

SL-5104/2)

I- 5087/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 237557

G 237557

19/07/2021
 2/w. 1133231.

Bishwakarma Real Build
 Chirag Agorwal
 Partner

Panchnai Real Estate
 Partner
 Niseth Dewan Agorwal

Panchnai Real Estate
 Partner
 Chirag Agorwal

DEVELOPMENT AGREEMENT

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

Adtl. District Sub-Registrar,
 Siliguri-II at Bagdogra

10 AUG 2021

Contd.....P/2

NON JUDICIAL STAMP

No. 000 E170 Date 25.6.21

Sold Panchnai Nealsht

of [Signature]

Value Rs. [Signature]



S. S. S.
Sudhansu Saran Roy
Govt. Stamp Vendor
L. No. 173/MLM
Siliguri Court

782783 0



[Signature]
Addl. Dist. Sub Registrar
Siliguri-II at Baidyara, Dist Darjeeling

10 AUG 2021

Bishwakarma Real Build
Chirag Agarwal
Partner

Panchnai Real Estate
Nisith Kumar Agarwal
Partner

Panchnai Real Estate
Chirag Agarwal
Partner

THIS AGREEMENT IS MADE ON THIS THE 12th DAY OF JULY, 2021

BETWEEN

BISHWAKARMA REAL BUILD, [I.T.PAN: AATFB6241R] a Partnership firm, having its office address at Sevoke Road, Siliguri, within P.O. & P.S Siliguri, Dist. Darjeeling, Pin-734001, 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 Narayani Bhawan, 27 Sevoke Road, Near Nanak Complex, Sevoke Road, P.O. & P.S. Siliguri, Dist. Darjeeling, in the State of West Bengal – hereinafter called the "**LAND OWNER/FIRST PARTY**" (which term or expression shall mean and include, unless excluded by or repugnant to the context its successors in office, executors, partners, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

PANCHNAI REAL ESTATE, [I.T. PAN: AAWFP2169H], a Partnership Firm having its Registered Office at Opposite Panchnai Enclave, Ambadhura, Salbari, P.O. Salbari, P.S. Pradhan Nagar, Dist- Darjeeling, Represented by its Partners, **1. 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 **2. SRI NISITH KUMAR AGARWAL**, son of Late Bhimraj Agarwal, Hindu by Religion, Indian by Nationality, Resident of Punjabi Para, P.O Haiderpara, P.S Bhaktinagar, District Jalpaiguri, 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 "**OTHER PART**".

AND WHEREAS the Owner/First Party hereto referred above has become the absolute owner in khas, actual and physical possession of all that 0.89 Acre of land comprising in L.R. Plot No.374, recorded in Khatian No.2/1, within Mouza- Panchnai, J.L. No. 29 (old) 27 (New), under P.S. Matigara (now Pradhan Nagar), District Darjeeling by way of purchase from Sri Suraj Kumar Poddar and four others through a registered Deed of Conveyance registered at the office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra recorded in Book No.I, Volume No.0403-2018, Page from 131091 to 131128 being document No.06296 for the year 2018. And moreover after purchasing of the land as mentioned above the above named Owner/First Party has duly mutated and recorded its name in respect of the said land at the office of the B.L. & L.R.O. Matigara at Shivmandir and accordingly a new L.R. Khatian being No.4236 has been opened in his name by the said authority.

Bishwakarma Real Build
Chirag Agarwal
Partner

Panchnai Real Estate
Eliseth Kumar Agarwal
Partner

Panchnai Real Estate
Chirag Agarwal
Partner

AND WHEREAS in the aforesaid manner the Owner/First Party hereof has become the absolute owners in khas, actual and physical possession of all that 0.89 Acre of land as mentioned above and more fully and particularly described in the Schedule below, having permanent, heritable and transferable right, title and interest in the said land free from all encumbrances and charges whatsoever.

AND WHEREAS the First Party being interested in constructing a multistoried residential cum commercial building on the land fully described in Schedule below approached the Second Party to construct a multistoried residential cum commercial building on the said land and the Second Party has also agreed to the offer of the First Party to construct a multistoried residential cum commercial building on the said land of the First Party on the following terms and conditions:-

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 Basement + Four i.e. Five Storied residential cum commercial building the plan prepared for which will be/is 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 their 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 out of the total constructed area, the First party/Land owner are entitled to Sale proceeds of 12,500 Sq.Ft. (super-built up area), in the said proposed building and the entire remaining sale proceeds of the saleable and usable portion in the said proposed building shall belong to the Developer/Second Party without any objection from the landowner.

Be it mentioned here that the Second Party shall sell the total constructed area in the said proposed building and receive the entire consideration money from the

Bishwakarma Real Build
Chirag Agarwal
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Nishith Kumar Agarwal
Partner

Panchnai Real Estate
Chirag Agarwal
Partner

prospective purchasers and thereafter reimburse the Sale proceeds of 12,500 Sq.Ft. (super built up area) to the First Party/Land Owner.

6. That the construction of the building shall be completed within 5 years from the date of sanctioning of the building plan by the appropriate authority.

7. The electrical panel box for separate and common meter and the main line from the electric pole to the panel box shall be provided by the Second Party.

8. THAT the second party shall complete construction & remit the entire consideration payable to the Land Owner against Land Owner's Allocation as stipulated above, within 5 Years from the date of approval of the building plan and the same may be extended for another six months due to some unavoidable circumstances. The construction work of building will be started within one month after approval of the building plan subject to the fact that the Second Party is given vacant possession of the said land by the first Party on or before the date of sanctioning of the building plan.

9. THAT the Second Party shall be entitled to realize and receive any advances, sale consideration, baina, salami, premium, rent, lease premium, lease rent or in other form from any party against sale, lease, tenancy, etc., in respect to the entire constructed/saleable Area.

10. THAT the First Party also undertake to execute a Irrevocable Registered Power of Attorney in favour of the second party for occupation, sale, gift, mortgage, let-out, lease-out, exchange or transfer/assign otherwise the entire constructed/saleable Area.

11. THAT the First party 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 and transfer of the title with respect to the entire constructed/saleable Area, in favour of the second party or any person/s to the choice of the second party and the second party will sign as confirming party/developer in the said Deed of Transfer.

12. THAT all the cost of transfer of title, i.e., stamp duty, registration fee, etc. for transfer of the entire constructed/saleable Area shall be borne by the second party and/ or its nominee/s or intending purchaser/s.

13. THAT the parties of both the parts shall have impartible and proportionate share in the land on which the said complex will be constructed.

Bishwakarma Real Build
Chirag Agarwal
Partner

Panchnai Real Estate
Rishabh Kumar Agarwal
Partner

Panchnai Real Estate
Chirag Agarwal
Partner

14. 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.

15. 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.

16. 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.

17. THAT the taxes and other dues payable during the construction period shall be paid by the Second Party.

18. THAT both the parties shall bear their respective proportionate statutory impositions and/or tax liabilities. The capital gains, wealth tax, income tax and/or any other taxes that may arise due to the development of the property shall be borne by the parties in proportion to their share of revenue in the said complex.

19. 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 concerned appropriate authority and if any violation is made then the second party will be solemnly responsible.

20. 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 and vice-versa.

21. THAT the second party may advertise in the media for sale and/or letting out the entire constructed/saleable Area in the said complex at its cost.

22. 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

Bishwakarma Real Build
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Partner

Panchnai Real Estate
Nisith Kumar Agarwal
Partner

Panchnai Real Estate
Chirag Agarwal
Partner

collaboration of the third person and if the matter is not settled than either of the parties may approach the Court of Law.

23. 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.

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

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

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

SCHEDULE OF THE LAND

ALL THAT PIECE OR PARCEL of land measuring 0.89 Acres, appertaining to and forming part of L.R. Plot No. 374, recorded in L.R. Khatian No. 4236, within Mouza- Panchnai, J.L. No. 29 (old) 27 (New), under P.S. Matigara (now Pradhan Nagar), District Darjeeling.

The aforesaid land is butted and bounded as follows:

By North : Land of Nisith Kumar Agarwal & Others & Sold Land of Pawan Kumar Agarwal in L.R. Plot No. 373;

By South : Land of B.R. Real Estate Pvt Ltd & 5.10 meter wide road;

By East : 17 Feet Wide Road;

By West : Land of Biswakarma Real Build.

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

WITNESSES :

1. Jagmohan Poddar
Jagmohan Poddar,
S/o Mr. Rohit Poddar,
Millanpally,
P.O. & P.S. Siliguri,
Dist- Darjeeling.

Bishwakarma Real Build

Chirag Agarwal
Partner

LAND OWNER/ FIRST PARTY

2. Aditya Agarwal
Aditya Agarwal,
S/o Mr. Kishan Kumar Agarwal,
Punjabi Para,
P.O. & P.S. Siliguri,
Dist- Darjeeling.

Panchnai Real Estate

Kishan Kumar Agarwal
Partner

Panchnai Real Estate

Chirag Agarwal
Partner

SECOND PARTY/DEVELOPER

Drafted as per the instructions of the parties and explained the contents to them and printed in my chamber.

Debdip Dutta 12/02/21

[DEBDIP DUTTA]

Advocate, Siliguri

Enrol. No. WB/762/ 2003

FINGER PRINTS OF

SRI CHIRAG AGARWAL



Bishwakarma Real Estate
Chirag Agarwal
Partner

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

Bishwakarma Real Estate
Chirag Agarwal
SIGNATURE
Partner

FINGER PRINTS OF

SRI NISITH KUMAR AGARWAL



Panchnai Real Estate
Partner

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

Panchnai Real Estate
Nisith Kumar Agarwal
SIGNATURE
Partner

FINGER PRINTS OF

SRI CHIRAG AGARWAL



Panchnai Real Estate
Chirag Agarwal
Partner

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

Panchnai Real Estate
Chirag Agarwal
SIGNATURE
Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AATFB6241R

नाम / Name
BISHWAKARMA REAL BUILD

निगमन / गठन की तारीख
Date of Incorporation/Formation
14/06/2018



Bishwakarma Real Build
Chirag Agarwal
Partner



Panchnai Real Estate
Vasith Kumar Agarwal
Partner

Panchnai Real Estate
Chirag Agarwal
Partner



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 2017/00201/00693

To Chirag Agarwal
S/O Mohan Kumar Agarwal
NARAYANI BHAWAN
27 SEVOKE ROAD
NEAR NANAK COMPLEX
SEVOKE ROAD
Siligun
Jalpaigun
West Bengal - 734001
Mobile - 9749329160

Date: 13/10/2011

Ref. No : 00000323-00164596-00187972-



UB 07428304 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

4302 1197 2680

आधार – आम आदमी का अधिकार



भारत सरकार

GOVERNMENT OF INDIA

Chirag Agarwal
Year of Birth : 1993
Male



4302 1197 2680



आधार – आम आदमी का अधिकार

Chirag Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHIRAG AGARWAL

MOHAN KUMAR AGARWAL

13/07/1993

Permanent Account Number

BCAPA6169H

Chirag Agarwal
Signature



05062012

Chirag Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT. OF INDIA

NISITH KUMAR AGARWAL
BHIM RAJ AGARWAL

12/01/1972
Permanent Account Number
ACCPA8183G

Nisith Kumar Agarwal
Signature

100B2016



Nisith Kumar Agarwal

Government of India



নিশিথ কুমার আগরওয়াল
Nisith Kumar Agarwal
পিতা : ভিমরাজ অগরওয়াল
Father : BHIMRAJ AGARWAL
জন্মতারিখ / DOB : 12/01/1972
পুরুষ / Male



4913 0922 2381



ভারতীয় বাণিজ্য পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
শ্যামা কুঁজ ওয়াড 40, প্রনামি
স্কুল রোড লাস্ট, শিলিগুড়ি,
শিলিগুড়ি (পৌরসভা),
সেবকরোড, জলপাইগুড়ি, পশ্চিম
বঙ্গ, 734001

Address:
shyama kunj ward number 40,
PRANAMI school road last,
SILIGURI, Siliguri (M.Corp.),
Sevoke Road, Jalpaiguri, West
Bengal, 734001

4913 0922 2381

1947
1800 300 1947

help@uidai.gov.in

WWW
www.uidai.gov.in

Nisith Kumar Agarwal

Major Information of the Deed

Deed No :	I-0403-05087/2021	Date of Registration	10/08/2021
Query No / Year	0403-2001133231/2021	Office where deed is registered	
Query Date	08/07/2021 12:06:29 PM		0403-2001133231/2021
Applicant Name, Address & Other Details	Debdip Dutta Nazrul Sarani, Ashrampara, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832025125, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
	Rs. 2,44,67,880/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Panchani, JI No: 27, Pin Code : 734002

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-374 (RS :-)	LR-4236	Partnershi p Farm	Rupni	89 Dec		2,44,67,880/-	Width of Approach Road: 17 Ft.,
Grand Total :					89Dec	0 /-	244,67,880 /-	



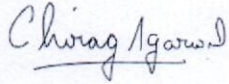


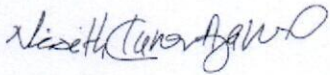
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BISHWAKARMA REAL BUILD SEVOKE ROAD, City:- Siliguri Mc, , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



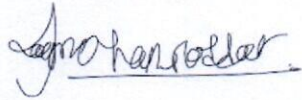
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Panchnai Real Estate Opp. Panchnai Enclave, Ambadhura, Salbari, Block/Sector: Salbari, City:- , P.O:- Salbari, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734002 , PAN No.:: AAxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Chirag Agarwal (Presentant) Son of Shri Mohan Kumar Agarwal Date of Execution - 05/08/2021, , Admitted by: Self, Date of Admission: 05/08/2021, Place of Admission of Execution: Office	 Aug 10 2021 12:05PM	 LTI 10/08/2021	 10/08/2021
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, , PAN No.:: BCxxxxxx9H, Aadhaar No: 43xxxxxxxx2680 Status : Representative, Representative of : BISHWAKARMA REAL BUILD (as partner), Panchnai Real Estate (as Partner)				
2	Name Shri Nisith Kumar Agarwal Son of Shri Bhimraj Agarwal Date of Execution - 05/08/2021, , Admitted by: Self, Date of Admission: 05/08/2021, Place of Admission of Execution: Office	 Aug 10 2021 12:06PM	 LTI 10/08/2021	 10/08/2021
Punjabi Para, City:- Siliguri Mc, , P.O:- Haiderpara, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3G, Aadhaar No: 49xxxxxxxx2381 Status : Representative, Representative of : Panchnai Real Estate (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Jagmohan Poddar Son of Mr Rohit Poddar Millanpally, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005	 10/08/2021	 10/08/2021	 10/08/2021
Identifier Of Shri Chirag Agarwal, Shri Nisith Kumar Agarwal			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	BISHWAKARMA REAL BUILD	Panchnai Real Estate-89 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Panchani, JI No: 27, Pin Code : 734002

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 374, LR Khatian No:- 4236	Owner:বিশ্বকর্মা বিয়েল বিল্ড , Gurdian:চিরাগ আগরওয়াল, Address:নিজ , Classification:রূপনী, Area:0.89000000 Acre,	BISHWAKARMA REAL BUILD

On 19-07-2021

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 2,44,67,880/-



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

On 05-08-2021

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

Presented for registration at 15:23 hrs on 05-08-2021, at the Office of the A.D.S.R. BAGDOGRA by Shri Chirag Agarwal ,.

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

Execution is admitted on 05-08-2021 by Shri Chirag Agarwal, partner, BISHWAKARMA REAL BUILD (Partnership Firm), SEVOKE ROAD, City:- Siliguri Mc, , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001; Partner, Panchnai Real Estate (Partnership Firm), Opp. Panchnai Enclave, Ambadhura, Salbari, Block/Sector: Salbari, City:- , P.O:- Salbari, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734002

Indetified by Mr Jagmohan Poddar, , Son of Mr Rohit Poddar, Millanpally, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

Execution is admitted on 05-08-2021 by Shri Nisith Kumar Agarwal, Partner, Panchnai Real Estate (Partnership Firm), Opp. Panchnai Enclave, Ambadhura, Salbari, Block/Sector: Salbari, City:- , P.O:- Salbari, P.S:-Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN:- 734002

Indetified by Mr Jagmohan Poddar, , Son of Mr Rohit Poddar, Millanpally, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service



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

On 10-08-2021

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 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/07/2021 12:18PM with Govt. Ref. No: 192021220027957948 on 09-07-2021, Amount Rs: 7/-, Bank: SBI EPay (SBlePay), Ref. No. 0655483935023 on 09-07-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 2170, Amount: Rs.5,000/-, Date of Purchase: 26/06/2021, Vendor name: S S Roy
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/07/2021 12:18PM with Govt. Ref. No: 192021220027957948 on 09-07-2021, Amount Rs: 35,000/-,
Bank: SBI EPay (SBlePay), Ref. No. 0655483935023 on 09-07-2021, 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 0403-2021, Page from 133246 to 133266

being No 040305087 for the year 2021.



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BHUTIA

Date: 2021.08.28 12:42:32 +05:30

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ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

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