

4454/2021.

I- 4337/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 237556

G 237556

৬
19/07/2021
D/w. 1130364.

Sunlight Tradecom Pvt Ltd
Devidh Tanu Agard
Director

Panchnai Real Estate
Devidh Tanu Agard
Partner

Panchnai Real Estate
Chirag Agard
Partner

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.

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

19 JUL 2021

Contd.....P/2

Chirag Agard

NON JUDICIAL STAMP

0008 2171 Date 25.6.21

No. Date

Sold to

of

Value Rs.

Sudhansu Saran Roy
Govt. Stamp Vendor
L. No. 173/R.M.
Muzrai Court



Panchnai Real estate
Sang

0008 2171

Director

Director

Handwritten text and stamps, including a circular official seal.

19
19 JUL 2021

Sunlight Tradecom Pvt Ltd
Nisith Kumar Agarwal
Director

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

SUNLIGHT TRADECOM PRIVATE LIMITED (I.T. PAN: AALCS9452N), a private limited company incorporated under the Companies Act, 1956 bearing its certificate of incorporation No.U51900WB2008PTC124192, Dated 17.03.2008, having its office at Mittal Bhawan, Seth Srilal Market, P.O. & P.S. Siliguri, District Darjeeling, in the State of West Bengal, represented by one of its Director **SRI NISITH KUMAR AGARWAL**, (ADDHAR NO: 4913 0922 2381), Hindu by religion, Indian by nationality, Director of the above named Company by occupation, resident of Punjabi Para, P.O. Haiderpara, P.S. Bhaktinagar, District Jalpaiguri - 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, directors, 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**".

WHEREAS the Owner/First Party hereto referred above has become the absolute owner in khas, actual and physical possession of all that 0.16 Acre of land comprising in L.R. Plot No. 373, 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 Pawan Kumar Agarwala 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 13406 to 13428 being document No.0650 for the year 2018.

And by virtue of aforesaid registered deed the Owner/First Party hereof has acquired permanent, heritable and transferable right, title and interest in the said land free from all encumbrances and charges whatsoever. And moreover after purchasing of the land as

Sunlight Tradecom Pvt Ltd
Eliseth Douragum
Director

Panchnai Real Estate
Eliseth Douragum
Partner

Panchnai Real Estate
Chirag Agarwal
Partner

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.4044 has been opened in his name by the said authority.

AND WHEREAS in the aforesaid manner the Owner/First Party hereof has become the absolute owners in khas, actual and physical possession of altogether all that 0.16 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 2000 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

Sunlight Tradecom Pvt Ltd
Director
Nisith Agarwal

Panchnai Real Estate
Partner
Nisith Agarwal

Panchnai Real Estate
Partner
Chirag Agarwal

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 prospective purchasers and thereafter reimburse the Sale proceeds of 2000 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 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.

Sunlight Tradecom Pvt Ltd
Director

Panchnai Real Estate
Partner

Panchnai Real Estate
Partner

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.

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.

Sunlight Tradecom Pvt Ltd
Nisith Kumar Agarwal
Director

Panchnai Real Estate
Nisith Kumar Agarwal
Partner

Panchnai Real Estate
Chirag Agarwal
Partner

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 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 0.16 Acre in L.R. Plot No.373, recorded in Khatian No. 4044 (L.R.), within Mouza- Panchnai, Pargana Patharghata, J.L. No. 29(old); 27(New), under P.S. Pradhan Nagar (previously Matigara), District Darjeeling.

The aforesaid land is butted and bounded as follows:

By North : 20 Feet Wide Road;
By South : Land of Nisith Kumar Agarwal & Others;
By East : Land of Nisith Kumar Agarwal & Others;
By West : Land of Puran Tamang.

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
SPO-Sri Rohit Poddar
Mallanpally, Siliguri
P.O & P.S - Siliguri
Dist: Darjeeling

Sunlight Tradecom Pvt Ltd
[Signature]
Director

LAND OWNERS/ FIRST PARTY

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

Panchnai Real Estate
[Signature]
Partner

Panchnai Real Estate
[Signature]
Partner

SECOND PARTY/DEVELOPER

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

[Signature] 12/07/21.

[DEBDIP DUTTA]
Advocate, Siliguri
Enrol. No. WB/762/ 2003



FINGER PRINTS OF

SRI NISITH KUMAR AGARWAL

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

Sunlight Tradecom Pvt Ltd

Nisith Kumar Agarwal
Director

Sunlight Tradecom Pvt Ltd

Nisith Kumar Agarwal
SIGNATURE
Director



FINGER PRINTS OF

SRI CHIRAG AGARWAL

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

Panchnai Real Estate

Chirag Agarwal
Partner

Partner

Panchnai Real Estate

Chirag Agarwal
SIGNATURE

Partner

FINGER PRINTS OF

SRI NISITH KUMAR AGARWAL



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

Panchnai Real Estate

Nisith Kumar Agarwal
Partner

Partner

Panchnai Real Estate

Nisith Kumar Agarwal
SIGNATURE

Partner



Sunlight Tradecom Pvt Ltd

Nishu Kumar Aggarwal

Director



Panchnai Real Estate
Visith Kumar Agarwal
Partner

Panchnai Real Estate
Chirag Agarwal
Partner




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



10082016

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 বাসিন্দা 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

आयकर विभाग
INCOME TAX DEPARTMENT

CHIRAG AGARWAL

MOHAN KUMAR AGARWAL

13/07/1993

Permanent Account Number

BCAPA6169H

Chirag Agarwal
Signature

भारत सरकार
GOVT. OF INDIA



05062012

Chirag Agarwal



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

SUNLIGHT TRADECOM PVT LTD

[CIN: U51900WB2008PTC124192]


Extracts of Minutes of the Proceeding of the Board Meeting of the Board of Directors of Sunlight Tradecom Pvt. Ltd., held at the registered office of the Company on 05th June, 2020, Resolved that Sri Nisith Kumar Agarwal, a Director of the Company be and is also hereby authorized, with respect to the below scheduled property:

1. To sign agreements, contracts, affidavits, and all other allied documents relating to the Company with local Authorities, Companies, Corporations, Firms, Governments, Semi-Government Departments or any other persons or Body Corporate etc. and to sign and to verify plaints, returns, statements, memorandum of appeals, petitions and applications of all kinds including affidavits and to file them in any court or office and any part of the Union of India and generally to do all such acts in connection with said agreements, contracts or pending suit or suits.
2. To demand, sue for, enforce payment of, recover, receive, collect, realize and give proper receipt and discharge for all monies, debts, goods, effects, securities for moneys, stocks, shares or other properties belonging to or hereinafter belong to our above Company whether from any Government Department, Local Authority, Corporation, Firm, Bank, Company or other person or body corporate or otherwise.
3. To commence, carry on, defending all actions and other proceedings concerning the said property of the Company.
4. To appear, sign and to act in all Courts, Civil, Revenue or otherwise whether original or appellate, in the registration Office, and in any office of the Government or District Board, Municipal Board or Panchayat or notified area or any other Local Authority in regards to matter relating to obtaining necessary approvals for LUCC, Fire NOC, Sanction of Building Plans and all allied matters for and on behalf of our Company.
5. To settle, compromise or compound cases, debts and claims, to confess judgments and to refer cases to arbitration.
6. To apply for, obtain and renew all licenses, permits etc, as may be necessary or requisite for the purpose of carrying on or developing the trade or business of the Company.
7. To prepare, sign and submit all returns and statements e.g. income tax, sales tax, professional tax, municipal tax, and bank return, declarations.

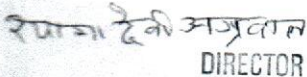
SCHEDULE OF LAND:-

ALL THAT PIECE OR PARCEL of vacant land measuring 0.16 Acre, appertaining to and forming part of L.R. Plot No.373 corresponding to R.S. Plot No.259, recorded in Khatian No.4044 (L.R.) & 2/1 (R.S.), within Mouza Panchnai, Pargana Patharghata, J.L. No. 29(Old) & 27(New), under P.S. Pradhan Nagar (Previously Matigara), within Gram Panchayat area, B.L. & L.R.O. Matigara, Sub-Division Siliguri, District- Darjeeling.

The aforesaid land is butted and bounded as follows:


By North : 20 feet wide ~~metre~~ road; 
By South : Land of Nisith Kumar Agarwal & Others;
By East : Land of Nisith Kumar Agarwal & Others;
By West : Land of Puran Tamang.

SUNLIGHT TRADECOM PVT. LTD.


DIRECTOR

(Shyama Devi Agarwal)

SUNLIGHT TRADECOM PVT. LTD.


DIRECTOR

(Sunil Kumar Agarwal)

SUNLIGHT TRADECOM PVT. LTD.


DIRECTOR

(Sanjiv Kumar Agarwal)

SUNLIGHT TRADECOM PVT. LTD.


DIRECTOR

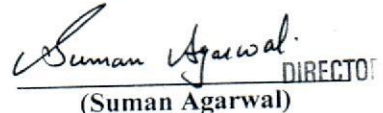
(Mamta Agarwal)

SUNLIGHT TRADECOM PVT. LTD.


DIRECTOR

(Nisith Kumar Agarwal)


SUNLIGHT TRADECOM PVT. LTD.


DIRECTOR

(Suman Agarwal)

Mittal Bhawan, Seth Srilal Market,
Siliguri- 734001, Dist. Darjeeling,
Ph:- 94347-55255

Sunlight Tradecom Pvt Ltd


Director

Major Information of the Deed

Deed No :	I-0403-04337/2021	Date of Registration	19/07/2021
Query No / Year	0403-2001130364/2021	Office where deed is registered	
Query Date	07/07/2021 8:00:05 PM	0403-2001130364/2021	
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. 48,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,000/- (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 ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-373 (RS :-)	LR-4044	Partnership Farm	Rupni	16 Dec	48,00,000/-	Width of Approach Road: 20 Ft.,
Grand Total :					16Dec	0 /-	48,00,000 /-



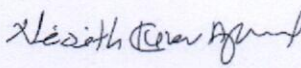


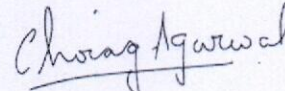
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Sunlight Tradecom Pvt Ltd Seth Srilal Market, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx2N,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 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

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Nisith Kumar Agarwal (Presentant) Son of Late Bhimraj Agarwal Date of Execution - 19/07/2021, , Admitted by: Self, Date of Admission: 19/07/2021, Place of Admission of Execution: Office	 Jul 19 2021 11:12AM	 LTI 19/07/2021	 19/07/2021
Shyama Kunj, Punjabi Para, 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 : Sunlight Tradecom Pvt Ltd (as director), Panchnai Real Estate (as partner)				
2	Name	Photo	Finger Print	Signature
	Shri Chirag Agarwal Son of Shri Mohan Kumar Agarwal Date of Execution - 19/07/2021, , Admitted by: Self, Date of Admission: 19/07/2021, Place of Admission of Execution: Office	 Jul 19 2021 11:13AM	 LTI 19/07/2021	 19/07/2021
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 : Panchnai Real Estate (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Jagmohan Poddar Son of Mr Rohit Poddar Millanpally, Siliguri, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005	 19/07/2021	 19/07/2021	 19/07/2021
Identifier Of Shri Nisith Kumar Agarwal, Shri Chirag Agarwal			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Sunlight Tradecom Pvt Ltd	Panchnai Real Estate-16 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:- 4044	Owner:সানলাইট টেক্সট প্রাইভেট লিমিটেড, Gurdian:পক্ষে: সুনীল কুমার আগরওয়াল, Address:মিতল ভবন শেঠ ব্রী লাল মার্কেট শিলিগুড়ি, Classification:বৃক্ষী, Area:0.16000000 Acre,	Sunlight Tradecom Pvt Ltd

On 19-07-2021

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.

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

Presented for registration at 11:03 hrs on 19-07-2021, at the Office of the A.D.S.R. BAGDOGRA by Shri Nisith Kumar 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 48,00,000/-

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

Execution is admitted on 19-07-2021 by Shri Nisith Kumar Agarwal, director, Sunlight Tradecom Pvt Ltd (Private Limited Company), Seth Srilal Market, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001; 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 Mr Jagmohan Poddar, , , Son of Mr Rohit Poddar, Millanpally, Siliguri, 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 19-07-2021 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 Mr Jagmohan Poddar, , , Son of Mr Rohit Poddar, Millanpally, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 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 12:09PM with Govt. Ref. No: 192021220027944448 on 09-07-2021, Amount Rs: 7/-, Bank: SBI EPay (SBlePay), Ref. No. 7104730219727 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. 7,000/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,000/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 2171, 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 09/07/2021 12:09PM with Govt. Ref. No: 192021220027944448 on 09-07-2021, Amount Rs: 2,000/-, Bank: SBI EPay (SBlePay), Ref. No. 7104730219727 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 116198 to 116217
being No 040304337 for the year 2021.



Digitally signed by YOGEN TSHERING
BHUTIA
Date: 2021.08.05 17:08:17 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2021/08/05 05:08:17 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)