

4420/2021

I- 4301/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 237558

G 237558

G.
 D/M 13/07/2021
 V/c no. 732

श्यामा देवी अरुवाल
 श्यामा देवी अरुवाल

Anisith Dena Agarwal
 Anisith Dena Agarwal

Panchnai Real Estate
 Partner
 Anisith Dena Agarwal
 Anisith Dena Agarwal

Panchnai Real Estate
 Partner
 Chiranjit Agarwal
 Chiranjit Agarwal

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.

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

4 JUL 2021

Contd.....P/2

NON JUDICIAL STAMP

BOOK No. 2169 Date 25.6.21

Place Panchnai Real Estate

Value Rs. 50000/-



श्यामा देवी अग्रवाल

Suchanshu Saran Roy
Govt. Stamp vendor
L No. 173/R.M.
Bhubaneswar Court

7415

श्यामा देवी अग्रवाल

7416

Visith Chandra Agarwal

7417

7418

Panchnai Real Estate

Visith Chandra Agarwal
Partner

Panchnai Real Estate

Chirag Agarwal
Partner

Jag Mohan Podder
S/o - Sri Rohit Podder
Miller Pally.
P.O & P.S - Saligan
Dist: Dhenkeiling



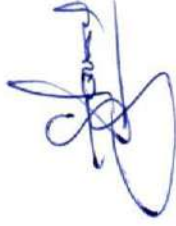
Add. Dist. Registrar
Bhubaneswar



13 JUL 2021

স্বাক্ষরিত
২০২১

Nisith Kumar Agarwal



Panchnai Real Estate
Nisith Kumar Agarwal
Partner

Panchnai Real Estate
Chirag Agarwal
Partner

THIS AGREEMENT IS MADE ON THIS THE 09th DAY OF JULY, 2021

BETWEEN

(1)SMT. SHYAMA DEVI AGARWAL, Wife of Late Bhimraj Agarwala, **(2)SRI NISITH KUMAR AGARWAL**, & **(3)SRI SUNIL KUMAR AGARWAL**, No.2 & 3 are Sons of Late Bhimraj Agarwala, No.1 Housewife by occupation and No.2 & 3 Business by occupation, all of them are Indian by Nationality, Hindu by religion, and residents of "Shyama Kunj", Punjabi Para, Siliguri, within Ward No.40 of Siliguri Municipal Corporation, P.O. Haiderpara, P.S. Bhaktinagar, District- Jalpaiguri, in the State of West Bengal - hereinafter collectively called the **LAND OWNERS/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context their respective heirs, successors, legal representatives, executors, administrators, and assigns) of the **ONE PART**.

A N D

PANCHNAI REAL ESTATE, 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"**.

WHEREAS one BHIMRAJ AGARWALA (since deceased), Son of Late Khyaliram Agarwala, [i.e. the husband/father of the Owners/First Party referred to above] became the absolute owner in possession of all that landed property measuring 2.63 Acres comprising several Plot No.s including L.R. Plot No.373 (area measuring 0.50 Acre), recorded in R.S. Khatian No.2/1, within Mouza- Panchnai, J.L. No. 29 (old) 27 (New), under P.S. Matigara (now Pradhan Nagar), District Darjeeling by virtue of purchase through a registered Deed of Conveyance being document No.I-2750 for the year 1991 registered at the office of the Sub-Registrar, Siliguri and the said document was executed in his favour by the erstwhile owner in possession of the said concerned land one Sri Ranjit Kumar Dey, Son of Gopal Chandra Dey, and since the date of such purchase said SRI BHIMRAJ AGARWALA (since deceased) had been in actual, khas and physical possession of the aforesaid landed property and by dint of aforesaid purchase said SRI

पंचनई रील एस्टेट
निषिथ कुमार आगरवाल

अगरवाल

Panchnai Real Estate
निषिथ कुमार आगरवाल
Partner

Panchnai Real Estate
अगरवाल
Partner

BHIMRAJ AGARWALA (since deceased) had acquired the sole and absolute ownership of the aforesaid land with permanent, heritable and transferable right, title and interest therein which is/was free from all encumbrances and charges whatsoever.

AND WHEREAS while possessing the above purchased land said BHIMRAJ AGARWALA (since deceased) mutated his name at the office of the B.L. & L.R.O. Matigara vide Mutation Case No. 68/IX/RI/CH 2001-2002, dated 28.12.2001 and his name is duly recorded in L.R. Khatian No. 304 of Mouza Panchnai in the District of Darjeeling. Thereafter during his life time said Bhimraj Agarwala had sold and transferred certain portion of land out of his above purchased land and remained in khas possession of his remaining unsold and unutilized land free from all encumbrances and charges whatsoever.

AND WHEREAS subsequently being the owner in possession said Bhimraj Agarwala, Son of Late Khyaliram Agarwala died intestate on 22.05.2012 at Siliguri leaving behind him the following persons as his only legal heirs and successors:

- 1) Smt. Shyama Devi Agarwal Wife;
- 2) Sri Sanjiv Kumar Agarwal Son;
- 3) Sri Nisith Kumar Agarwal Son;
- 4) Sri Sunil Kumar Agarwal Son;
- 5) Smt. Sangeeta Agarwal Daughter.

AND WHEREAS according to the provisions of Hindu Succession Act, 1956 the aforementioned legal heirs of said Late Bhimraj Agarwala, have jointly and equally inherited the aforesaid landed property each of them having 1/5th undivided share in the same together with permanent, heritable and transferable right, title and interest therein which is/was free from all encumbrances and charges whatsoever.

AND WHEREAS subsequently being the owner of 1/5th undivided share of land each, the above named Sri Sanjiv Kumar Agarwal and Smt. Sangeeta Agarwal through two separate indentures have transferred their entire 1/5th undivided share in the said landed property unto and in favour of the above named Smt. Shyama Devi Agarwal, Sri Nisith Kumar Agarwal and Sri Sunil Kumar Agarwal by way of Deed of Gift being document No.I-7002 for the year 2013 and I- 6753 for the year 2016, both registered at the office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra and by virtue of inheritance as well as the aforesaid two Deed of Gift, the above named Smt. Shyama Devi Agarwal, Sri Nisith Kumar Agarwal and Sri Sunil Kumar Agarwal (i.e. the Owners/First Party hereto referred above) became the absolute co-owners in khas possession of remaining unsold/unutilized land which is presently measuring about 0.40 Acres in L.R.



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देवी अग्रवाल
शिवम अग्रवाल

शुभम

Panchnai Real Estate
शिवम अग्रवाल
Partner

Panchnai Real Estate
शुभम अग्रवाल
Partner

Plot No. 373 as described in the Schedule below having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever. The said 0.40 Acres of Land has also been duly mutated in the name of the aforesaid respective Land owners and accordingly new L.R. Khatians being No. 4261, 4264 & 4267 have been opened by the office of the B.L. & L.R.O. Matigara.

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 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 out of the total constructed area, the First party/Land owners are entitled to Sale proceeds of 5000 Sq.Ft. (super-built up area) proportionately, 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 landowners.



पंचनाई रील एस्टेट
अश्विनी चमराज

[Signature]

Panchnai Real Estate
अश्विनी चमराज
Partner

Panchnai Real Estate
चमराज अश्विनी
Partner

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 prospective purchasers and thereafter reimburse the Sale proceeds of 5000 Sq.Ft. (super built up area) to the First Party/Land Owners proportionately.

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 Owners against Land Owners' 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 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 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.



पंचनई रील एस्टेट

Chiranjit Kumar Agarwal



Panchnai Real Estate

Chiranjit Kumar Agarwal
Partner

Panchnai Real Estate

Chiranjit Kumar Agarwal
Partner

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.

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.



रविशंकर अग्रवाल

Ravishankar Agrawal

[Signature]

Panchnai Real Estate
Ravishankar Agrawal
Partner

Panchnai Real Estate
Chirag Agrawal
Partner

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 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 0.40 Acre, appertaining to and forming part of L.R. Plot No. 373, recorded in L.R. Khatian Nos. 4261, 4264 & 4267, J.L. No.27, within Gram Panchayat area, Pargana Patharghata, Mouza- Panchnai, under P.S. Matigara (now Pradhan Nagar), District Darjeeling.

The aforesaid land is butted and bounded as follows:

By North : 20 Feet Wide Road, Land of Sunlight Tradecom Pvt Ltd & Others in L.R. Plot No. 373;
By South : Land of Biswakarma Real Build;
By East : 17 Feet wide Panchayat Road;
By West : Land of M/s Sunlight Tradecom Pvt Ltd & Others.



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

WITNESSES:

1. ~~Agmohan Poddar~~
✓ AGMOHAN PODDAR
S/O - Sri Rohat Poddar
Millanpally, Siliguri
Dist: Darjeeling.

श्री यामा देवी उर्फ वामना
Xisith Kumar Agarwal
[Signature]

LAND OWNERS/ FIRST PARTY

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

Panchnai Real Estate Panchnai Real Estate
Xisith Kumar Agarwal Chirag Agarwal
Partner Partner

SECOND PARTY/DEVELOPER

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

[Signature]
Debdip Dutta 09/07/21
Advocate, Siliguri

[DEBDIP DUTTA]

Advocate, Siliguri

Enrol. No. WB/762/ 2003

FINGER PRINTS OF :

SMT SHYAMA DEVI AGARWAL



श्यामा देवी अग्रवाल

श्यामा देवी अग्रवाल

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

श्यामा देवी अग्रवाल

SIGNATURE

FINGER PRINTS OF :

SRI SUNIL KUMAR AGARWAL



श्यामा देवी अग्रवाल

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

श्यामा देवी अग्रवाल

SIGNATURE

FINGER PRINTS OF

SRI NISITH KUMAR AGARWAL



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

Nisith Kumar Agarwal

Nisith Kumar Agarwal
SIGNATURE

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

FINGER PRINTS OF

SRI NISITH KUMAR AGARWAL



Panchnai Real Estate
Nisith Kumar Agarwal
Partner

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

Panchnai Real Estate
Nisith Kumar Agarwal
SIGNATURE
Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHYAMA DEVI AGARWAL
MAHAN CHAND AGARWAL
26/08/1950
Permanent Account Number
ACRPA8318G

श्यामा देवी अग्रवाल
Signature



श्यामा देवी अग्रवाल

ভারত সরকার

Government of India



শ্যামা দেবী আগরওয়াল

SHYAMA DEVI AGARWAL

পতি : ভিমরাজ অগরওয়াল

Husband : BHIMRAJ AGARWAL

জন্মতারিখ / DOB : 26/08/1950

মহিলা / Female



8882 8658 9739



ভারতীয় বাণিজ্য পরিচয় প্রাপ্তকরণ

Unique Identification Authority of India

ঠিকানা:

শ্যামা কুঁজ ওয়াড 40, প্রনামি
মন্দির রোড, শিলিগুড়ি, শিলিগুড়ি
(পৌরসভা), সেবকরোড,
জলপাইগুড়ি, পশ্চিম বঙ্গ, 734001

Address:

shyama kunj ward 40, PRANAMI
MANDIR ROAD, SILIGURI,
Siliguri (M.Corp.), Sevoke Road,
Jalpaiguri, West Bengal, 734001

8882 8658 9739



1947
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

শ্যামা দেবী আগরওয়াল

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



10JBE2016

Nisith Kumar Agarwal

ভারত সরকার
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



আধার

ভারতীয় বাণিজ্য সারসংক্ষেপ 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

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1800 300 1947



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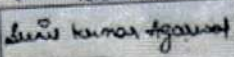
Nisith Kumar Agarwal

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACCPA8147N



नाम / NAME
SUNIL KUMAR AGARWAL

पिता का नाम / FATHER'S NAME
BHIMRAJ AGARWALA

जन्म तिथि / DATE OF BIRTH
08-03-1976

हस्ताक्षर / SIGNATURE


आयकर अधिकारी, प. नं. 11
COMMISSIONER OF INCOME-TAX, W.B.-11







ভারত সরকার

Government of India



সুনিল কুমার আগরওয়াল

SUNIL KUMAR AGARWAL

পিতা : ভিমরাজ অগরওয়াল

Father : BHIMRAJ AGARWAL

জন্মতারিখ / DOB : 08/03/1976

পুরুষ / Male



6113 9419 9249

আধার - সাধারণ মানুষের অধিকার



আধার

ভারতীয় বাসস্থান পরিচয় প্রাপ্তকরণ

Unique Identification Authority of India

ঠিকানা:

শ্যামা কুঁজওয়াড নামবার 40,
প্রনামি স্কুল রোড লাস্ট,
শিলিগুড়ি, শিলিগুড়ি (পৌরসভা),
সেবক রোড, দার্জিলিং, পশ্চিম
বঙ্গ, 734001

Address:

shyama kunj ward number40,
PRANAMI school ROAD last,
SILIGURI, Siliguri (M. Corp),
Sevoke Road, Darjeeling, West
Bengal, 734001

6113 9419 9249



1947

1800 300 1947



help@uidai.gov.in

WWW

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Panchnai Real Estate
Eliseth Tara Agarwal
Partner

Panchnai Real Estate
Chirag Agarwal
Partner

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



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564
Miscellaneous Receipt

Visit Commission Case No / Year	0403000732/2021	Date of Application	09/07/2021
Query No / Year	04032001130262/2021		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Shri Debdip Dutta		
Stampduty Payable	Rs.20,000/-		
Registration Fees Payable	Rs.7/-		
Applicant Name of the Visit Commission	Mr DEBDIP DUTTA		
Applicant Address	SILIGURI		
Place of Commission	SHYAMA KUNJ PUNJABI PARA, WARD NO XL SMC, MICHAEL MADHUSUDAN DUTTA LANE, HAIDERPARA		
Expected Date and Time of Commission	09/07/2021 6:00 PM		
Fee Details	J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/-		
Remarks			



QUERY NO - 2001130262/4/2021

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

GRN Details

GRN: 192021220027596908
GRN Date: 08/07/2021 18:54:30
BRN : 1241899293739
Gateway Ref ID: 202118925384110
Payment Status: Successful
Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 08/07/2021 18:07:09
Method: State Bank of India New PG CC
Payment Ref. No: 2001130262/4/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Panchnai Real Estate
Address: Salbari
Mobile: 9749329160
Depositor Status: Buyer/Claimants
Query No: 2001130262 .
Applicant's Name: Shri Debdip Dutta
Identification No: 2001130262/4/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001130262/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	15000
2	2001130262/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	7
			Total	15007

IN WORDS: FIFTEEN THOUSAND SEVEN ONLY.





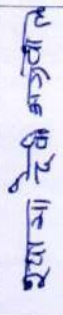





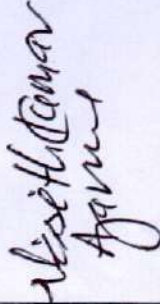
Government of West Bengal

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






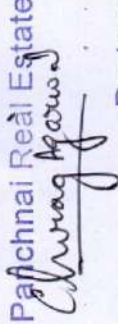



OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04032001130262/2021

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
1	Shri Shyama Devi Agarwal Shyamakunj, Punjabipara City:- Siliguri Mc, , P.O:- Haiderpara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006	Land Lord			
2	Shri Sunil Kumar Agarwal Shyamakunj, Punjabipara, City:- Siliguri Mc, , P.O:- Haiderpara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006	Land Lord			
3	Shri Nisith Kumar Agarwal Shyamakunj, Punjabipara, City:- Siliguri Mc, , P.O:- Haiderpara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006	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
4	Shri Nisith Kumar Agarwal Shyamakunj, Punjabipara, City:- Siliguri Mc, , P.O:- Haiderpara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006	Representative of Developer [Panchnai Real Estate]			 Panchnai Real Estate Partner
5	Shri Chirag Agarwal Narayani Bhawan, 27 Sevoke Road, Near Nanak Complex, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Representative of Developer [Panchnai Real Estate]			 Panchnai Real Estate Partner
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Jagmohan Poddar Son of Shri Rohit Poddar Millanpally, Siliguri, City:- Siliguri Mc, , P.O:- Siliguri Bazar, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Shri Shyama Devi Agarwal, Shri Sunil Kumar Agarwal, Shri Nisith Kumar Agarwal, Shri Nisith Kumar Agarwal, Shri Chirag Agarwal			

(Faint circular stamp and handwritten text)

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

Major Information of the Deed

Deed No :	I-0403-04301/2021	Date of Registration	14/07/2021
Query No / Year	0403-2001130262/2021	Office where deed is registered	
Query Date	07/07/2021 7:33:53 PM	0403-2001130262/2021	
Applicant Name, Address & Other Details	Debdip Dutta Nazrul Sarani, Opposite Akash Nursing Home, Ashrampara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 8927368550, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
	Rs. 1,18,75,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,000/- (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-373 (RS :-)	LR-4261	Partnership Farm	Rupni	0.13 Acre		38,59,440/-	Width of Approach Road: 20 Ft.,
L2	LR-373 (RS :-)	LR-4264	Partnership Farm	Rupni	0.13 Acre		38,59,440/-	Width of Approach Road: 20 Ft.,
L3	LR-373 (RS :-)	LR-4267	Partnership Farm	Rupni	0.14 Acre		41,56,320/-	Width of Approach Road: 20 Ft.,
		TOTAL :			40Dec	0 /-	118,75,200 /-	
	Grand Total :				40Dec	0 /-	118,75,200 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Shyama Devi Agarwal Daughter of Late Bhimraj Agarwal Shyamakunj, Punjabipara, City:- Siliguri Mc, , P.O:- Haiderpara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx8G, Aadhaar No: 88xxxxxxxx9739, Status :Individual, Executed by: Self, Date of Execution: 13/07/2021 , Admitted by: Self, Date of Admission: 13/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/07/2021 , Admitted by: Self, Date of Admission: 13/07/2021 ,Place : Pvt. Residence</p>

2	<p>Shri Sunil Kumar Agarwal Son of Late Bhimraj Agarwal Shyamakunj, Punjabipara, City:- Siliguri Mc, , P.O:- Haiderpara, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx7N, Aadhaar No: 61xxxxxxxx9249, Status :Individual, Executed by: Self, Date of Execution: 13/07/2021 , Admitted by: Self, Date of Admission: 13/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/07/2021 , Admitted by: Self, Date of Admission: 13/07/2021 ,Place : Pvt. Residence</p>
3	<p>Shri Nisith Kumar Agarwal Son of Late Bhimraj Agarwal Shyamakunj, Punjabipara, City:- Siliguri Mc, , P.O:- Haiderpara, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx3G, Aadhaar No: 49xxxxxxxx2381, Status :Individual, Executed by: Self, Date of Execution: 13/07/2021 , Admitted by: Self, Date of Admission: 13/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/07/2021 , Admitted by: Self, Date of Admission: 13/07/2021 ,Place : Pvt. Residence</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Panchnai Real Estate Ambadhura, Salbari, City:- , P.O:- Salbari, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734002 , PAN No.:: AAxxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Nisith Kumar Agarwal Son of Late Bhimraj Agarwal Shyamakunj, Punjabipara, City:- Siliguri Mc, , P.O:- Haiderpara, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006, 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)</p>
2	<p>Shri Chirag Agarwal (Presentant) Son of Shri Mohan Kumar Agarwal Narayani Bhawan, 27 Sevoke Road, Near Nanak Complex, 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 : Panchnai Real Estate (as Partner)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Shri Jagmohan Poddar Son of Shri Rohit Poddar Millanpally, Siliguri, City:- Siliguri Mc, , P.O:- Siliguri Bazar, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001</p>			
Identifier Of Shri Shyama Devi Agarwal, Shri Sunil Kumar Agarwal, Shri Nisith Kumar Agarwal, Shri Nisith Kumar Agarwal, Shri Chirag Agarwal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Shyama Devi Agarwal	Panchnai Real Estate-13 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Sunil Kumar Agarwal	Panchnai Real Estate-13 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri Nisith Kumar Agarwal	Panchnai Real Estate-14 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:- 373, LR Khatian No:- 4261	Owner: श्यामा देवी आगरवाल, Gurdian: भीमराज , Address: निज , Classification: रूपायी, Area: 0.13000000 Acre,	Shri Shyama Devi Agarwal
L2	LR Plot No:- 373, LR Khatian No:- 4264	Owner: सुनील कुमार आगरवाल, Gurdian: भीमराज , Address: निज , Classification: रूपायी, Area: 0.13000000 Acre,	Shri Sunil Kumar Agarwal
L3	LR Plot No:- 373, LR Khatian No:- 4267	Owner: नीतीश कुमार आगरवाल, Gurdian: भीमराज , Address: निज , Classification: रूपायी, Area: 0.14000000 Acre,	Shri Nisith Kumar Agarwal

On 09-07-2021

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 1,18,75,200/-



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

On 13-07-2021

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

Presented for registration at 13:24 hrs on 13-07-2021, at the Private residence by Shri Chirag Agarwal ,

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

Execution is admitted on 13/07/2021 by 1. Shri Shyama Devi Agarwal, Daughter of Late Bhimraj Agarwal, Shyamakunj,Punjabipara, P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 2. Shri Sunil Kumar Agarwal, Son of Late Bhimraj Agarwal, Shyamakunj, Punjabipara, P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 3. Shri Nisith Kumar Agarwal, Son of Late Bhimraj Agarwal, Shyamakunj, Punjabipara, P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business

Indetified by Shri Jagmohan Poddar, , , Son of Shri Rohit Poddar, Millanpally, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Private Service

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

Execution is admitted on 13-07-2021 by Shri Nisith Kumar Agarwal, Partner, Panchnai Real Estate (Partnership Firm), Ambadhura, Salbari, City:- , P.O:- Salbari, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734002

Indetified by Shri Jagmohan Poddar, , , Son of Shri Rohit Poddar, Millanpally, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Private Service

Execution is admitted on 13-07-2021 by Shri Chirag Agarwal, Partner, Panchnai Real Estate (Partnership Firm), Ambadhura, Salbari, City:- , P.O:- Salbari, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734002

Indetified by Shri Jagmohan Poddar, , , Son of Shri Rohit Poddar, Millanpally, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, 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 14-07-2021

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 08/07/2021 6:56PM with Govt. Ref. No: 192021220027596908 on 08-07-2021, Amount Rs: 7/-, Bank: SBI EPay (SBlePay), Ref. No. 1241899293739 on 08-07-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,000/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,000/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 2169, Amount: Rs.5,000/-, Date of Purchase: 25/06/2021, Vendor name: S S Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/07/2021 6:56PM with Govt. Ref. No: 192021220027596908 on 08-07-2021, Amount Rs: 15,000/-, Bank: SBI EPay (SBlePay), Ref. No. 1241899293739 on 08-07-2021, 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 120446 to 120475

being No 040304301 for the year 2021.



Digitally signed by YOGEN TSHERING
BHUTIA
Date: 2021.08.10 17:55:42 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2021/08/10 05:55:42 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)