharat Agarwal

Partner
Neha

PRIME DEVELOPERS

Partner
PARTNER

sale deeds (as details given herein below) situated within Mouza Dabgram, J.L. No. 2, Sheet No. 5, Touzi No. 3, recorded in RS Khatian No. 701, 745/1, 701/11, in part of RS Plot No. 111 and 111/170, Pargana Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri.

Details of title deeds:

- Land measuring 16 Kathas 12 Chhataks by way of Sale Deed registered on 28.09.1984, at the office of Sadar joint Sub-registrar Jalpaiguri, recorded in book-I, Vol. No. 12, Pages 459 to 466, being No. 3118 for the year 1984.
- Land measuring 5 Kathas by way of Sale Deed registered on 02.12.1987, at the office of DSR Jalpaiguri, recorded in book-I, Vol. No. 49, Pages 372 to 377, being No. 5161 for the year 1987.
- Land measuring 8.5 Kathas by way of Sale Deed registered on 21.11.1988, at the office of Addl. Dist. Sub-registrar Jalpaiguri, recorded in book-I, being No. 38 for the year 1988.
- Land measuring 14 Kathas by way of Sale Deed registered on 17.01.1990 at the office of Dist. Sub-registrar Jalpaiguri, recorded in book-I, being No. 0421 for the year 1990.

AND WHEREAS in the meaner aforesaid Smt. Sarita Devi Agarwal and Smt. Namita Devi Agarwal acquired the ownership of the said total land measuring 17.5 Decimals by way of aforesaid two separate sale deeds more fully described in the **First Schedule** hereunder written, having mutated the same with the concerned Land Reforms Office and obtained the LR Khatian being No. 2214 (in the name of Smt. Sarita Devi Agarwal) and LR Khatian No. 2215 (in the name of Smt. Namita Devi Agarwal) which is in their actual khas and physical possession having permanent, heritable, right, title and interest

Sarita Devi Ag.
Navita Aggarwal

Bharat Rolling Mill



Anand Kumar Aggarwal

Navita Aggarwal

Usha Aggarwal

Sarita Devi Ag.

Bishnu Aggarwal

Neha

Partner

PRIME DEVELOPERS


PARTNER

therein free from all encumbrances, charges, liens, attachments, trusts and lispendences whatsoever and the said land is more particularly described in the First schedule "A" below.

AND WHEREAS in the meaner aforesaid M/S Bharat Rolling Mill acquired the ownership of the said total land measuring 44 Kathas 4 Chhataks by way of aforesaid sale deed more fully described in the **Second Schedule** hereunder written, having mutated the same with the concerned Land Reforms Office and obtained the LR Khatian being No. 1978 in its name which is in its actual khas and physical possession having permanent, heritable, right, title and interest therein free from all encumbrances, charges, liens, attachments, trusts and lispendences whatsoever and the said land is more particularly described in the Second schedule "B" below.

AND WHEREAS since long having the absolute ownership, the First Party/ Owner Nos. 1, 2, and 3 jointly trying to use and/or utilized their land more fully described in the Third Schedule "C" herein below (herein after referred to said Amalgamated Land), by constructing a multi-storeyed apartment thereon, but being devoid of technical, engineering and architectural qualification and knowledge and particularly due to acute shortage of finance, the First Party/Owners approached the Developer/Second Party for development of the said land by constructing a multi storeyed apartment/ building thereon and the Developer/Second Party agreed to undertake the said development and/or construction work for constructing multi-storeyed apartment/buildings on the said land as described in the schedule "C" below (hereinafter referred to as the said amalgamated land having authenticated on 11.05.2021 before the Executive Magistrate at Jalpaiguri), subject to the terms and conditions and stipulations hereinafter contained.



Sarita Devi Ag.
Navita Agarwal

Bharat Rolling Mill



Bhaskar Kumar
Navita Agarwal

Usha Agarwal
Sarita Devi Ag.

Bishnu Agarwal
Neha
Partner

PRIME DEVELOPERS

PARTNER

AND WHEREAS the **FIRST PARTY/OWNERS** herein considering the above facts and circumstances appointing the **DEVELOPER** as the Builder and further allowing it to develop the said property by construction of multi-storeyed residential-cum-commercial building comprising of several commercial-cum-residential units in accordance with the building plan to be sanctioned in the name of aforesaid owners by the Siliguri Municipal Corporation at the Developers costs, charges, expenses, endeavour, labour and arrangement and with such materials and managements as it deems, fits and proper and also in consideration of allotment of the Developer's Allocation more fully described hereunder as "Developer's Allocation" with all rights to transfer the Developer's Allocation or any part or portion thereof to any prospective purchaser or purchasers or its nominee or nominees, the **DEVELOPER** shall and in terms thereof hand over the **OWNERS**, the Owner's Allocation more fully described hereunder as "Owner's Allocation".

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS HEREUNDER:-

In these presents unless therein something repugnant to or inconsistent there with:-

- 1) **BUILDING** means building consisting of commercial spaces and/or flats, car parking spaces, servant/darwan room and all other structures to be constructed by the **DEVELOPER** herein.
- 2) **OWNERS** mean the said (1) **Smt. Sarita Devi Agarwala**, (2) **Smt. Navita Agarwal (alias Namita Devi Agarwala)**, (3) **M/S. Bharat Rolling Mill** of 3rd Mile Sevoke Road, P.O. Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri and its successors-in-interest, legal representatives and assigns.

Sarita Devi Ag.
Namita Agarwal

Bharat Rolling Mill

(Partner)

Usha Agarwal
Sarita Devi Ag.

Usha Agarwal
Sarita Devi Ag.

Bishnu Agarwal

Neha
Partner

PRIME DEVELOPERS

(Partner)
PARTNER

- 3) **DEVELOPER** means the said **PRIME DEVELOPERS**, a partnership firm having its office at "City Mall Building" at Sevoke Road, P.O. Siliguri, P.S. Siliguri, Dist. Darjeeling, represented by one of its partners Sri Rupesh Kumar Agarwal, Son of Late Mangeram Agarwal, Hindu by religion, Nationality Indian, Business by Occupation, resident of Garg Kutir, Deokota Toll, P.O. & P.S. Jaigaon, PIN-736182 in the District of Alipurduar, West Bengal, its successors-in-interest, legal representatives and assigns.
- 4) **PROPERTY** means **ALL THAT** a piece and parcel of land lying and situated at Sevoke Road Bye Lane, Opp. Aakash Vani, 3rd Mile, Salugara, P.O. Salugara, PIN-734008, under Ward No. 42 of Siliguri Municipal Corporation, P.S. Bhaktinagar, Dist. Jalpaiguri, more fully described in the **Third Schedule** hereunder written.
- 5) **SALEABLE AREA** means the built-up area / super built up area of the building to be constructed on the said property including the common areas and facilities and car parking space.
- 6) **BUILDING PLAN** means such plan to be prepared for construction of the building on the said property to be sanctioned by the Siliguri Municipal Corporation and shall include all and/or any subsequent addition, alteration and/or modification thereto.
- 7) **OWNER'S ALLOCATION/SHARE** means 50% of Sales Revenue/Consideration exclusive of all Indirect Taxes / GST and any other taxes received from the total sales consideration to be obtained or achieved as per the approved building plan which is to be sanctioned in the names of **Smt. Sarita Devi Agarwal, Smt. Namita Devi Agarwal** and **M/S Bharat Rolling Mill** together with super built up area of the multi-storeyed

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Sarita Devi Ag.
Navita Agarwal

Bharat Rolling Mill



Share in Deed
Navita Agarwal.

Usha Agarwal,
Sarita Devi Ag.

Bishu Agarwal


Neha
Partner

PRIME DEVELOPERS


PARTNER

residential-cum-commercial building which is more fully described in the **Part-I** of the **Fourth Schedule** as hereunder specifically written.

- 8) **DEVELOPER'S ALLOCATION/SHARE** means 50% of Sales Revenue/ Consideration exclusive of all Indirect Taxes / GST and any other taxes received from the total sales consideration to be obtained or achieved as per the approved building plan which is to be sanctioned in the name of owners together with super built up area of the multi-storeyed residential-cum-commercial building which is more fully described in the **Part-II** of the **Fourth Schedule** hereunder written.
- 9) **FLAT/CAR PARKING SPACE/SPACE** means and includes the several commercial spaces, flats, car parking spaces, Servant/Darwan room and other structures and salable spaces in the multi-storeyed buildings to be built and/or constructed in or upon the said property.
- 10) **ROOF** means and include the entire open space of the roof and/or top of the multi-storeyed building to be constructed on the said property excluding the space for installation of the overhead water tank, Disc Antenna, staircase cover other facilities.

 **NOW THIS AGREEMENT FURTHER WITNESSETH AND IT IS FURTHER AGREED TO BY AND BETWEEN THE PARTIES AS FOLLOWS:-**

- 1) This agreement shall be deemed to have commenced on with effect from the day of execution of this document.
- 2) The **DEVELOPER** shall develop at their own costs the said property more fully described in the **Third Schedule** hereunder written by constructing of Multi-storeyed buildings on it as per the sanctioned building plan of the Siliguri Municipal Corporation.

Sarita Devi Ag.
Navita Agarwal.

Bharat Rolling Mill

(Handwritten signature)

~~Navita Agarwal~~
Navita Agarwal.

Usha Agarwal.
Sarita Devi Ag.

Bharat Agarwal

Neha
Partner

PRIME DEVELOPERS

PARTNER

- 3) The **DEVELOPER** agrees to obtain the permissions whatsoever as may be required from time to time for development of the said property at its own costs and expenses and on its sole responsibility but in the name of the **OWNERS**.
- 4) The **DEVELOPER** is solely liable for implementation of all schemes for development of the said property and all the dealings in this regard shall be made by the **DEVELOPER** only on behalf of and in the name of the **OWNERS** without creating any financial and/or legal liability upon the **OWNERS**.
- 5) The **DEVELOPER** shall during the construction and/or development of the said property follow the laws, rules and regulations of the Government, Statutory or Local Bodies and other concerned authorities.
- 6) The **DEVELOPERS** shall pay refundable/adjustable interest free security deposit of Rs. 1,25,00,000/- (Rupees One crore twenty-five lac only) to the **OWNERS** in the manner which is more fully described in the **Fifth Schedule** as hereunder specifically written.
- 7) The **OWNERS** are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property. The **OWNERS** declare that the said property is free from all sorts of encumbrances, charges, demands, liens attachments and lispendences of whatsoever nature and the same is not affected by any scheme or proceedings or notice for acquisition or requisition or alignment by the Central or State Government or any local body or authorities or Corporation Authority.
- 8) There is no impediment of any nature whatsoever for the **OWNERS** to entrust the **DEVELOPER** herein with the development of the said

Sarita Devi Ag.
Navita Agarwal

Eherat Rolling Mill

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Prasanna K. Banniar
Navita Agarwal.

Usha Agarwal.
Sarita Devi Ag.

Bislu Agarwal

Neha.

Partner
PRIME DEVELOPERS

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PARTNER

property in the manner hereinafter agreed and/or the construction of the said multi-storeyed residential-cum-commercial building as per the building plan to be sanctioned by the Siliguri Municipal Corporation.

- 9) The **OWNERS** have not entered into any Agreement for Sale and/or Development Agreement in connection with the said property or any part or portion thereof with any person or party.
- 10) The **OWNERS** after execution of this Agreement shall not in any manner encumber, mortgage, sell or transfer or let out or otherwise deal with or dispose of the said property or any part or portion thereof except in the manner as hereinafter expressly provided.
- 11) The **OWNERS** herein declare and confirm that there is no suit or other legal proceedings concerning or relating to the said property of the **OWNERS** pending or instituted in any Court of Law.
- 12) The **OWNERS** shall give all facilities to the **DEVELOPER** for entry, peaceful and vacant possession for developing of the said property for the purpose of carrying out and/or implementation and/or construction of the buildings in the said property in terms of this Agreement.
- 13) The **OWNERS** shall not do or cause to be done any act, deed, thing or matter nor permit anyone to do any act, deed, thing or matter which may in any manner cause obstruction and/or interference in the development of the said property and/or construction of the said building.
- 14) The roof of the building shall exclusively be the Developer's Allocation with unfettered right, power and authority to the **DEVELOPER** to handover the same to the flat owners of the proposed multi-storeyed

Sarita Devi Ag.
Navita Agarwal,

Bharat Rolling Mill



Ashok Kumar
Navita Agarwal,

Usha Agarwal.
Sarita Devi Ag.

Bishu Agarwal

Neha.

Partner

PRIME-DEVELOPERS


PARTNER

apartment to be constructed on the said property to be used as common areas and for installation of overhead tanks/reservoirs of the flat owners, for fixing Disc Antennas etc.

- 15) The **DEVELOPER** agree to bear all existing Corporation and/or other taxes from the date of taking possession for developing of the said property till the disposal of the Developer's Allocation in the proposed multi-storeyed building to be constructed in the said property.
- 16) The **OWNERS** shall handover all the original documents of title, agreements etc. in respect of the said property as described in the **First and Second Schedule** hereunder written to the **DEVELOPER** herein on execution of these present and the same shall always be kept harmless saved and un-obliterated in the custody of the **DEVELOPER** and the **DEVELOPER** agrees to produce the same as and when required by the **OWNERS** or its nominees and shall also allow all or any of them for his inspection thereof and making copies or taking extracts from the same.
- 17) In case any dispute arises in the title of the aforesaid deeds or possession of the land to be developed then the **OWNERS** shall be the first person to settle the dispute on their own expenses and means and if the **OWNERS** is unsuccessful in settling the dispute then the **DEVELOPERS** shall try to get it settled in whatsoever means possible subject to the condition that any expenses that is incurred to settle the said dispute shall be borne by the **OWNERS**.
- 18) The **DEVELOPER** shall construct the building on the said property in accordance with the plan to be sanctioned by the Siliguri Municipal Corporation and in accordance with the schemes of the Government,

Savitri Devi Ag.
Navita Aggarwal

Bharat Rolling Mill

(Signature)

Bhaskar Var Datta
Navita Aggarwal

Usha Aggarwal
Savitri Devi Ag.

Rishu Aggarwal

Neha
Partner

PRIME DEVELOPERS

(Signature)

PARTNER

Urban Land (Ceiling & Regulations) Act' 1976, other relevant Acts, Rules and Regulations and local bodies.

- 19) The **OWNERS** shall not be, apart from the Owner's Allocation/Share as mentioned herein above, entitled to any other consideration in relation to the said property and the buildings intended to be constructed by the **DEVELOPER** on the said property in terms of this Agreement or in the moneys in the hands of the Developer on account of sale of the commercial spaces, flats/car parking spaces/unit to be constructed on the said property forming Developer's Allocation or any part or portion of Developer's Allocation.
- 20) The **DEVELOPER** shall be entitled to retain the proportionate super built up area of the multi-storeyed building to be constructed on the said property and also undivided and impartible share or interest in the said property with unfettered right, power & authority to transfer or dispose of the same or any portion thereof to prospective purchasers on such terms, conditions, stipulations and at or for such consideration as may be agreed upon between the **DEVELOPER** and such intending purchaser without any interference, objection or interruption of the **OWNERS** or any person or persons lawfully claiming through or under the **OWNERS** & the **OWNERS** hereby undertake to indemnify and keep the **Developer** indemnified against all losses, damages, costs, charges and expenses incurred as a result of breach of covenant.
- 21) The **DEVELOPER** shall sale, transfer, convey, mortgage, assign or assure or let out or dispose of the commercial spaces/flats/car parking spaces/ other spaces of the multi-storeyed building to be constructed on the said property together with the undivided, proportionate and indivisible



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Navita Agarwal.

Bharat Rolling Mill

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Navita Agarwal

Usha Agarwal.
Sarita Devi Ag.

Bishnu Agarwal
Neher
Partner

PRIME DEVELOPERS
PARTNER
Handwritten signature

share or interest underneath the same and also the common area and facilities appurtenant thereto or any part or portion thereof and to enter into Agreement or Agreements with the intending purchaser or purchasers and to accept earnest booking money, part/entire consideration money in its name and subsequently entitled to sell, transfer, convey, assign or assure the same by execution of Conveyance or Conveyances to be signed and registered by the **OWNERS** and the **DEVELOPER** amongst others at the costs, charges and expenses of the prospective purchasers or their nominee or nominees desiring to acquire the said commercial spaces/flats/parking spaces in the said proposed multi-storeyed building to be constructed on the said property. The **OWNERS** doth hereby expressly, irrevocably permit, grant, authorize and empower the **DEVELOPER** and undertake to grant in favour of the **DEVELOPER** and their nominee/nominees a General Power of Attorney in the form and manner reasonably required by the **DEVELOPER** for the purpose of development and construction of the said multi-storeyed building, for obtaining plan, permissions from different authorities and for disposal/sale and/or dealing with the said property.

- 22) The said property and the proposed multi-storeyed building shall remain in the absolute possession of the **DEVELOPER** till final disposal of all the commercial spaces / flats / parking spaces and other constructed spaces in the proposed building. It is added here that on the date of execution of these presents, the owners/First Party have granted entire developments rights, unrestricted access and as well as the advertisement rights with respect to the schedule "A" land together with the benefit of the development approvals towards the developer and the developer also

Savitita Devi Ag.
Navita Agarwal,

Bharat Rolling Mill

(Print)

Asmita Singh
Navita Agarwal

Usha Agarwal
Savitita Devi Ag.

Bislu Agarwal
Neha.

Partner

PRIME DEVELOPERS

(Signature)
PARTNER

hereby accepts the entire development rights over the schedule "A" land from the owners/First Party and in no case the same should be considered as grant of possession of land by the First Party to the Second Party, under the Transfer of Property Act.

- 23) The **DEVELOPER** shall be exclusively entitled to sale, transfer of commercial spaces/flat/flats, car parking space/spaces, to do all other acts, deeds and things as may be required for the purpose of giving effect to the flats/spaces in the proposed building.
- 24) That any unsold flat, garage, commercial space of the said multi-storeyed residential cum commercial building shall be devolved and/or shall be divided by and between the First and Second Party of these presents with their mutual consent after the completion of the project. It is also agreed by and between parties herein that any sort of taxes or any other Govt. Levies if applicable shall be borne by the respective party of these presents in respect of unsold commercial and residential units in the proportion of unsold commercial and residential units.
- 25) The **DEVELOPER** is hereby authorised and empowered at all times during subsistence of this Agreement and in relation to the said construction work so far as may be necessary to apply and obtain quotations, entitlement and other allocations for cement, steel, bricks and other materials for construction of the buildings and similarly to apply for and obtain temporary and permanent connection of water, electricity to the building and other facilities required for construction of the proposed building.
- 26) The **DEVELOPER** is hereby further authorised and empowered at all times during subsistence of this Agreement and in relation to the said

(Signature)

Sarita Devi Ag.
Navita Agarwal.

Bharat Rolling Mill

(Print)

Bhaskar Kumar Agarwal
Navita Agarwal

Usha Agarwal.
Sarita Devi Ag.

Bishnu Agarwal
Nehera
Partner

PRIME DEVELOPERS

(Partner)
PARTNER

construction work so far as may be necessary to engage sub-contractors, agents etc. and to empower them to perform the jobs assigned to them and to enter necessary agreement with them and to terminate those agreement as may be required for the purpose of development, construction and completion of the said multi-storeyed building on the said property.

- 27) As soon as the building is completed in all respect, the **DEVELOPER** shall give a written notice to the **OWNERS** requiring him/them to take possession of the unsold area of the Owner's Allocation on the said property and being proposed as aforesaid, the **Owners** after 30 days from the date of service of such notice and at all times thereafter shall be exclusively responsible for payment of all Corporation tax, property taxes, rates, duties and other public outgoing and imposition whatsoever payable in respect of the Owner's Allocation.
- 28) The **OWNERS** and the **DEVELOPER** shall punctually and regularly pay for their respective allocations, the rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the parties hereto and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by either of them as the case may be consequent upon a default by the **OWNERS** or **DEVELOPER** in this behalf.
- 29) The **OWNERS** shall not do any act, deed or thing whereby the **Developer** shall be prevented from construction and completion of the said building & shall render all co-operation and assistance to the **DEVELOPER** as may be required from time to time for the purpose of construction and

(Signature)

Sarita Devi Ag.
Nandita Agarwal.

Bharat Rolling Mill

(Handwritten signature)

~~Pratik Kumar Agarwal~~
Nandita Agarwal.

Usha Agarwal.
Sarita Devi Ag.

Bibha Agarwal
Nehe
Partner

PRIME DEVELOPERS

(Handwritten signature)
PARTNER

completion of the building on the said property including transfer of the Developer's Allocation or any part or portion thereof.

- 30) The **DEVELOPER** shall be entitled to develop, construct and complete the said building on the said property in accordance with the plan to be sanctioned by the Siliguri Municipal Corporation and render the same fit for occupation within three years from the date of receiving the sanction of the said plan unless prevented by any force majeure including flood, fire, earthquake and other acts of God, war, riot, civil commotion and other situation beyond the control of the **DEVELOPER** and in that case the **DEVELOPER** will be entitled to get an extension of time as may be required for completion of the project.
- 31) The **DEVELOPER** will frame the scheme for the management, maintenance and administration of the construction work of the multi-storeyed buildings to be constructed on the said property and the **DEVELOPER** and its respective transferees shall be abide by the rules and regulations of such management/maintenance/administration and other schemes. However the common expenses for maintenance shall be dealt with the Flat Owners Association of the proposed building. Upon transfer of entire allocations, the transferees shall form an Association for such purposes.
- 32) Neither party shall use or permit to be used their respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal, hazardous and immoral trade or activity nor use thereof for any purpose which may cause any nuisance to the other occupiers of the building.
- 33) To facilitate the uninterrupted construction of the building by the **Developer** various deeds, matters and things not herein specified may

Sarita Devi Ag.
Navita Agarwal.

Bharat Rolling Mill

Ag-1

Done in Agreement
Navita Agarwal

Usha Agarwal.
Sarita Devi Ag.

Muskan Agarwal

Nehe.
Partner

PRIME DEVELOPERS

Partner
PARTNER

be required to be done by the **Developer** and for which the **Developer** may need and seek the authority of the **Owners** and various applications and other documents may be required to be signed or made by the **OWNERS** to which specific provisions may not have been framed herein, the **OWNERS** hereby undertake to do all such deeds, matters and things including execution and registration of agreement for sales and deeds of conveyance and the **OWNERS** shall execute any such additional power of attorney and/or authorization as may be required by the **DEVELOPER** for this purpose and the **OWNERS** also undertake to sign and execute all such additional applications and other documents as the case may be **PROVIDED THAT** the same should not in any way infringe the rights of the **OWNERS** and/or go against the spirit of these presents.

- 34) That the Developer hereby agreed and/or admit that at the time of execution of Agreement for sale and subsequent sale deed(s) in favour of the respective buyer(s)/purchaser(s), one of the witness on behalf of the Owners shall identify the proposed buyer(s)/purchaser(s) and shall put his/her signature as witness therein the said sale deed to be executed by the Developer/Confirming Party of these presents.
- 35) That the developer is liable to provide the monthly distribution of sale proceeds to the owners as per the proportion of sale proceeds to be done by the developer. The developer is entitled to adjust 15% of total monthly sale proceeds from the Owners Allocations with the security deposits provided as per the Fifth Schedule.
- 36) Any notice required to be served by either of the parties shall without prejudice to any other mode of service available be deemed to have been served on the other if delivered by hand.

Sarita Devi Ag.
Navita Aggarwal

Bharat Rolling Mill

Kalu Paul

Kanchan Das
Navita Aggarwal

Usha Aggarwal
Sarita Devi Ag.

Usha Aggarwal

Neha.

Partner
PRIME DEVELOPERS

Partner
PARTNER

- 37) Upon breach or failure of the respective obligation, condition or performance herein contained either of the parties shall have the right to sue the other for specific performance of this agreement or for damages by cancellation of this agreement by any party against the other under terms of this agreement.
- 38) Any dispute or differences between the parties arising out of this Agreement about their rights and liabilities hereto shall be adjudicated by reference to the Arbitration of Two Independent Arbitrators, one to be appointed by each party. In case there is difference of opinion between the Arbitrators one Independent Umpire shall be selected by the parties to determine the dispute and the provision of the Arbitration and Conciliation Act'1996 shall apply to such Arbitration.
- 39) The Courts of the District of Jalpaiguri shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of land of owner No. 1 and 2.)

ALL THAT piece and parcel of total land admeasuring an area of land admeasuring 17.5 Decimals, situated within Mouza Dabgram, J.L. No. 2, Sheet No. 5, Touzi No. 3, recorded in RS Khatian No. 219/1, in part of RS Plot No. 110/339 and 110/192, Pargana Baikunthapur, PS Bhaktinagar, Dist. Jalpaiguri, within Ward No. 42 of Siliguri Municipal Corporation.

The land is butted and bounded as follows:

By the North : 24 Feet Wide SMC Road.
By the South : Land of Bharat Rolling Mill.
By the East : Land of Kalu Paul.
By the West : Land of Kanchan Das.

Sarita Devi Ag.
Navita Agarwal

Bharat Rolling Mill

Prasad

Pradeep Kumar
Navita Agarwal.

Usha Agarwal.
Sarita Devi Ag.

Bichu Agarwal

Neha.

Partner
PRIME DEVELOPERS
Agarwal
PARTNER

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of land of owner No. 3)

ALL THAT piece and parcel of total land admeasuring an area of land admeasuring measuring 44 Kathas 4 Chhataks, situated within Mouza Dabgram, J.L. No. 2, Sheet No. 5, Touzi No. 3, recorded in RS Khatian No. 701, 745/1, 701/11, in part of RS Plot No. 111 and 111/170, Pargana Baikunthapur, PS Bhaktinagar, Dist. Jalpaiguri, within Ward No. 42 of Siliguri Municipal Corporation.

The land is butted and bounded as follows:

By the North : Land of Sarita and Navita Devi Agarwal.
By the South : 25 Feet Wide SMC Road.
By the East : Godown of Sri Raju Agarwal.
By the West : Land of Satnarayan Agarwal.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Description of total amalgamated Land)

ALL THAT piece and parcel of total amalgamated land admeasuring 54 Kathas 13 Chhataks (more or less) situated within Mouza Dabgram, J.L. No. 2, Sheet No. 5, Touzi No. 3, recorded in RS Khatian No. 219/1, 701, 745/1, 701/11, (LR Khatian No. 2214, 2215, 1978) in part of RS Plot No. 110/339, 110/192, 111, 111/170, (LR Plot No. 1, 7, 8, 9, 11, 12), Pargana Baikunthapur, PS: Bhaktinagar, Dist. Jalpaiguri, within Ward No. 42 of Siliguri Municipal Corporation.

The aforesaid total amalgamated land is butted and bounded as follows:

By the North : 24 Feet wide Road,
By the South : 25 Feet wide Road,
By the East : Land of Kalu Paul and Godown of Raju Agarwal,
By the West : Land of Kanchan Das and Land of Satnarayan Agarwal

Sarita Devi Ag.
Namita Agarwal,

Bharat Rolling Mill

Prasad

~~Usha Agarwal~~
Namita Agarwal

Usha Agarwal.
Sarita Devi Ag.

Bishu Agarwal

Neha.
Partner

PRIME DEVELOPERS

PARTNER

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Description of Owner's Allocations/Share in the said Property)

PART-I

OWNER'S ALLOCATION/SHARE means 50% of Sales Revenue/Consideration exclusive of all taxes out of the total sale proceeds to be achieved as per the approved building plan to be sanctioned in the name of the owners together with super built up area of the multi-storeyed residential-cum-commercial building shall form the areas of owner's allocations/share.

(Description of Developer's Allocations/Share in the said Property)

PART-II

DEVELOPER'S ALLOCATION means 50% of Sales Revenue/Consideration exclusive of all taxes out of the total sale proceeds to be obtained or achieved as per the approved building plan to be sanctioned in the name of the owners together with super built up area of the multi-storeyed residential-cum-commercial building shall form the areas of developer's allocations/share.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(Description of Payment Schedule)

1. Rs. 50,00,000/- only shall be paid by the Developer to Bharat Rolling Mill at the time execution of agreement of this presents and on starting of construction on the portion of land pertaining to deed No. 3118 of 1984, Deed No. 5161 of 1987, Deed No. 38 of 1988 and Deed No. 421 of 1990.
2. Rs. 50,00,000/- only shall be paid by the Developer to Bharat Rolling Mill on starting of construction on the portion of land pertaining to deed No. 147 of 1991 and Deed No. 1817 of 1991.
3. Rs. 25,00,000/- only shall be paid by the Developer to Smt. Sarita Devi Agarwala and Smt. Namita Devi Agarwala equally on starting of construction on the portion of land pertaining to deed No. 147 of 1991 and Deed No. 1817 of 1991.

IN WITNESS WHEREOF the OWNERS and the DEVELOPER have hereunto set and subscribed their respective hands on the day, month and the year first above written in presence of the following witnesses.

Bharat Rolling Mill

Sarita Devi Ag.

Nawita Agarwal

Asst. Secy. Bharat Rolling Mill

Nawita Agarwal

Usha Agarwal

Sarita Devi Ag.

Bishnu Agarwal
Neha
Partner

WITNESSES:

1. Prosenjit Paul
S/O - Paltu Paul
East Vivekananda Pally
P.O. Rabintra Sarani
P.S. Bhaktinagar
Dist - Jalpaiguri

2. Debarishi ch. Majumder -
S/O Late Nepul ch. Majumder.
South Bank Sarbapras, Siliguri
Pin - 734004

Signature of the FIRST PARTY

PRIME DEVELOPERS

Partner
PARTNER

Signature of the SECOND PARTY











Drafted by me as per available documents and instruction of the parties. Read over and explained to the parties by me and printed in my office.

(SABUL MAZUMDER)

Advocate, Siliguri.

Enrolment No. WB-439 of 1998.

EXECUTANT SHEET

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



Sapna Devi Ag.



Sapna Devi Ag.
Signature with Date

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



Navita Aggarwal.

Navita Aggarwal.
Signature with Date

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



Bharat Rolling Mill

Bharat
Signature with Date

EXECUTANT SHEET

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



Signature

Bharat Rolling Mill

Signature
Partner
Signature with Date











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



Signature

Bharat Rolling Mill

Signature
Partner
Signature with Date

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



Signature

Bharat Rolling Mill

Signature
Partner
Signature with Date

EXECUTANT SHEET











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



Sarita Devi Ag.

Bharat Rolling Mill

Sarita Devi Ag.
Signature with Date

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



Bishu Agarwal

Bharat Rolling Mill

Bishu Agarwal
Signature with Date

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



Neha

Bharat Rolling Mill

Neha
Signature with Date

CLAIMANT SHEET

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



Handwritten signature in blue ink over the portrait.

PRIME DEVELOPERS

Handwritten signature in blue ink.

PARTNER

Signature with Date

PRIME DEVELOPERS

Handwritten signature in blue ink.

PARTNER



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1215/10356/00696

To
সরিতা দেবী আগরওয়াল
Sarita Devi Agarwal
BASERA 2ND FLOOR AMTALA ROAD
SALUGARA WARD NO.42
Siliguri (m.corp.)
Sevoke Road
Rajganj Jalpaiguri
West Bengal 734001

06/06/2014
150654156



ML506541569FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2059 9363 8988

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সরিতা দেবী আগরওয়াল
Sarita Devi Agarwal
পতি : অশোক আগরওয়াল
Husband : Ashok Agarwal
অনুষ্ঠানের / DOB : 03/08/1965
মহিলা / Female

2059 9363 8988



আধার - সাধারণ মানুষের অধিকার

Sarita Devi Ag.

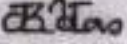
धार्मिक सेवा संस्था /PERMANENT ACCOUNT NUMBER
ACIPA7888E

नाम /NAME
SARITA DEVI AGARWAL

पिता का नाम /FATHER'S NAME
CHIRANJIB LAL AGARWAL

जन्म तिथि /DATE OF BIRTH
03-08-1965

हस्ताक्षर /SIGNATURE
SARITA DEVI AG.


असहायक आयुक्त, प.स.॥
COMMISSIONER OF INCOME-TAX, W.D. - II

इस कार्ड के लो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयुक्त आयुक्त,
पी-7,
चौरिंगहेर स्क्वायर,
कलकत्ता - 700 009.

In case this card is lost/found, kindly inform/return to the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 009.

Sarita Devi Ag.



ভারত সরকার
Government of India



নবিতা আগরওয়াল
Navita Agarwal
পতি : বিষ্ণু আগরওয়াল
Husband : Bishnu Agarwal
জন্মতারিখ / DOB : 02/12/1970
লিঙ্গ / Female



8229 0723 8371

আধার - সাধারণ মানুষের অধিকার



ভারতের একমাত্র-সর্বজনীন-প্রতিষ্ঠান

Unique Identification Authority of India

ঠিকানা:

বাসেরা নীচতলা, আমতালা রোড,
শালুগারা, ডাক নং 42,
শিলিগুড়ি (নৌরঙ্গা), মেয়ক
রোড, জলপাইগুড়ি, পশ্চিম বঙ্গ,
734001

Address:

BASERA GROUND FLOOR,
AMTALA ROAD, P.O.
SHALUGARA, WIND 42, Siliguri
(m.corp.), Sevoke Road,
Jaipaluri, West Bengal, 734001

8229 0723 8371

1947
1800 300 1047

help@uidai.gov.in

www
www.uidai.gov.in

Navita Agarwal.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NAVITA AGARWAL

NANAK CHAND PODDAR

02/12/1970

Permanent Account Number

ACRPA9211E

Navita Agarwal

Signature



10/03/2016

इस कार्ड के लोप / कानून ब्रह्मकारणमुक्ति कर / लोप
आयकर पैन सेवा इकाई, एन एस डी
5 मीनरियल, मनी स्ट्रीट, प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल कॉलोनी, नर देव बंगला चौक के पास,
पुणे - 411 016.

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

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

Navita Agarwal



ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাচুক্তির আই ডি / Enrollment No.: 1215/10388/61300

To
শ্রী প্রকাশ আগরওয়াল
Han Prakash Agarwal
BASERA AMTALA ROAD
P.O. SHALUGARA WNO 42
Srigun (m corp.)
Sevoke Road
Rajgarh Jalpaiguri
West Bengal 734001

07/05/2014
150656532



ML508565327FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5760 2731 3679

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

শ্রী প্রকাশ আগরওয়াল
Han Prakash Agarwal
পিতা : রামবীলাস আগরওয়াল
Father: RAMBLAS AGARWAL
জন্মতারিখ / DOB : 06/11/1950
পুরুষ / Male



5760 2731 3679

আধার - সাধারণ মানুষের অধিকার

তথ্য

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

INFORMATION

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

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



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
বাসেরা, আমতলা রোড, শালুগড়া,
ডাঙ্গার নং 42,
শিগুনি (ম কর্প), সেবক
রোড, জলপাইগুড়ি, পশ্চিম বঙ্গ,
734001

Address:
BASERA, AMTALA ROAD, P.O.
SHALUGARA, WNO 42, Srigun
(m corp.) Sevoke Road,
Jalpaiguri, West Bengal, 734001

5760 2731 3679



1800 300 9007
help@uidai.gov.in

www.uidai.gov.in

(Handwritten signature)



Bharat Rolling Mill
Ajmer ke Ahmad
Partner

Bharat Rolling Mill
Rishi Ahmad
Partner

Bharat Rolling Mill
Saxena Devi, Ag
Partner

Bharat Rolling Mill
Navika Ahmad
Partner

Bharat Rolling Mill
Neha
Partner

Bharat Rolling Mill
Uma Ahmad
Partner

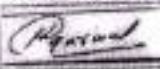
Bharat Rolling Mill
Mansi
Partner

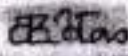
स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACRPA8819L

नाम / NAME
HARI PRAKASH AGARWAL

पिता का नाम / FATHER'S NAME
RAM BILAS AGARWAL

जन्म तिथि / DATE OF BIRTH
06-11-1950

हस्ताक्षर / SIGNATURE



 अध्यक्ष, प. व. XI
 COMMISSIONER OF INCOME-TAX, W.B. - XI

Prakash

इस कार्ड को खोना या इस पर
 कृपया समस्त जानकारी (प्राप्त एवं नसीब),
 पंजी, 7,
 चौकी चौक,
 कोलकाता - 700 069.

In case this card is lost/lost, kindly inform return to
 the issuing authority:
Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chowringhee Square,
 Calcutta-700 069.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

চালিকাঙ্কিত আই ডি / Enrollment No.: 1215/10336/52132

To

অশোক কুমার আগরওয়াল

Ashok Kr. Agarwal

BASERA 2ND FLOOR AMTALA ROAD

SALUGARA WARD NO 42

Siliguri (m.corp.)

Sevoka Road

Rajganj Jalpaiguri

West Bengal 734001

06/06/2014

150655878



ML506558785FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6390 6099 2452

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



অশোক কুমার আগরওয়াল

Ashok Kr. Agarwal

পিতা : রাম বিলাস আগরওয়াল

Father : RAM BILAS AGARWAL

জন্মতারিখ / DOB : 15/08/1958

পুংস্ব / Male




6390 6099 2452

আধার - সাধারণ মানুষের অধিকার

Ashok Kr Agarwal

स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER
ACCPA4574B



नाम /NAME
ASHOK KUMAR AGARWAL

पिता का नाम /FATHER'S NAME
RAM BILASH AGARWAL

जन्म तिथि /DATE OF BIRTH
15-08-1958

हस्ताक्षर /SIGNATURE
Ashok Kumar Agarwal

R. Bilash
आसफ अगुल, ए.ए.ए.
COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड के खो / गिर जाने पर तुरन्त जारी करने वाले अधिकारी को सूचित / वापस कर दें
सहायक आयकर अधिकारी,
फ्लोर-7,
श्रीरंगी चौक,
कलकत्ता - 700 066.

In case this card is lost/found kindly inform/return to
the issuing authority :
Assistant Commissioner of Income-tax,
F-7,
Chowringhee Square,
Calcutta- 700 066.

Ashok Kumar Agarwal



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

স্বাক্ষরিত আইডি / Enrolment No.: 121S10109/00212

To
 Usha Agarwal
 উষা আগরওয়াল
 BASERA BUILDING
 AMTALA ROAD
 SALUGARA
 WARD NO 42
 Siliguri (m corp.)
 Sevoke Road, Jalpaiguri
 West Bengal - 734001

02/04/2014



KL854443304FT

85444330



আপনার আধার সংখ্যা / Your Aadhaar No. :

9429 0072 6868

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

স্বাক্ষরিত আইডি



উষা আগরওয়াল
 Usha Agarwal
 পতি : হরি প্রকাশ আগরওয়াল
 Husband : Hari Prakash Agarwal

স্বাক্ষরিত আইডি: 10109109
 মহিলা / Female

9429 0072 6868



আধার - সাধারণ মানুষের অধিকার

Usha Agarwal

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ACIPA1665P



पति (NAME)
USHA AGARWAL

पति का पता / FATHER'S NAME
MURARI LAL AGARWAL

जन्म तिथि / DATE OF BIRTH
10-10-1953

हस्ताक्षर / SIGNATURE

Usha Agarwal

K. Das

अधीनस्थ, ए.ए.ए.

COMMISSIONER OF INCOME TAX, W.B. II

Usha Agarwal

इस कार्ड के खो / गिरा जाने पर सूचना जारी करने
वाले प्राधिकारी को सूचित / वापस कर दे
सहायक आयकर अधिकारी,
को 7
चौरी चौक,
कलकत्ता - 700 008

In case this card is lost/ found, kindly inform/return to
the issuing authority :

Assistant Commissioner of Income-tax,

P-2,

Chowringhee Square,

Calcutta-700 008.





ভারত সরকার
Government of India



বিশু অগরওয়াল
Bishnu Agarwal
বিতা : রাম বিশু অগরওয়াল
Father : Ram Bishu Agarwal
জন্মতারিখ / DOB : 05/10/1963
পুরুষ / Male



2819 3940 0670

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
বসেরা বিল্ডিং, অমতলা,
শালুগড়া, ওয়ার্ড নং. 42,
শিগুনি (ম.কর্প.), সেবকা
রোড, জলপাইগুড়ি, পশ্চিম বঙ্গ,
734001

Address:
BASERA BUILDING, AMTALA,
SALUGARA, WARD NO.42,
Siiguni (m.corp.), Sevoke Road,
Jalpaiguri, West Bengal, 734001

2819 3940 0670

1947
1800 300 1947

1947
help@uidai.gov.in

www
www.uidai.gov.in

Bishnu Agarwal



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
Government of India

Enrollment No. : 1569/70099/07422

To
Neha Agarwal

22/03/2013

D/O Hari Prakash Agarwal
 BHARAT ROLLING MILL
 3RD FLOOR
 OPP. ALL INDIA OLD RADIO STATION
 SEVOKI ROAD, SILIGURI
 Siliguri Municipal Corporation
 Soluguri, Raiganj, Jalpaiguri,
 West Bengal - 734008
 9647910005



KA448745295FH

44874529



आपका आधार क्रमांक / Your Aadhaar No. :

6933 4806 0698

मेरा आधार, मेरी पहचान



~~Government of India~~

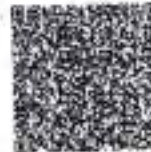


Neha Agarwal

DOB: 13/12/1981

Female

6933 4806 0698



मेरा आधार, मेरी पहचान

Neha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NEHA AGARWAL

HARI PRAKASH AGARWAL

13/12/1981

Permanent Account Number
ADMPA0181H

Neha Agarwal

Signature



19042012

Nehe



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAXFP5657M



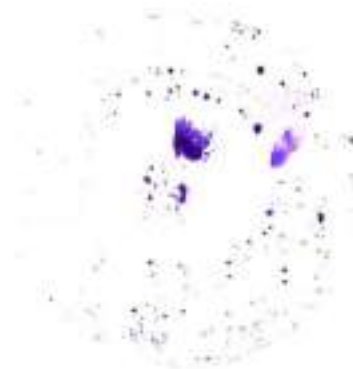
एनए / Name
PRIME DEVELOPERS

28082019

निगमन / गठन की तारीख
Date of Incorporation / Formation
20/06/2019

PRIME DEVELOPERS

PARTNER





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

नामपंजन क्रम/ Enrolment No.: 0000/00542/18039

To
 रुपेश कुमार अग्रवाल
 Rupesh Kumar Agarwal
 C/O Mangeram Agarwal
 Gang Kuti
 Deokota Toll
 Opposite Fresh Mart
 Jaysron (CT)
 New Market Jalgaon
 Jalgaon West Bengal - 736182
 9233565129

Download Date: 22/05/2018

Expiry Date: 22/05/2018



QR Code for Reference

आपका आधार क्रमांक / Your Aadhaar No. :

3049 8758 9322
 VID : 9159 5981 5509 5454

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



रुपेश कुमार अग्रवाल
 Rupesh Kumar Agarwal
 जन तिथि/DOB: 22/05/1973
 लिंग/ GENDER: MALE

3049 8758 9322
 VID : 9159 5981 5509 5454

मेरा आधार, मेरी पहचान



- सूचना
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
 - पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
 - यह एक इलेक्ट्रॉनिक प्रविष्टि द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

पत्र: रुपेश कुमार अग्रवाल, गंग कुटी, देकोटा टोल, फ्रेश मार्ट के सामने, जयसोन (सीटी), जालगाँव, पिन कोड - 736182

Address:
 C/O Mangeram Agarwal, Gang Kuti,
 Deokota Toll, Opposite Fresh Mart, Jaysron
 (CT), Jalgaon,
 West Bengal - 736182



QR Code for Reference

3049 8758 9322
 VID : 9159 5981 5509 5454

Rupesh



ভাৰতৰ নিৰ্বাচন কমিশ্বন
শহিৰু পাৰ
ELECTION COMMISSION OF INDIA
IDENTITY CARD

MHX3973724



নিৰ্বাচকৰ নাম : প্ৰসেনজিৎ পাৰ

Elector's Name : Prasenjit Paul

মাতাৰ নাম : পল্লী পাৰ

Father's Name : Palle Paul

লিংগ / লিংগ : পুৰ / M

জন্ম তাৰিখ : XX / XX / 1990
Date of Birth

Prasenjit Paul

MHX3973724

উদ্দেশ্য:
পূৰ্ণ নিৰ্বাচন নথী (যদিহে পৰিচালনা) নিৰ্বাচকৰ নাম:
আপোৰ ভাৰতীয় আইডি নং: 734006

Address:
Furba Vivekananda Pally (dakhin
Western) Shiliguri (in Corp.) Bhaktinagar
Jalpaiguri 734006

Date: 07/02/2008
সি.এছ.আই. (ভাৰতীয় আইডি) নিৰ্বাচন অফিচাৰৰ
সিদ্ধান্ত আধিকৰণৰ বাবে স্বাক্ষৰ কৰা
Facsimile Signature of the Electoral
Registration Officer for
25-Rajganj (SC) Constituency

ভাৰতীয় আইডি নং হ'ল নতুন ভাৰতীয় আইডি নং
আপোৰ ৰাষ্ট্ৰীয় আইডি নং হ'ল নতুন আইডি নং
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.

07/02/08



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue










OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07112000474322/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Sarita Devi Agarwal Basera, 3rd Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001	Land Lord			
2	Mrs Navita Agarwal Alias Mrs Namita Devi Agarwala Basera, 3rd Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001	Land Lord			
3	Mr Hari Praksh Agarwal Basera, 3rd Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001	Represent ative of Land Lord [Bharat Rolling Mill]			

I. Signature of the Person(s) admitting the Execution at Private Residence.

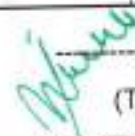
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Ashok Kumar Agarwal Basera, 3rd Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001	Representative of Land Lord [Bharat Rolling Mill]			
5	Mrs Navita Agarwal Alias Mrs Namita Devi Agarwala Basera, 3rd Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001	Representative of Land Lord [Bharat Rolling Mill]			
6	Mrs Usha Agarwal Basera, 3rd Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001	Representative of Land Lord [Bharat Rolling Mill]			

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mrs Sarita Devi Agarwal Basera, 3rd Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001	Representative of Land Lord [Bharat Rolling Mill]			
8	Mr Bishnu Agarwal Basera, 3rd Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001	Representative of Land Lord [Bharat Rolling Mill]			
9	Mrs Neha Agarwal Basera, 3rd Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001	Representative of Land Lord [Bharat Rolling Mill]			

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
10	Mr Rupesh Kumar Agarwal Garg Kutir, Deokota Toll, City:- Not Specified, P.O:- Joygaon, P.S:-Jaigaon, District:-Alipurduar, West Bengal, India, PIN:- 736182	Representative of Developer [Prime Developers]			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Prosenjit Paul Son of Mr Paltu Paul East Vivekanandapally, City:- Siliguri Mc. P.O:- Rabindra Sarani, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006	Mrs Sarita Devi Agarwal, Mrs Navita Agarwal, Mr Hari Praksh Agarwal, Mr Ashok Kumar Agarwal, Mrs Navita Agarwal, Mrs Usha Agarwal, Mrs Sarita Devi Agarwal, Mr Bishnu Agarwal, Mrs Neha Agarwal, Mr Rupesh Kumar Agarwal			 11/02/2022



(Tulsi Lama)

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

Major Information of the Deed

Deed No :	I-0711-02116/2022	Date of Registration	22/02/2022
Query No / Year	0711-2000474322/2022	Office where deed is registered	
Query Date	11/02/2022 12:56:41 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Babul Mazumder Hakimpara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 8388973933, 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 : 1,25,00,000/-]		
Set Forth value	Market Value		
Rs. 1,25,00,000/-	Rs. 8,05,09,845/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 1,25,021/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Sevoke Road bye lane, Road Zone : (Checkpost – Salugara bazar) , Mouza: Dabgram Sheet No - 5, JI No: 2, Pin Code : 734001

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-110/192	RS-219/1	Bastu Sahari	5 Katha	15,00,000/-	73,44,114/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	RS-110/339	RS-219/1	Bastu Sahari	5 Katha 9 Chatak	18,00,000/-	81,70,327/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L3	RS-110/192	RS-219/1	Bastu Sahari	14 Katha	30,00,000/-	2,05,63,518/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L4	RS-111/170	RS-701/11	Bastu Sahari	13.5 Katha	27,00,000/-	1,98,29,106/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L5	RS-111	RS-701	Bastu Sahari	13 Katha	28,00,000/-	1,90,94,695/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L6	RS-111	RS-745/1	Bastu Sahari	3 Katha 12 Chatak	7,00,000/-	55,08,085/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
TOTAL :					90.4406Dec	125,00,000 /-	805,09,845 /-
Grand Total :					90.4406Dec	125,00,000 /-	805,09,845 /-

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Sarita Devi Agarwal (Presentant) Wife of Mr Ashok Kumar Agarwal Basera, 3rd Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx8E, Aadhaar No: 20xxxxxxxx8988, Status :Individual, Executed by: Self, Date of Execution: 11/02/2022 , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/02/2022 , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Pvt. Residence
2	Mrs Navita Agarwal, (Alias: Mrs Namita Devi Agarwala) Wife of Mr Bishnu Kumar Agarwal Basera, 3rd Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx1E, Aadhaar No: 82xxxxxxxx8371, Status :Individual, Executed by: Self, Date of Execution: 11/02/2022 , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/02/2022 , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Pvt. Residence
3	Bharat Rolling Mill 3rd Mile, Sevoke Road,, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Prime Developers "City Mall Building" At Sevoke Road,, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Hari Praksh Agarwal Son of Late Rambilas Agarwal Basera, 3rd Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 57xxxxxxxx3679 Status : Representative, Representative of : Bharat Rolling Mill
2	Mr Ashok Kumar Agarwal Son of Late Rambilas Agarwal Basera, 3rd Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 63xxxxxxxx2452 Status : Representative, Representative of : Bharat Rolling Mill

3	Mrs Navita Agarwal, (Alias Name: Mrs Namita Devi Agarwala) Wife of Mr Bishnu Agarwal Basera, 3rd Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 82xxxxxxxx8371 Status : Representative, Representative of : Bharat Rolling Mill
4	Mrs Usha Agarwal Daughter of Mr Murari Lal Agarwal Basera, 3rd Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 94xxxxxxxx6868 Status : Representative, Representative of : Bharat Rolling Mill
5	Mrs Sarita Devi Agarwal Daughter of Mr Chiranjib Lal Agarwal Basera, 3rd Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 20xxxxxxxx8988 Status : Representative, Representative of : Bharat Rolling Mill
6	Mr Bishnu Agarwal Son of Late Rambilas Agarwal Basera, 3rd Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 28xxxxxxxx0670 Status : Representative, Representative of : Bharat Rolling Mill
7	Mrs Neha Agarwal Daughter of Mr Hari Prakash Agarwal Basera, 3rd Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 69xxxxxxxx0698 Status : Representative, Representative of : Bharat Rolling Mill
8	Mr Rupesh Kumar Agarwal Son of Late Mangeram Agarwal Garg Kutir, Deokota Toll, City:- Not Specified, P.O:- Joygaon, P.S:-Jaigaon District:-Alipurduar, West Bengal, India, PIN:- 736182, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 30xxxxxxxx9322 Status : Representative, Representative of : Prime Developers

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prosenjit Paul Son of Mr Paltu Paul East Vivekanandapally, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006			
Identifier Of Mrs Sarita Devi Agarwal, Mrs Navita Agarwal, Mr Hari Praksh Agarwal, Mr Ashok Kumar Agarwal, Mrs Navita Agarwal, Mrs Usha Agarwal, Mrs Sarita Devi Agarwal, Mr Bishnu Agarwal, Mrs Neha Agarwal, Mr Rupesh Kumar Agarwal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sarita Devi Agarwal	Prime Developers-4.125 Dec
2	Mrs Navita Agarwal	Prime Developers-4.125 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sarita Devi Agarwal	Prime Developers-4.58906 Dec
2	Mrs Navita Agarwal	Prime Developers-4.58906 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Bharat Rolling Mill	Prime Developers-23.1 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Bharat Rolling Mill	Prime Developers-22.275 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Bharat Rolling Mill	Prime Developers-21.45 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Bharat Rolling Mill	Prime Developers-6.1875 Dec

On 11-02-2022

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

Presented for registration at 19:30 hrs on 11-02-2022, at the Private residence by Mrs Sarita Devi 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 8,05,09,845/-

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

Execution is admitted on 11/02/2022 by 1. Mrs Sarita Devi Agarwal, Wife of Mr Ashok Kumar Agarwal, Basera, 3rd Mile, Sevoke Road, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Mrs Navita Agarwal, Alias Mrs Namita Devi Agarwala, Wife of Mr Bishnu Kumar Agarwal, Basera, 3rd Mile, Sevoke Road, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Identified by Mr Prosenjit Paul, , Son of Mr Paltu Paul, East Vivekanandapally, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 11-02-2022 by Mrs Sarita Devi Agarwal,

Identified by Mr Prosenjit Paul, , Son of Mr Paltu Paul, East Vivekanandapally, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-02-2022 by Mr Bishnu Agarwal,

Identified by Mr Prosenjit Paul, , Son of Mr Paltu Paul, East Vivekanandapally, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-02-2022 by Mrs Neha Agarwal,

Identified by Mr Prosenjit Paul, , Son of Mr Paltu Paul, East Vivekanandapally, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-02-2022 by Mr Rupesh Kumar Agarwal,

Identified by Mr Prosenjit Paul, , Son of Mr Paltu Paul, East Vivekanandapally, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-02-2022 by Mr Hari Praksh Agarwal,

Identified by Mr Prosenjit Paul, , Son of Mr Paltu Paul, East Vivekanandapally, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-02-2022 by Mr Ashok Kumar Agarwal,

Identified by Mr Prosenjit Paul, , Son of Mr Paltu Paul, East Vivekanandapally, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-02-2022 by Mrs Navita Agarwal, , Mrs Namita Devi Agarwala

Identified by Mr Prosenjit Paul, , Son of Mr Paltu Paul, East Vivekanandapally, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-02-2022 by Mrs Usha Agarwal,

Identified by Mr Prosenjit Paul, , Son of Mr Paltu Paul, East Vivekanandapally, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Law Clerk

Tulsi Lama

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

On 17-02-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,25,021/- (B = Rs 1,25,000/- ,E = Rs 21/-) and Registration Fees paid by by online = Rs 1,25,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/02/2022 2:29PM with Govt. Ref. No: 192021220181929298 on 11-02-2022, Amount Rs: 1,25,021/-, Bank: SBI EPay (SBlePay), Ref. No. 6603322748522 on 11-02-2022, 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 by online = Rs 70,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/02/2022 2:29PM with Govt. Ref. No: 192021220181929298 on 11-02-2022, Amount Rs: 70,021/-, Bank: SBI EPay (SBlePay), Ref. No. 6603322748522 on 11-02-2022, Head of Account 0030-02-103-003-02

Tulsi Lama

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

On 22-02-2022

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.

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/-
Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 35957, Amount: Rs.5,000/-, Date of Purchase: 10/02/2022, Vendor name: Jaya Rani Das

Tulsi Lama

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2022, Page from 68982 to 69037

being No 071102116 for the year 2022.



Digitally signed by TULSI LAMA
Date: 2022.03.10 20:07:02 +05:30
Reason: Digital Signing of Deed.

Tulsi Lama

(Tulsi Lama) 2022/03/10 08:07:02 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)