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I- 1462/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

W 144120

CERTIFIED THAT THE DOCUMENT IS ADMITTED IN REGISTRATION.
 THE SIGNATURE SHEET AND THE ENGLISH AND HINDI STAMPS ATTACHED
 TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

Adl. District Sub-Registrar,
 Singuri-II at Bagdogra

09 MAR 2018 09 MAR 2018

Green Hill Industries (P) Ltd.

Harish Chandra
 Director

Shiv Shakti Lifespace

Manish Kumar Agnew
 Partner

DEED OF DECLARATION

THIS DEED OF DECLARATION MADE THIS THE 28th DAY OF
 FEBRUARY, TWO THOUSAND EIGHTEEN

BETWEEN

Contd....P/2.

Rajesh Singh

N. J. Stamp

SL. No. 799 Date 22.02.18

Sold to M/S GREEN HILL INDUSTRIES PVT. LTD.

of Kolkata

Value 50/- Rupees fifty only

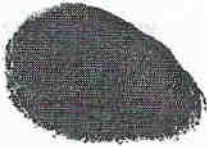
(Signature)

JAYABRATA BANIK

Govt. Stamp Vender
A.D.S.R. Office Bagdogra
L/No- 539-R.M/Darjeeling
Year 2007

Green Hill Industries (P) Ltd.

(Signature)
Director



2479

Green Hill Industries (P) Ltd.

(Signature)
Director



2480

Shiv Shakti Lifespace
Manish Kumar Agrawal

Partner



Babu Sanu Das
s/o - Manoj Kumar Das
Hawinpara

P.O. - Siliguri

P.S. - Siliguri

Dist. Darjeeling

Pin - 734001

(Signature)
Addl. Dist. Sub Registrar
Siliguri-1 at Bagdogra, Dist. Darjeeling

20 FEB 2018

M/S GREEN HILL INDUSTRIES PVT. LTD., a company registered under the Companies Act, 1956, having its registered office at 4A Pollock Street, 1st Floor, Room No. 101D, Swaika Centre, Kolkata – 700001, represented by its director Sri Hari Kishan Agarwal, Son of Late Balu Ram Agarwal, Hindu by Faith, Business by Occupation, resident of 4A Pollock Street, 1st Floor, Room No. 101D, Swaika Centre, Kolkata – 700001, - hereinafter called the "**DECLARANT**" (Which expression shall mean and include unless excluded by or repugnant to the context its director, its heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

A N D

M/S. SHIVSHAKTI LIFESPACE, a partnership firm, having its principal office at 4A Pollock Street, 1st Floor, Room No. 101D, Swaika Centre, Kolkata – 700001 and its administrative office at Mahismari, Patharghata Near Sunrise Eng. Medium School, P.O. Champasari, P.S. Matigara, District Darjeeling – 734003, represented by one of its partner Sri Manish Kumar Agarwal, Son of Sri Durga Prasad Agarwal, Hindu by Religion, Business by Occupation, Residing at 427, Nehru Road, Khalpara, P.O. Siliguri Bazar, Pin No. 734005, P.S. Siliguri, District Darjeeling - hereinafter called the "**SECOND PARTY/DEVELOPERS**" (Which expression shall mean and include unless excluded by or repugnant to the context its partners, its heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS the FIRST PARTY has entered into a Deed of Development Agreement being No. 6389 for the year of 2017, recorded in Book No. I, CD Volume No. 403, Pages from 133214 to 133233, and the same was registered at the office of the Additional District Sub-Registrar Bagdogra, and also executed a General Power of Attorney being No. IV-59, for the year of 2018, recorded in Book No. I, CD Volume No. 403, Pages from 915 to 928, and the same was registered at the office of the Additional District Sub-Registrar Bagdogra, unto and in favour of the SECOND PARTY.

A N D

WHEREAS now it appears that due to oversight and inadvertence, in Page No. 7 (Seven), in the Schedule of the said Deed of Development Agreement being No. 6389 for the year of 2017, the total Development land area measuring has been given as "80 Katha" instead of "92 Kathas 7 Chhatak 2 Sq. Ft." (As per their sanctioned building plan vide

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Soh

Green Hill Industries (P) Ltd.
Hemkishu Arya
Director

Shiv Shakti Lifespace
Hemkishu Arya
Partner

order No. 113/Champ/MPS, dated 30.10.2017, duly approved by Matigara Panchayet Samity), and also in Page No. 2 (Two) in the second Para, in Page No. 6 (Six) in the Schedule of the said General Power of Attorney being No. IV-59, for the year of 2018, the land measuring has been given as "80 Kathas" instead of "92 Kathas 7 Chhataks 2 Sq. Ft." (As per their sanctioned building plan vide order No. 113/Champ/MPS, dated 30.10.2017, duly approved by Matigara Panchayet Samity), but the other particulars including boundary, Mouza, Plot Number, Khatian Number etc. has correctly been written in the said Deed of Development Agreement and General Power of attorney.

A N D

WHEREAS in order to remove all doubt and further to avoid future disputes and complications it has become necessary to make a declaration about the said mistake to the effect that the correct and complete land measuring "92 Kathas 7 Chhataks 2 Sq. Ft." and not "80 Kathas" where the building is constructed as per building plan vide order No. 113/Champ/MPS, dated 30.10.2017.

NOW THESE PRESENTS WITNESSETH AS FOLLOWS:

- 1) It is hereby declared by the Declarant that they have entered into a Deed of Development Agreement being No. 6389 for the year of 2017, and the same was registered at the office of the Additional District Sub-Registrar Siliguri II at Bagdogra, and also executed a General Power of Attorney being No. IV-59 for the year of 2018, and the same was registered at the office of the Additional District Sub-Registrar Siliguri II at Bagdogra, unto and in favour of the SECOND PARTY/Developer.
- 2) That for all intents and purposes the area of land is mentioned at Page No. 7 (Seven), in the Schedule of the said Deed of Development Agreement, being No. 6389, for the year of 2017, will be read as "92 Kathas 7 Chhataks 2 Sq. Ft." and not "80 Kathas", and also the area of land mentioned at Page No. 2 (Two) in the second Para, in Page No. 6 (Two, Six) in the Schedule of the said General Power of Attorney, being No. IV-59, for the year of 2018, will be read as "92 Kathas 7 Chhataks 2 Sq. Ft." and not "80 Kathas"
- 3) That this Deed of Declaration shall be read as a part of the aforesaid Deed of Development Agreement being No. 6389 for

Ranjit Singh

the year of 2017 and shall be read as a part of the aforesaid General Power of Attorney being No. IV-59 for the year of 2018.

A separate sheet containing the finger print of the First Party / Declarant is annexed herewith forming part of these presents.

IN WITNESS WHEREOF the FIRST PARTY does hereunto set their hand on the day, month and year first above written.

WITNESSES:

1. Babu Sona Das,
S/o - Manoj Kumar Das,
Hakim Para
P.O. S.P.S. - Siliguri,
Dist. - Darjeeling,
Pin - 734001,

Shiv Shakti Lifespace
Munish Kumar Agrewal
Partner

Green Hill Industries (P) Ltd.

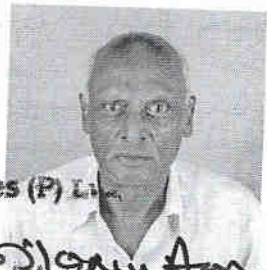
Heena Saha
Director

(SIGNATURE OF THE DECLARANT)

Drafted as per the instruction of the Executants, readover and explained to the parties by me and printed in my chamber:

2. Sandeep Paul
C/o IRA PAU
South Bazarat Nagra.
Debarshish Ghosh
Dist - Darjeeling
Siliguri - 734404.

Ranjit Singh
(SRI RANJIT SINGH)
Advocate, Siliguri
Enrolment No. F-1749/1983.



Green Hill Industries (P) Ltd.

Harsigam Arora
Director

FINGER PRINT SHEET

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



Shiv Shakti Lifespace

Manoh Kumar Aggarwal
Partner

Green Hill Industries (P) Ltd.
SIGNATURE *Manoh Kumar Aggarwal*
Director

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


SIGNATURE

Shiv Shakti Lifespace
Manoh Kumar Aggarwal
Partner



Shiv Shakti Lifespace




Manish Kumar Aggarwal
Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AEPPA5395F	
	नाम /NAME MANISH KUMAR AGARWAL	
	पिता का नाम /FATHER'S NAME DURGA PRASAD AGARWAL	
	जन्म तिथि /DATE OF BIRTH 21-07-1983	
हस्ताक्षर /SIGNATURE MANISH Kumar Agarwal		आयकर आयुक्त, प.ब.-III COMMISSIONER OF INCOME-TAX, W.B. - III


Shiv Shakti Lifespace
Manish Kumar Agarwal
Partner

आयकर विभाग
INCOME TAX DEPARTMENT
HARI KISHAN AGARWAL
BALU RAM AGARWAL
10/09/1942
Permanent Account Number
ACCPA3337J
Signature *Hari Kishan Agarwal*

भारत सरकार
GOVT. OF INDIA



23072015

Green  Industries (P) Ltd.
Hassan Singh
Director



Green Hill Industries (P) Ltd.

Healinder A

Director



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/04/025/0696212



Elector's Name : Agarwal Harikishan
নির্বাচকের নাম : আগরওয়াল হরিকিশন

**Father/Mother/
Husband's Name** : Bullaram

পিতা/মাতা/স্বামীর নাম : বুলরাম

Sex : Male

কিঙ্গ : পুরুষ

Age as on 1.1.1995 : 52

১.১.১৯৯৫ -এ বয়স : ৫২

Address

Guru Nanak Sarani

Siliguri

Darjeeling

ঠিকানা

গুরু নানক সরানী

শিলিগুড়ি

দার্জিলিং

Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For Siliguri Assembly Constituency

শিলিগুড়ি বিধানসভা নির্বাচন কেন্দ্র

Place : Siliguri

স্থান : শিলিগুড়ি

Date : 28.02.95

তারিখ : ২৮.০২.৯৫

213-331

Green Hill Industries (P) Ltd.

Harikishan Agarwal
Director



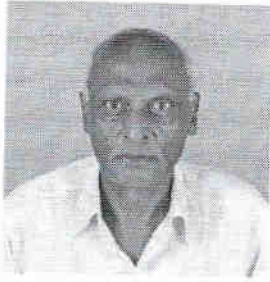

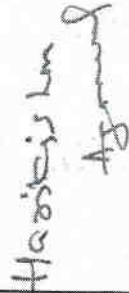




Government of West Bengal

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 04030000339557/2018

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 Hari Kishan Agarwal 4 A Pollock Street 1st Floor Room No. 101d , Swaika Centre Kolkata, P.O:- Kolkata, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Represent ative of Land Lord [Ms Green Hill Industries Pvt Ltd]			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri Manish Kumar Agarwal 427, , Nehru Road , Khalpara, P.O:- Siliguri, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734005	Represent ative of Developer [Ms Shivshakti Lifespac e]			
SI No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Shri BABU SONA DAS Son of Shri MANRANJAN DAS HAKIMPARA , SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734001	Shri Hari Kishan Agarwal			

(Sura) Lepcha

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

Major Information of the Deed

Deed No :	I-0403-01462/2018	Date of Registration	09/03/2018
Query No / Year	0403-0000339557/2018	Office where deed is registered	
Query Date	28/02/2018 6:33:16 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Chinmoy Sarkar Siliguri Court,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, No. : 9832063484, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 10,000/-	Rs. 61,57,938/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,040/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Mahismari

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-133	RS-749	Bastu	Rupni	6 Katha 7 Chatak 2 Sq Ft	5,000/-	31,87,938/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L2	RS-134	RS-749	Bastu	Rupni	6 Katha	5,000/-	29,70,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
		TOTAL :			20.5265Dec	10,000 /-	61,57,938 /-	
		Grand Total :			20.5265Dec	10,000 /-	61,57,938 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ms Green Hill Industries Pvt Ltd 4a Pollock Street 1st Floor Room No. 101d , Swaika, P.O:- Kolkata, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AABCG8412E, Status :Organization, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ms Shivshakti Lifespace Mahismari . Patharghata Near Sunrise Eng . Medium, P.O:- Champasari, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN - 734003 , Applied for Form 60, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Hari Kishan Agarwal (Presentant) Son of Late Bulu Ram Agarwal 4 A Pollock Street 1st Floor Room No. 101d , Swaika Centre Kolkata, P.O:- Kolkata, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Applied for Form 60 Status : Representative, Representative of : Ms Green Hill Industries Pvt Ltd (as DIRECOTR)
2	Shri Manish Kumar Agarwal Son of Shri Durga Prasad Agarwal 427, , Nehru Road , Khalpara, P.O:- Siliguri, P.S:- Matigara, District:- Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEFPA5395F Status : Representative, Representative of : Ms Shivshakti Lifespace (as PARTNER)

Identifier Details :

Name & address
Shri BABU SONA DAS Son of Shri MANRANJAN DAS HAKIMPARA , SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri Hari Kishan Agarwal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Ms Green Hill Industries Pvt Ltd	Ms Shivshakti Lifespace-10.6265 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Ms Green Hill Industries Pvt Ltd	Ms Shivshakti Lifespace-9.9 Dec

Endorsement For Deed Number : I - 040301462 / 2018

On 28-02-2018

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

Presented for registration at 11:55 hrs on 28-02-2018, at the Private residence by Shri Hari Kishan Agarwal ..

Major Information of the Deed :- I-0403-01462/2018-09/03/2018

ayment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,000/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 9,990/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 799, Amount: Rs.50/-, Date of Purchase: 22/02/2018, Vendor name: J Banik
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/03/2018 12:00AM with Govt. Ref. No: 192017180189306332 on 06-03-2018, Amount Rs: 9,990/-, Bank:
State Bank of India (SBIN0000001), Ref. No. 90113158 on 06-03-2018, Head of Account 0030-02-103-003-02



Suraj Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Major Information of the Deed :- I-0403-01462/2018-09/03/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2018, Page from 29877 to 29893
being No 040301462 for the year 2018.



Suraj Lepcha

Digitally signed by Suraj Lepcha
Date: 2018.03.09 14:33:01 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 09/03/2018 14:32:51
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)