

SL-3070/22

T-2971/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 613681

E 613681

15/03/2022  
 26296

*Dilak Banerjee*

*Ram. Agarwal*

*Shashi Agarwal New. 52/1/2022*

*Rohit Agarwal*

*Rahul Aggarwal*

*Pradyumn Agarwal*

*Nikhil Agarwal*

: 1 :

SAGARMATHA VENTURES  
*Chirag Agarwal*  
 PARTNERS

**DEVELOPMENT AGREEMENT**

THIS AGREEMENT IS MADE ON THIS THE 15<sup>th</sup> DAY OF MARCH 2022

BETWEEN

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

Adl. District Sub-Registrar  
 Singuri-II at Bagdogra

6 MAR 2022

Dilek Banskota



11092

0008  
UN JUDICIAL STAMP  
No. 967 Date 11.3.22



Sold: Sagarmatha Ventures  
P.O. P.S. Matigara, Dist Darjeeling

Value Rs. 3000/-  
Tammoy Roy  
Govt. Stamp Vendor  
Bagdogra  
Lic. No- 546/RM  
07 / Darjeeling

Dilek Banskota



11093

E 813881

Sanjay Agarwal



11094

Shashi Agarwal



11095

Rohit Agarwal



11096

Rahul Agarwal



11097

Pishu Agarwal



11098

Nikita Agarwal



Aditi Datta Registrar  
Sub Registrar, Dist Darjeeling

5 MAR 2022

Tilak Banskota  
Naresh Agarwal

Shashi Agarwal

Rohit Agarwal

Rahul Agarwal

Aishwarya Agarwal

[2] Nikita Agarwal

SAGARMATHA VENTURES  
Chiray Agarwal  
PARTNERS

1. SRI TILAK BANSKOTA, Son of Sri Bhola Nath Banskota, (PAN: AGYPB3214B),
  2. SRI NARESH AGARWAL, Son of Sri Ramsingh Agarwal, (PAN: ACHPA8732A),
  3. SMT SHASHI AGARWAL, Daughter of Sri Ghisharam Agarwal, (PAN: AEFPB2422Q),
  4. SRI ROHIT AGARWAL, son of Sri Roshan Lal Agarwal, (PAN: BLWPA8749N),
  5. SRI RAHUL AGARWAL, son of Sri Pawan Agarwal, (PAN: CLDPA9074L),
  6. SMT AISHWARYA AGARWAL, daughter of Sri Raj Kamal Agarwal, (PAN:AWNPA4737H),
  7. SMT NIKITA AGARWAL, daughter of Sri Kailash Kumar Agarwal, (PAN:AXZPA0682Q),
- all are Hindu by Religion, Indian by Nationality, No. 1,2,4,5,6,7, are Business by Occupation and No.3 Housewife by Occupation, No.1 Residing at Ambadhura, P.O. Salbari, P.S. Pradhannagar, District Darjeeling, No.2 Residing at Mangal Pandey Road, Khalpara, P.O. Siliguri Bazar, P.S. Siliguri, District Darjeeling and No.3 Resident at Sriram Colony, Sevoke Road, P.O. Siliguri, P.S. Siliguri, District Darjeeling, No.4 & 5 Residents of Khalpara, P.O and P.S. Siliguri, District Darjeeling, No.6 Resident of 34 Radha Kunj, Shiv Mandir Road, P.O Siliguri, P.S Bhaktinagar, District Jalpaiguri, No.7 Resident of Vrindavan Garden, Pranami Mandir Road, P.O and P.S. Siliguri, District Darjeeling, hereinafter called the "LAND-OWNERS/FIRST PARTY" (which expression shall mean and include unless excluded by or repugnant to the context their successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

Dilip Barak  
Sanku Agarwal  
Shashi Agarwal  
Rohit Agarwal  
Rahul Aggarwal  
Pishwary Agarwal  
Nikhil Agarwal

[3]

SAGARMATHA VENTURES  
Chirag Agarwal  
PARTNERS

“SAGARMATHA VENTURES” a Partnership Firm, having its office at Pathargatha Road, Opp. Royal Academy, Gourcharan, Matigara, P.O. and P.S.-Matigara, District - Darjeeling, in the State of West Bengal, represented by one of its Partner, **SRI CHIRAG AGARWAL**, son of Sri Mohan Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, P.O. and P.S.-Siliguri, District - Darjeeling - hereinafter called the **"DEVELOPER/SECOND PARTY"** which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors, representatives administrators and assigns) of the **“SECOND PART”**. (PAN- AELFS6663J)

AND WHEREAS the above named Landowner No.1,2 & 3 along with **Sri Sanjay Kumar Agarwal, Sri Basudeo Adhikary, Sri Joy Agarwal @ Jaoy Agarwal, and Smt Sulochana Goyal**, had purchased land measuring 56 Decimals from Sri Tenzing Gelek Lama, son of Sri Chamba Lama, by virtue of a Registered Deed of Conveyance (Sale), dated 21.10.2016, being Document No. I- 6523 for the year of 2016 and the same was registered at the office of the Additional District Sub Registrar Siliguri-II at Bagdogra, in the District of Darjeeling.

AND WHEREAS the above named Landowner No.1,2 & 3 along with **Sri Sanjay Kumar Agarwal, Sri Basudeo Adhikary, Sri Joy Agarwal @ Jaoy Agarwal, and Smt Sulochana Goyal**, had also purchased land measuring 25 Decimals from Smt. Nyima Bhuti @ Nyima Bhutia, wife of Sri Sonam Wangchuk Bhutia @ Sonam Wangchuk, by virtue of a Registered Deed of Conveyance (Sale), dated 21.10.2016, being Document No. I- 6521 for the year of 2016 and the same was registered at the office of the Additional District Sub Registrar Siliguri-II at Bagdogra, in the District of Darjeeling

Dilak Banarji  
Nank Agarwal

Shashi Agarwal

Rohit Agarwal

Rahul Agarwal

Pishwary Agarwal

Nikhita Agarwal

[4]

SAGARMATHA VENTURES  
Chiray Agarwal  
PARTNERS

AND WHEREAS the above named Landowner No.1,2 & 3 along with **Sri Sanjay Kumar Agarwal, Sri Basudeo Adhikary, Sri Joy Agarwal @ Jaoy Agarwal, and Smt Sulochana Goyal**, had also purchased land measuring 25 Decimals from Smt. Passang Lama, wife of Sri Tshering Topgyal Lama, by virtue of a Registered Deed of Conveyance (Sale), dated 21.10.2016, being Document No. I- 6522 for the year of 2016 and the same was registered at the office of the Additional District Sub Registrar Siliguri-II at Bagdogra, in the District of Darjeeling.

WHEREAS the above named **Sri Sanjay Kumar Agarwal, Sri Basudeo Adhikary, Sri Joy Agarwal @ Jaoy Agarwal, and Smt Sulochana Goyal** thereafter had transferred their 4/7<sup>th</sup> undivided Land measuring 60.58 Decimals unto and in favour of above named **Landowner No.4,5,6 & 7**, by virtue of three separate Deeds of Sale being Document Nos. (i) I- 4206, (ii) I- 4207 and (iii) I- 3532 all for the year 2020 and all Deeds of Conveyance were registered in the Office of the Additional District Sub-Registrar Siliguri-II at Bagdogra, in the District of Darjeeling.

AND WHEREAS in the manner aforesaid, the abovenamed Landowners became the owners of land measuring 106 Decimals and ever since then the Landowners are in exclusive, khas and peaceful possession of the aforesaid land without any act of hindrance or obstruction from any body having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the First Party interested in constructing a multi storeyed building on the land fully described in Schedule below approached the Second Party who has agreed to the offer of the First Party to construct a multi storeyed building on the said land of the First Party on the following terms and conditions:-

Dilak Banalke  
Nandu Agarwal,

Shashi Agarwal,

Robert Agarwal

Rahul Agarwal

Fishuway Agarwal.

Nikhil Agarwal.

[5]

SAGARMATHA VENTURES  
Chirag Agarwal  
PARTNERS

**NOW THIS AGREEMENT WITNESSES AS FOLLOWS:-**

1. THAT the Second Party has examined the title and all documents of the Schedule property and has agreed to promote the said complex on the plot of land mentioned in the Schedule given herein below, as per plans, elevations, designs, drawings and specifications approved by the appropriate authority/ies at their own cost and shall for the identity of the building use appropriate nomenclature of its choice.
2. THAT the Second Party will construct a multistoried building, the plan prepared for which will be approved by the appropriate authority at their own cost.
3. THAT any modification in the plans, elevations, designs, drawings and specifications approved from the appropriate authority will be at the cost of the Second party.
4. THAT the First Party undertakes to signify his consent to the plans, elevations, designs, drawings, specifications etc. as proposed by the Second party and to sign it and all other incidental and necessary papers for approval of the building plan.
5. That sale proceeds of Constructed Area measuring 1514 sq.ft each shall belong to landowner No.1, 2 & 3, sale proceeds of Constructed Area measuring 2475 sq.ft each shall belong to landowner No.4 & 5 and sale proceeds of Constructed Area measuring 550 sq.ft each shall belong to landowner No.6 & 7 (LANDOWNER'S ALLOCATION) and the sale proceeds of the remaining Constructed Area shall belong to the Second Party (DEVELOPER'S ALLOCATION).
6. That all decisions in respect of sale of constructed area shall be decided by the Developer and the Landowners shall have no objection in this regard.

Dilak Banbete  
Nand Agarwal.

Shashi Agarwal.

Robit Agarwal

Rohit Agarwal

Pishwangs Agarwal.

Nivita Agarwal

[6]

SAGARMATHA VENTURES  
Chirag Agarwal  
PARTNERS

7. That if the Landowner wants to retain any part of the constructed area they may do so at the market value decided by the Developer .
8. That as and when the selling of the constructed area begins both parties shall settle the Accounts after every three months.
9. That the construction of the building shall be completed within 4 years from the date of starting of the construction.
10. That in case some adjustments have to be made in the construction of the building due to the direction of the SJDA, the area to be allotted to the First Party and Second Party may vary and both the Parties shall be bound to accept it.
11. THAT the second party shall submit the L.U.C.C. of the proposed building to the appropriate authority for obtaining sanctioned building plan and shall complete construction within 4 Years from the starting of the construction and the same may be extended for another six months due to some unavoidable circumstances.
12. THAT the Second Party shall be entitled to realise and receive any advances, sale consideration, baina, salami, premium, rent, lease premium, lease rent or in other form any party against sale, lease, tenancy, etc., in respect to the "TOTAL CONSTRUCTED AREA" and thereafter the Second party shall reimburse the sale proceeds of the First party.
13. THAT the First Party also undertake to execute a Registered Power of Attorney in favour of the second party for executing all documents relating to building plan, agreement of sale ,sale deeds etc. of the "TOTAL CONSTRUCTED AREA".

Dilak Barak  
Nand Agarwal

Shashi Agarwal

Rohit Agarwal

Robert Agarwal

Fishwary Agarwal

Nihita Agarwal

[7]

SAGARMATHA VENTURES  
Chirag Agarwal  
PARTNERS

14. THAT the first parties apart from the power of attorney shall also execute all necessary papers and documents from time to time as may be required by the second party for construction of the said complex .
15. THAT the First Party shall handover the possession of the said property to the second party for the purpose of construction of the said complex and the second party shall use the said property for the purpose of construction. The Second Party may store the building materials as per requirement, keep the guard chowkidar or any other staff or may take other security measures.
16. THAT if at any time it is found that the said land described in the schedule is encumbered the first party will be liable to make it unencumbered at their own cost.
17. THAT all taxes and dues payable by the first party relating to the period prior to the execution of these presents/ commencement of the construction of the building shall be payable by the first party.
18. THAT the taxes and other dues payable during the construction period shall be paid by the second party.
19. THAT both the parties shall bear their respective proportionate statutory impositions and/or tax liabilities.
20. THAT the second party shall construct the said complex at its own cost and engaging direct labourers or through the contractor/s of its choice as per approved plan and the second party shall construct the said complex in accordance with the rules and guidelines of the Panchayat.



Dilak Banerjee

Namh Agarwal

Shashi Agarwal

Robit Agarwal

Robert Agard

Ashwarya Agarwal

Nikhil Agarwal

[8]

SAGARMATHA VENTURES  
Chirag Agarwal PARTNERS

21. THAT the First Party will not object and/or obstruct during construction. If the construction is stopped/ delayed due to failure on the part of the first party inspite of the second party's eagerness to complete the construction, the first party shall adequately compensate the second party .

That the First Party can never compel the second party to entertain/comply with any sort of verbal statement and/or assurance.

22. THAT the second party may advertise in the media for sale and/or letting out the constructed area in the said complex at its cost.

23. THAT in case of any dispute arising out of this agreement or with respect to the interpretation of any terms and conditions recorded herein or with respect to the working of this agreement or any other matter, it shall be first mutually decided with the collaboration of the third person and if the matter is not settled than either of the parties may approach the Court of Law.

24. That the First Party further agrees that nor the powers and authorities as given hereinabove to the Second Party neither the POWER OF ATTORNEY executed in favour of the Second Party can under any circumstances be rescind or cancelled during the pendency or continuance and till the time this agreement is in force.

25. That in case of any changes in Govt. rules, laws policies affecting the construction work. the effect shall be borne by both parties.

26. That any further matter arising out of this Agreement which has not been specifically clarified, shall be mutually dealt with and decided.

27. That the parties are entitled to use Specific Performance of Contract against each other to execute the terms and conditions of this agreement.

Dilok Barakha  
Nand Agarwal

Shashi Agarwal

Rohit Agarwal  
Rahul Agarwal  
Pishwary Agarwal  
Nikhil Agarwal

[9]

**SCHEDULE**

SAGARMATHA VENTURES  
Chirag Agarwal  
PARTNERS

All that piece or parcel of vacant Homestead land measuring 106 Decimals situated within Mouza: Gourcharan, J.L. No. 81, R.S. Plot No. 54, within the limits of Matigara, Gram Panchayat, P.S. Matigara, District: Darjeeling. The Khatian wise area is mentioned below.

L.R PLOT NO.	LR.KHATIAN NO.	AREA
65	6178	15 Decimals
65	6177	15 Decimals
65	6176	15 Decimals
65	6503	24.76 Decimals
65	6470	25 Decimals
65	6474	5.38 Decimals
65	6471	5.86 Decimals
	<b>TOTAL</b>	<b>106 Decimals</b>

**The said land is bounded and butted by as follows:-**

NORTH : Land of Sagarmatha Projects Pvt Ltd

SOUTH : 14 Feet Wide Kutcha Road

EAST : Busty Land

WEST : Public Land

IN WITNESSES WHEREOF both the parties have put their respective signatures on these presents on the day month and year first above written.

**WITNESSES :**

1. Anupam Roy  
S/o Sri Anupshwan Roy  
Flat Chayan Para  
P.O - Ghogomdi  
P.S - Bhaktinagar  
Dist - Jalpaiguri

2. Mary Concepta Rozario  
W/o Mr. Peter Johny Rozario  
South Eltiasal  
P.O - Serolee Road  
P.S - Bhaktinagar  
Dist - Jalpaiguri

Dilak Banerjee  
Sanku Agarwal  
Shashi Agarwal .

Rohit Agarwal

Rahul Aggarwal  
Ajishwarya Agarwal.

Nikita Agarwal

**FIRST PARTY/LAND OWNERS**

SAGARMATHA VENTURES  
Chirag Agarwal  
PARTNERS

**SECOND PARTY/DEVELOPER**

Drafted by me and printed in my office

Manoj Agarwal

**MANOJ AGARWAL**

Advocate, Siliguri.

Enr. No. F-505/434 of 1997



Dilak Banski

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

Dilak Banski

Signature



Suresh Agarwal

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

Suresh Agarwal

Signature



Shashi Agarwal

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

Shashi Agarwal

Signature



Rohit Agarwal

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

Rohit Agarwal  
Signature



Rahul Agarwal

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



Rahul Agarwal  
Signature



Dishwanya Agarwal

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

Dishwanya Agarwal  
Signature

 <i>Nikita Agarwal</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

*Nikita Agarwal*  
 -----  
 Signature

 <i>Chirag Agarwal</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

SAGARMATHA VENTURES  
*Chirag Agarwal*  
 -----  
 PARTNERS  
 Signature











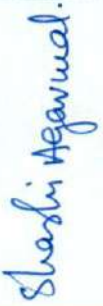
Government of West Bengal

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













OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04032000826296/2022

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	Mr TILAK BANSKOTA AMBADHURA, City:- Siliguri Mc, P.O:- SALBARI, P.S:-Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN:- 734009	Land Lord			
2	Mr NARESH AGARWAL MANGAL PANDEY ROAD KHALPARA, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	Land Lord			
3	Mrs SHASHI AGARWAL SRIRAM COLONY SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Land Lord			

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

Sf No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr ROHIT AGARWAL KHALPARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005	Land Lord			
5	Mr CHIRAG AGARWAL SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Represent ative of Developer [SAGARM ATHA VENTURE S]			
6	Mr RAHUL AGARWAL KHALPARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005	Land Lord			
7	Mrs AISHWARYA AGARWAL 34 RADHAKUNJ, SHIV MANDIR ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001	Land Lord			



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
8	Mrs NIKITA AGARWAL VRINDAVAN GARDEN, PRANAMI MANDIR ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Land Lord			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr GOPAL ROY Son of Mr GUNESHWAR ROY EAST CHAYAN PARA, City:- Siliguri Mc, P.O:- GHOGHOMALI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006	Mr TILAK BANSKOTA, Mr NARESH AGARWAL, Mrs SHASHI AGARWAL, Mr ROH- AGARWAL, Mr CHIRAG AGARWAL, Mr RAHUL AGARWAL, Mrs AISHWARYA AGARWAL, Mrs NIKITA AGARWAL			



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



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192021220205279861 Payment Mode: Online Payment  
GRN Date: 14/03/2022 18:37:32 Bank/Gateway: Punjab National Bank  
BRN : 366006984 BRN Date: 14/03/2022 06:03:52  
Payment Status: Successful Payment Ref. No: 2000826296/3/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: MANOJ AGARWAL  
Address: SILIGURI  
Mobile: 9434019602  
Contact No: 7602241704  
Depositor Status: Advocate  
Query No: 2000826296  
Applicant's Name: Mr MANOJ AGARWAL  
Identification No: 2000826296/3/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000826296/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	35020
2	2000826296/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>35041</b>

IN WORDS: THIRTY FIVE THOUSAND FORTY ONE ONLY.

## Major Information of the Deed

Deed No :	I-0403-02971/2022	Date of Registration	16/03/2022
Query No / Year	0403-2000826296/2022	Office where deed is registered	
Query Date	14/03/2022 1:23:44 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	MANOJ AGARWAL Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7602241704, 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]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 2,72,92,032/-		
Rs. 40,020/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 21/- (Article:E, E, E)		

### Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Gourcharan-(81), JI No: 81, Pin Code : 734010

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-65 (RS :-)	LR-6178	Bastu	Bastu	15 Dec		38,62,080/-	Width of Approach Road: 14 Ft.,
L2	LR-65 (RS :-)	LR-6177	Bastu	Bastu	15 Dec		38,62,080/-	Width of Approach Road: 14 Ft.,
L3	LR-65 (RS :-)	LR-6176	Bastu	Bastu	15 Dec		38,62,080/-	Width of Approach Road: 14 Ft.,
L4	LR-65 (RS :-)	LR-6503	Bastu	Bastu	24.76 Dec		63,75,007/-	Width of Approach Road: 14 Ft.,
L5	LR-65 (RS :-)	LR-6470	Bastu	Bastu	25 Dec		64,36,800/-	Width of Approach Road: 14 Ft.,
L6	LR-65 (RS :-)	LR-6474	Bastu	Bastu	5.38 Dec		13,85,199/-	Width of Approach Road: 14 Ft.,
L7	LR-65 (RS :-)	LR-6471	Bastu	Bastu	5.86 Dec		15,08,786/-	Width of Approach Road: 14 Ft.,
		<b>TOTAL :</b>			<b>106Dec</b>	<b>0 /-</b>	<b>272,92,032 /-</b>	
		<b>Grand Total :</b>			<b>106Dec</b>	<b>0 /-</b>	<b>272,92,032 /-</b>	

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr TILAK BANSKOTA</b>                      Son of Mr BHOLA NATH BANSKOTA AMBADHURA, City:- Siliguri Mc, P.O:- SALBARI, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx4B, Aadhaar No: 41xxxxxxxx9730, Status :Individual, Executed by: Self, Date of Execution: 15/03/2022                      , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/03/2022                      , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Pvt. Residence</p>
2	<p><b>Mr NARESH AGARWAL</b>                      Son of Mr RAMSINGH AGARWAL MANGAL PANDEY ROAD KHALPARA, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx2A, Aadhaar No: 81xxxxxxxx4765, Status :Individual, Executed by: Self, Date of Execution: 15/03/2022                      , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/03/2022                      , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Pvt. Residence</p>
3	<p><b>Mrs SHASHI AGARWAL</b>                      Daughter of Mr GHISHARAM AGARWAL SRIRAM COLONY SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx2Q, Aadhaar No: 22xxxxxxxx6522, Status :Individual, Executed by: Self, Date of Execution: 15/03/2022                      , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/03/2022                      , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Pvt. Residence</p>
4	<p><b>Mr ROHIT AGARWAL</b>                      Son of Mr ROSHAN LAL AGARWAL KHALPARA, City:- Siliguri Mc, 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.:: BLxxxxxx9N, Aadhaar No: 72xxxxxxxx0114, Status :Individual, Executed by: Self, Date of Execution: 15/03/2022                      , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/03/2022                      , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Pvt. Residence</p>
5	<p><b>Mr RAHUL AGARWAL</b>                      Son of Mr PAWAN AGARWAL KHALPARA, City:- Siliguri Mc, 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.:: CLxxxxxx4L, Aadhaar No: 59xxxxxxxx9229, Status :Individual, Executed by: Self, Date of Execution: 15/03/2022                      , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/03/2022                      , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Pvt. Residence</p>
6	<p><b>Mrs AISHWARYA AGARWAL</b>                      Daughter of Mr RAJ KAMAL AGARWAL 34 RADHAKUNJ, SHIV MANDIR ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWxxxxxx7H, Aadhaar No: 42xxxxxxxx9361, Status :Individual, Executed by: Self, Date of Execution: 15/03/2022                      , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/03/2022                      , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Pvt. Residence</p>
7	<p><b>Mrs NIKITA AGARWAL</b>                      Daughter of Mr KAILASH KUMAR AGARWAL VRINDAVAN GARDEN, PRANAMI MANDIR ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxxx2Q, Aadhaar No: 50xxxxxxxx6485, Status :Individual, Executed by: Self, Date of Execution: 15/03/2022                      , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/03/2022                      , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Pvt. Residence</p>

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SAGARMATHA VENTURES</b> PARTHARGHATA ROAD, City:- Siliguri Mc, P.O:- MATIGARA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010 , PAN No.:: AExxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr CHIRAG AGARWAL (Presentant )</b> Son of Mr MOHAN KUMAR AGARWAL SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 43xxxxxxxx2680 Status : Representative, Representative of : SAGARMATHA VENTURES

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr GOPAL ROY</b> Son of Mr GUNESHWAR ROY EAST CHAYAN PARA, City:- Siliguri Mc, P.O:- GHOGHOMALI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006			
Identifier Of Mr TILAK BANSKOTA, Mr NARESH AGARWAL, Mrs SHASHI AGARWAL, Mr ROHIT AGARWAL, Mr CHIRAG AGARWAL, Mr RAHUL AGARWAL, Mrs AISHWARYA AGARWAL, Mrs NIKITA AGARWAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr TILAK BANSKOTA	SAGARMATHA VENTURES-15 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr NARESH AGARWAL	SAGARMATHA VENTURES-15 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs SHASHI AGARWAL	SAGARMATHA VENTURES-15 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr ROHIT AGARWAL	SAGARMATHA VENTURES-24.76 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr RAHUL AGARWAL	SAGARMATHA VENTURES-25 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs AISHWARYA AGARWAL	SAGARMATHA VENTURES-5.38 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mrs NIKITA AGARWAL	SAGARMATHA VENTURES-5.86 Dec

## Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Gourcharan-(81), JI No: 81, Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 65, LR Khatian No:- 6178	Owner:শ্রী তিলক বাসকোটা , Gurdian:বি.এন. বাসকোটা, Address:নিজ , Classification:রূপনী, Area:0.15000000 Acre,	Mr TILAK BANSKOTA
L2	LR Plot No:- 65, LR Khatian No:- 6177	Owner:শ্রী নরেশ আগরওয়াল, Gurdian:শ্রী রামসিং আগরওয়াল, Address:নিজ , Classification:রূপনী, Area:0.15000000 Acre,	Mr NARESH AGARWAL
L3	LR Plot No:- 65, LR Khatian No:- 6176	Owner:শ্রীমতী শশী আগরওয়াল, Gurdian:ঘিসারাম আগরওয়াল, Address:নিজ , Classification:রূপনী, Area:0.15000000 Acre,	Mrs SHASHI AGARWAL
L4	LR Plot No:- 65, LR Khatian No:- 6503	Owner:রোহিত আগরওয়াল, Gurdian:রোশন লাল আগরওয়াল, Address:নিজ , Classification:রূপনী, Area:0.24760000 Acre,	Mr ROHIT AGARWAL

L5	LR Plot No:- 65, LR Khatian No:- 6470	Owner:রাহুল আগরওয়াল, Gurdian:পবন আগরওয়াল, Address:নিজ , Classification:রূপনী, Area:0.24760000 Acre,	Mr RAHUL AGARWAL
L6	LR Plot No:- 65, LR Khatian No:- 6474	Owner:ঐশ্বর্য আগরওয়াল, Gurdian:রাজ কমল আগরওয়াল, Address:নিজ , Classification:রূপনী, Area:0.05380000 Acre,	Mrs AISHWARYA AGARWAL
L7	LR Plot No:- 65, LR Khatian No:- 6471	Owner:নিকিতা আগরওয়াল, Gurdian:কৈলাশ কুমার আগরওয়াল, Address:নিজ , Classification:রূপনী, Area:0.05100000 Acre,	Mrs NIKITA AGARWAL

On 15-03-2022

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

Presented for registration at 12:43 hrs on 15-03-2022, at the Private residence by Mr CHIRAG AGARWAL .

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,72,92,032/-

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

Execution is admitted on 15/03/2022 by 1. Mr TILAK BANSKOTA, Son of Mr BHOLA NATH BANSKOTA, AMBADHURA, P.O: SALBARI, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734009, by caste Hindu, by Profession Business, 2. Mr NARESH AGARWAL, Son of Mr RAMSINGH AGARWAL, MANGAL PANDEY ROAD KHALPARA, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 3. Mrs SHASHI AGARWAL, Daughter of Mr GHISHARAM AGARWAL, SRIRAM COLONY SEVOKE ROAD, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 4. Mr ROHIT AGARWAL, Son of Mr ROSHAN LAL AGARWAL, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 5. Mr RAHUL AGARWAL, Son of Mr PAWAN AGARWAL, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 6. Mrs AISHWARYA AGARWAL, Daughter of Mr RAJ KAMAL AGARWAL, 34 RADHAKUNJ, SHIV MANDIR,ROAD, P.O: SILIGURI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 7. Mrs NIKITA AGARWAL, Daughter of Mr KAILASH KUMAR AGARWAL, VRINDAVAN GARDEN, PRANAMI MANDIR ROAD, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr GOPAL ROY, , Son of Mr GUNESHWAR ROY, EAST CHAYAN PARA, P.O: GHOGHOMALI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

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

Execution is admitted on 15-03-2022 by Mr CHIRAG AGARWAL,

Indetified by Mr GOPAL ROY, , Son of Mr GUNESHWAR ROY, EAST CHAYAN PARA, P.O: GHOGHOMALI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

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

**Darjeeling, West Bengal**

On 16-03-2022

**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 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 14/03/2022 6:39AM with Govt. Ref. No: 192021220205279861 on 14-03-2022, Amount Rs: 21/-, Bank: Punjab National Bank ( PUNB0010000), Ref. No. 366006984 on 14-03-2022, Head of Account 0030-03-104-001-16



## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,020/-

### Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 967, Amount: Rs.5,000/-, Date of Purchase: 11/03/2022, Vendor name: T Roy  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/03/2022 6:39AM with Govt. Ref. No: 192021220205279861 on 14-03-2022, Amount Rs: 35,020/-, Bank:  
Punjab National Bank ( PUNB0010000), Ref. No. 366006984 on 14-03-2022, Head of Account 0030-02-103-003-02



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

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 0403-2022, Page from 80333 to 80358  
being No 040302971 for the year 2022.**



Digitally signed by YOGEN TSHERING  
BHUTIA  
Date: 2022.03.23 13:43:18 +05:30  
Reason: Digital Signing of Deed.

**(Yogen Tshering Bhutia) 2022/03/23 01:43:18 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.**

**(This document is digitally signed.)**