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I- G389/17



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

W 178457

1/299031

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 ANY SIGNATURE SHALL BE VOID AND INVALID UNLESS ATTACHED  
 TO THIS DOCUMENT AND THE PARTS OF THIS DOCUMENT.

*[Signature]*  
 Asst. District Non-Judicial Registrar,  
 Shyambaidi of Bagdogra

14 DEC 2017

*[Signature]*  
 Director

Shiv Shakti Lifespace

*[Signature]*  
 Partner

Shiv Shakti Lifespace

*[Signature]*  
 Partner

Shiv Shakti Lifespace

*[Signature]*  
 Partner

**DEED OF DEVELOPMENT AGREEMENT**

*[Handwritten signature]*  
 Partner

Sl. No. 160 Date 05/12/17

Sold to Shiv Shakelide, spacer, Green Hills Ind. Pvt.  
of ~~Kolkata~~ Kolkata

Rs. 50/- (Rupees) B.H.

*Dibyendu Ghosh*

Dibyendu Ghosh  
Stamp Vender  
A.D.S.R. Bagdogra  
L.No. 544 / R.M



ADD: Dist. Sub Registrar  
Siliguri-II at Janglagra, Dist. Darjeeling

4 DEC 2017



Greenhill Industries Pvt. Ltd.

*Hari Kishan Agarwal*  
Director

Shiv Shakti Lifespace

*Manish Kumar Agarwal*  
Partner

Shiv Shakti Lifespace

*Manoj Kumar Agarwal*  
Partner

Shiv Shakti Lifespace

*Puran Sharma*  
Partner

**THIS DEED OF DEVELOPMENT AGREEMENT IS MADE ON THIS  
THE 5<sup>TH</sup> DAY OF DECEMBER, 2017.**

**BETWEEN**

**M/S GREEN HILL INDUSTRIES PVT LTD**, a company registered under The Companies Act, 1956 having its registered office at 4A Pollock Street, 1<sup>st</sup> Floor, Room No - 101D, Swaika Centre, Kolkata - 700 001, represented by its Director **SRI HARI KISHAN AGARWAL**, Son of Late Balu Ram Agarwal by faith Hindu, by occupation Business, resident of 4A Pollock Street, 1<sup>st</sup> Floor, Room No - 101D, Swaika Centre, Kolkata - 700 001 hereinafter referred to as the **LAND OWNER** of the **ONE PART**.

**AND**

**M/S. SHIVSHAKTI LIFESPACE**, a partnership firm having its principal place of business at 4A Pollock Street, 1<sup>st</sup> Floor, Room No - 101D, Swaika Centre, Kolkata - 700 001 and having its administrative office at Mahismari, Paribaghata Near Sunrise Eng. Medium School, P.O - Champasari, P.S. - Matigara, Dist Darjeeling - 734 003 constituted of and represented by its partners namely (1) **SRI MANISH KUMAR AGARWAL**, S/o. Sri Durga Prasad Agarwal, resident of 427 Nehru Road, Khalpara, P.S. - Siliguri Bazar, P.O. - Siliguri - 734005 (West Bengal), (2) **SRI MANOJ KUMAR AGARWAL**, S/o Sri Hari Kishan Agarwal resident of 4A Pollock Street, 1st Floor, P.O. - GPO, P.S. - Hare Street, Kolkata - 700001, and (3) **SRI PURAN SHARMA**, S/o Late Bhim Prasad Sharma, resident of Kalabari, Champasari, P.O. - Champasari, P.S. - Pradhan Nagar, Dist - Darjeeling - 734003 - hereinafter referred to as the **DEVELOPERS** which expressions shall unless excluded by or repugnant to the subject or context be deemed to included its partner's administrator, successors in interest representatives and assigns of the **OTHER PART**.

Whereas M/s Green Hill Industries Pvt. Ltd had purchased a land measuring 10.89 acres on 29<sup>th</sup> April, 2005 vide Deed No-2369 situated at Mouza - Mahismari, J L No 47, P S Matigara, Dist - Darjeeling, out of which M/s Shivshakti Lifespace is going to develop in 80 katha of the land as joint venture.

*Manoj Kumar Agarwal*  
*29/12/17*

Greenhill Industries Pvt. Ltd.  
*Hitesh Anand*  
Director

Shiv Shakti Lifespace  
*Manish Kishore Aggarwal*  
Partner

Shiv Shakti Lifespace  
*Manish Kishore Aggarwal*  
Partner

Shiv Shakti Lifespace  
*Paran Sharma*  
Partner

AND WHEREAS the LAND OWNER covenant that the aforesaid land property is in the exclusive possession of the LAND OWNER with absolute right, title and interest and is in marketable condition and the LAND OWNER have good right, full power and absolute authority and title to transfer the whole or the part of the said piece of land.

AND WHEREAS the LAND OWNER is interested in getting a multistoried Complex developed and constructed on the SCHEDULE - A property and to receive consideration on completion of project as a consideration in exchange for the value of the land.

AND WHEREAS the aforesaid DEVELOPERS offered to construct a Multistoried residential-cum-commercial Building on the land of the LAND OWNER hereinafter referred to as "THE BUILDING and to sell the built up area in the proposed multistoried building to prospective purchasers as may be found suitable by the DEVELOPERS.

AND WHEREAS certain terms and conditions were agreed to by and between the LAND OWNER and the DEVELOPERS with regard to the transfer of the said land by the LAND OWNER to the DEVELOPERS and with regard to the construction of the said multistoried building by the DEVELOPERS and with regard to disposal of the units and the parking spaces with other amenities and tenements therein. The parties hereto are desirous of recording into writing the terms of such agreement as hereunder:-

**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND THE PARTIES HERETO HEREBY AGREE AND DECLARE AS FOLLOWS:-**

That the LAND OWNER above named have agreed to entrust the rights to develop and construct multi-storied building consisting of Units, Flats, Parking spaces and tenements at the cost and expenses of the DEVELOPERS and the DEVELOPERS shall develop, prepare plan, construct and sell the Unit, Flats parking spaces, tenements and common spaces etc in the said proposed Building on the said SCHEDULE - A land.

That the LAND OWNER shall permit the DEVELOPERS to develop the aforesaid land by construction of a multi-storied Building upon the aforesaid land

*Manish Kishore Aggarwal*



Greenhill Industries Pvt. Ltd.  
Director

Shiv Shakti Lifespace  
Manish Kumar Singh  
Partner

Shiv Shakti Lifespace  
Ajay Kumar Singh  
Partner

Shiv Shakti Lifespace  
Rulan Sharma  
Partner

as mentioned in SCHEDULE -A subject to observance of the terms and conditions by the DEVELOPERS as mentioned herein below.

THAT the DEVELOPERS shall proceed expeditiously with site development, preparation of the plan of the building on the said land and submit the same to Matigara Panchayat Samity P.O.Kadamtala, Dist-Darjeeling or any other competent authority if required for sanction and approval. It is also agreed that the plan of multistoried building shall be prepared in the name of the DEVELOPERS.

THAT the DEVELOPERS agree and undertake to construct and to complete the construction of a multi-storied Building over the SCHEDULE -A Land and after construction to pay LAND OWNER 25% of amount received as sale proceeds from sale of the flats as a consideration of SCHEDULE -A LAND to the LAND OWNER.

That the LAND OWNER have agreed to furnish to the DEVELOPERS the document of title of the SCHEDULE -A land before applying for sanction of the plan to Matigara Panchayat Samity P.O. Kadamtala, Dist- Darjeeling and/or to any other competent authority. The LAND OWNER have produced before the DEVELOPERS all the documents of titles of the land. Further it is made clear that the LAND OWNER shall obtain up to date revenue rent receipt, and the same shall be handed over to the DEVELOPERS.

The LAND OWNER will execute a Power of Attorney in favour of the DEVELOPERS to enable it to follow-up with the Matigara Panchayat Samity P.O.Kadamtala, Dist- Darjeeling and/or any other competent authority for sanction of the building plan and for doing other incidental works and acts to expedite the construction work of the building but not for selling nor for entering into agreement for sale or letting out or transferring any land/unit nor for taking advance from any person for these or any other purposes.

The DEVELOPERS shall develop the premises and draw plan, and/or revised plan and shall have the right to book the built-up area to the intending purchasers at any rate whatsoever and to appropriate the same at its own cost and risk without creating any liability, charge upon the share of LAND OWNER and LAND OWNER shall be bound to execute, appropriate, sale deed/deeds in favour of DEVELOPERS or its nominee or nominees.

For the purpose of undertaking the construction of the aforesaid multi-storied building, the LAND OWNER shall permit the DEVELOPERS to enter into or

Manish Kumar Singh  
22/11/2019

Greenhill Industries Pvt. Ltd.  
Director

Shiv Shakti Lifespace  
Munish Kumar Aggarwal  
Partner

Shiv Shakti Lifespace  
Anil Kumar  
Partner

Shiv Shakti Lifespace  
Rohan Sharma  
Partner

upon the aforesaid land and on all portions thereof at all reasonable times and also to store building materials and equipments over the same after execution of this agreement. The DEVELOPERS shall be entitled to construct boundary wall, godown and to put up sign board and hoarding on the Schedule - A land.

**That the DEVELOPERS shall have the following rights:**

To act independently in constructing the said building at its own cost, expenses, risk and responsibility and shall keep the LAND OWNER indemnified from and against all damages, costs, actions, penalties proceedings or executions relating to or connected with the construction of the building. The LAND OWNER hereby authorizes the DEVELOPERS to do, if required, all legal acts, deeds, matters, things subject to other provisions of this agreement.

To have the plan of the proposed building prepared/revised/ amended or altered in accordance with rules and regulations of the concerned authorities with the permission, approval and sanction of the appropriate authorities and to do and sign all and any undertakings as may be necessary in connection with the approval and sanction of such plans at the cost of the DEVELOPERS.

To appoint architects, surveyors, engineers and contractors and other person/persons for contract/employment under the DEVELOPERS.

To make applications to the concerned authorities for obtaining electrical connections, water connections and permits or quotas for cement, steel and other controlled building materials as and when necessary.

The DEVELOPERS shall take all measures to protect the title, interest and right of the LAND OWNER. The advice of the LAND OWNER in this respect shall be obtained by the DEVELOPERS at all times at the cost of the DEVELOPERS.

To enter into agreements for sale/lease of Units and parking spaces, tenements in the said building to the purchasers except for the LAND OWNER'S share.

The LAND OWNER shall be bound to execute and register the appropriate deed or deed of transfer/sale of the undivided proportionate share of land in favour of the DEVELOPERS or its nominee/nominees subject to observance of the terms and conditions of this development agreement.

Munish Kumar  
25/1/2023



Greenhill Industries Pvt. Ltd.  
Director

Shiv Shakti Lifespace  
Partner

Shiv Shakti Lifespace  
Partner

Shiv Shakti Lifespace  
Partner

**That the LAND OWNERS hereby declares: -**

- a) That the area of the said land is 80 Kathas more or less as detailed in SCHEDULE -A LAND
- b) That the property is a free hold Raiyati land and the LAND OWNER have title to the same free from all encumbrances.
- c) That the LAND OWNER shall deliver the land to the DEVELOPERS free from all encumbrances.
- d) That no notice or notification for acquisition under the state for the time being in force has been received/served affecting the said property or any part thereof and the LAND OWNER are entitled to develop and or caused to be developed the said entire property.
- e) That there is no notice served by Matigara Panchayat Samity, P.O. Kadamtaki, Dist-Darjeeling or any other body or authority for set-back of acquisition of the said property or any part thereof.
- f) That there are no statutory claims, demands, attachments or prohibitory orders made by the taxation authorities, revenue authorities, Municipal or any Government or local bodies or authorities concerning or affecting the said property or any part thereof.

That all the expenses in respect of the said property from the date hereof shall be borne and paid by the DEVELOPERS who, however, shall not be liable for any of the expenses of the property relating to the period prior to the date hereof which shall be liability of the LAND OWNER.

The LAND OWNER hereby agrees that the purchaser of Unit/units shall be entitled to create equitable or legal mortgage of the proportionate land share and/or his/her unit for obtaining loan against the unit from any Bank or Financial Institution.

The LAND OWNER shall not in any way be responsible for meeting any statutory obligations including those in case of injury/death of any person caused in course of and out of execution of construction of this multi-storied building. All such responsibilities shall be born and met by the DEVELOPERS.

Manoj Das  
AD/18/19

Greenhill Industries Pvt. Ltd.  
Chairman

Shiv Shakti Lifespace

Manish Kumar Aggarwal  
Partner

Shiv Shakti Lifespace

Deep Jaiswal  
Partner

Shiv Shakti Lifespace

Ruman Sharmah  
Partner

The DEVELOPERS agree to hand over possession of the LAND OWNER allocations to the owner in a ready to use habitable condition duly completed in all respect prior to delivery of possession of any portion of the building to any other person whatsoever.

On the completion of the said building, the LAND OWNER, if so required by the DEVELOPERS, shall join in and execute all documents necessary for giving the buyers, title in their proportionate share of land and the DEVELOPERS will execute the said deed to convey their title within the built up portion in favour of the purchasers.

The LAND OWNER hereby irrevocably undertake not to sell, dispose, alienate the said SCHEDULE - A land or any part thereof save and except putting the DEVELOPERS in possession thereof for the purpose of development pursuant to this agreement with the ultimate object of exploiting the land for development by construction of multi-storied building as aforesaid. The LAND OWNER further undertake not to do any act, deed matter or thing which shall be in contravention of the declarations made by them in the preceding clauses till the maximum stipulated period of Three and half years from the date of approval of the plan by the Matigara Panchayat Samity, P.O. Kadamtala, Dist-Darjeeling. The DEVELOPERS similarly irrevocably undertakes not to create any adverse condition for the LAND OWNER.

That this agreement shall not be deemed to constitute a partnership of any sort between the parties hereto.

It is agreed that in case of any fine or penalty if imposed on the said building for any extra built-up-area constructed in excess of the sanctioned plan or for any breach of the terms of the sanction then the same shall be borne and paid by the DEVELOPERS alone.

**SCHEDULES ABOVE REFERRED TO**  
**SCHEDULE - A**  
**(Schedule of land of the LAND OWNER)**

All that piece & parcel of land measuring more or less 80 Kathas, situated within R.S Plot No. 134 & 133 corresponding to L.R. Plot Nos. 207 & 208, Khatian No. 749, Mouza - Mahishumari, J.L. No. 47, P.S - Pradhan Nagar, Dist. Darjeeling.

Manish Kumar Aggarwal  
22/1/18



**The land is butted & bounded as under :**

NORTH - 23 Feet Wide Road  
SOUTH - Land of Gulma Tea Estate  
EAST - Land of Green Hill Industries Pvt Ltd  
WEST - Land of Gulma Tea Estate

IN WITNESS WHEREOF the parties hereto of the FIRST PART/LAND OWNER and SECOND PART/DEVELOPERS hereinabove have set and subscribed their respective hands and seals on the day, month and year first above written in presence of witnesses.

WITNESSES:

1. SURENDER SHARMA  
S/o Sri Lalo Ram Sharma  
Punjabi Pura, Serabo Rd  
P.O. P.S. - Liliguri  
Dist - Darjeeling

2. Duman Lango  
S/o. Mansid Lango  
Gulma T.E.  
P.O. - Gulma  
P.S. - Pradhan Nagar  
Dist - Darjeeling  
West Bengal  
P.N. No. 734009

SIGNATURES <sup>Greenhill Industries Pvt. Ltd.</sup>

Hrishikesh Anil  
Director

<sup>Shiv Shakti Lifespace</sup>  
(LAND OWNER) First Party

1. Munish Kumar Agarwal  
Approver

2. Mangal Kumar  
<sup>Shiv Shakti Lifespace</sup>

3. Karan Sharma  
<sup>Shiv Shakti Lifespace</sup>  
Approver

(DEVELOPERS) Second Party,

Certified that this document is prepared in two copies both are exact copy of each other and first copy has been retained by the First Party/LAND OWNER and second copy has been retained by the Second Party/DEVELOPERS.

Munish Kumar  
Approver



ELECTION COMMISSION OF INDIA

उत्तरांचल निर्वाचन आयोग

IDENTITY CARD

चरित्रक पत्र

WB/04/025/0690212



Elector's Name निर्वाचक का नाम	Agarwal Harikishan आगरवाल हरिकिशन
Father/Mother/ Husband's Name	Bullaram
पिता/माता/पति का नाम	बुलराम
Sex	Male
लिंग	पुरुष
Age as on 1.1.1992	52
1.1.1992 का उमर	52

Address

Guru Namak Saroni  
Siliguri  
Darjeeling  
दरजन  
गुरु नामक सरोनी  
सिलिगुरी  
दार्जिलिंग

Electoral Registration Office  
निर्वाचक नोंदण कार्यालय

For Siliguri Assembly Constituency  
सिलिगुरी विधानसभा निर्वाचन क्षेत्र

Place	Siliguri
स्थान	सिलिगुरी
Date	28.02.95
दिनांक	28.02.95





भारतीय जनसंघ  
Bharatiya Jan Sangh



श्री मनीष कुमार आगरवाल  
Manish Kr. Agarwal  
पता : ६१३९६६६४, मधुबनी  
Address: Durg, Madhubani

संख्या: ६३०६ २१०७१ २०१  
Phone: 6139 6664 9865



आधार - साधारण मानुषेअ अधिकार

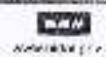
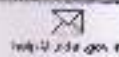


भारतीय जनसंघ  
Bharatiya Jan Sangh

बंगला - मधुबनी, जेठम बाजार  
पिनकोड - ६१३९६६ (मधुबनी)  
PC कोड - ६१३९६६  
मधुबनी

Address: 6139 6664 9865,  
NEHRU ROAD, 8, DURG  
BAZAR, DURG, MADHUBANI  
Bihar, India - 613966  
Madhubani, Bihar - 613966

6139 6664 9865





GOVERNMENT OF INDIA  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



भारत सरकार  
Unique Identification Authority of India  
Government of India

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No : 2016/00E73/07580

To  
Manoj Kumar Agarwal  
C/O Har Kishan Agarwal  
FLAT 83, TIRU MANI APARTMENT  
ASUTOSH CHOWDHURY AVENUE  
Ballygunge  
NEAR BIRLA MANDIR  
Ballygunge  
Kolkata Ballygunge  
West Bengal - 700019  
8434093422

Download Date : 24/03/2017  
Generation Date : 15/02/2017

Signature  
MANOJ KUMAR AGARWAL  
2016/00E73/07580



आपका आधार क्रमांक / Your Aadhaar No. :

9663 8948 6006

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Manoj Kumar Agarwal  
DOB: 25/12/1965  
MALE



9663 8948 6006

मेरा आधार, मेरी पहचान

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन अभिलेखिकरण द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रतिया प्राप्त करा हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आपका पहचान मेरे सरकारी और गैर सरकारी सेवाओं का आधा आधा मेरे उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार  
Unique Identification Authority of India

Address:  
C/O Har Kishan Agarwal FLAT  
83, TIRUMANI APARTMENT,  
ASUTOSH CHOWDHURY  
AVENUE, NEAR BIRLA MANDIR,  
Ballygunge, Ballygunge, Kolkata,  
West Bengal - 700019

9663 8948

6006














GOVERNMENT OF INDIA

UNIQUE IDENTIFICATION AUTHORITY OF INDIA
















Finger impression of Shri Hari Kishan Agarwal

		Thumb	Index	Middle	Ring	Little
 Hari Kishan Agarwal	Left hand					
	Right hand					

Greenhill Industries Pvt. Ltd.  
Signature

*Hari Kishan Agarwal*












Finger impression of Shri Manish Kumar Agarwal

		Thumb	Index	Middle	Ring	Little
 Manish Kumar Agarwal	Left hand					
	Right hand					

Shiv Shakti Lifespace  
Manish Kumar Agarwal  
Signature














Finger impression of Shri. Manoj Kumar Agarwal

		Thumb	Index	Middle	Ring	Little
 Manoj Kumar Agarwal	Left hand					
	Right hand					

Shiv Shakti Lifespace

  
Signature

Finger impression of Shri. Pawan Sharma

		Thumb	Index	Middle	Ring	Little
 Pawan Sharma	Left hand					
	Right hand					

Shiv Shakti Lifespace

  
Signature

## Major Information of the Deed

Deed No.	I-0403-06389/2017	Date of Registration	14/12/2017
Query No./Year	0403-1000399031/2017	Office where deed is registered	
Query Date	04/12/2017 3:44:43 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Khem Kumar Rai Siliguri Court, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832477061, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 2,29,15,200/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 40,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks			

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-134	RS-749	Bastu	Rupni	40 Katha	5,00,000/-	1,14,57,600/-	Width of Approach Road: 23 Ft.,
L2	RS-133	RS-749	Bastu	Rupni	40 Katha	5,00,000/-	1,14,57,600/-	Width of Approach Road: 23 Ft.,
TOTAL :					132Dec	10,00,000 /-	229,15,200 /-	
Grand Total :					132Dec	10,00,000 /-	229,15,200 /-	

### Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Ms Green Hill Industries Pvt Ltd</b> 4 A Pollock Street 1st Floor Room No- 101d Swaika, P.O:- Pollock Street, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001, Applied for Form 80, Status : Organization, Executed by: Representative, Executed by: Representative












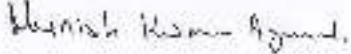


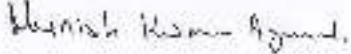


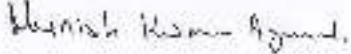


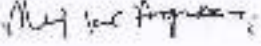


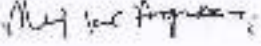


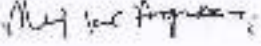


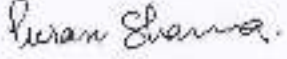


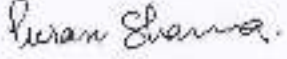


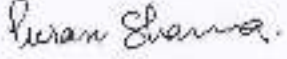
### Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>MS SHIVSHAKTI LIFESPACE</b> 4 A Pollock Street 1st Floor Room No. 101d Swaika, P.O:- Kolkata, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Applied for Form 80, Status : Organization, Executed by: Representative





**Representative Details :**

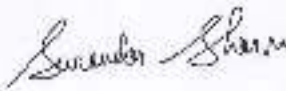
Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri Hari Kishan Agarwal (Presentant)</b>                      Son of Late Balu Ram Agarwal                      Date of Execution - 05/12/2017, , Admitted by: Self, Date of Admission: 05/12/2017, Place of Admission of Execution: Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Doc: 5 2017 1:48PM</td> <td>LTI 05/12/2017</td> <td>05/12/2017</td> <td></td> </tr> </tbody> </table> <p>4 A Pollock Street 1st Floor , Room No, 101d Swaika Centre Kolkata, P.O:- Pollock, P.S:- Park 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 DIRECTOR)</p>	Name	Photo	Finger Print	Signature	<b>Shri Hari Kishan Agarwal (Presentant)</b> Son of Late Balu Ram Agarwal Date of Execution - 05/12/2017, , Admitted by: Self, Date of Admission: 05/12/2017, Place of Admission of Execution: Office				Doc: 5 2017 1:48PM	LTI 05/12/2017	05/12/2017	
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Kalabari, Champasari, P.O:- Champasari, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN - 734002, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , Applied for Form 60 Status : Representative, Representative of : MS SHIVSHAKTI LIFESPACE (as PARTNERS)

**Identifier Details :**

Name & address	
Shri Surender Sharma Son of Shri Liluram Sharma Punjabi Para, 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, Shri Manish Kumar Agarwal, Shri Manoj Kumar Agarwal, Shri Purn Sharma	
	05/12/2017

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Ms Green Hill Industries Pvt Ltd	MS SHIVSHAKTI LIFESPACE-66 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Ms Green Hill Industries Pvt Ltd	MS SHIVSHAKTI LIFESPACE-66 Dec

**Endorsement For Deed Number : I - 040306389 / 2017**

**On 05-12-2017**

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

Presented for registration at 13:30 hrs on 05-12-2017, at the Office of the A.D.S.R. BAGDOGRA by Shri Hari Kishan Agarwal .

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,29,15,200/-

**Admission of Execution ( Under Section 53, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 05-12-2017 by Shri Hari Kishan Agarwal, DIRECTOR, Ms Green Hill Industries Pvt Ltd (Private Limited Company), 4 A Pollock Street 1st Floor Room No- 101d Swaika, P.O:- Pollock Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Shri Surender Sharma, , Son of Shri Liluram Sharma, Punjabi Para, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India. PIN - 734001, by caste Hindu, by profession Business





Execution is admitted on 05-12-2017 by Shri Manish Kumar Agarwal, PARTNER, MS SHIVSHAKTI LIFESPACE (Partnership Firm), 4 A Pollock Street 1st Floor Room No. 101d Swaika, P.O:- Kolkata, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Shri Surender Sharma, , Son of Shri Liluram Sharma, Punjabi Para, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Execution is admitted on 05-12-2017 by Shri Manoj Kumar Agarwal, PARTNERS, MS SHIVSHAKTI LIFESPACE (Partnership Firm), 4 A Pollock Street 1st Floor Room No. 101d Swaika, P.O:- Kolkata, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Shri Surender Sharma, , Son of Shri Liluram Sharma, Punjabi Para, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Execution is admitted on 05-12-2017 by Shri Puran Sharma, PARTNERS, MS SHIVSHAKTI LIFESPACE (Partnership Firm), 4 A Pollock Street 1st Floor Room No. 101d Swaika, P.O:- Kolkata, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Shri Surender Sharma, , Son of Shri Liluram Sharma, Punjabi Para, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

On 14-12-2017

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 12/12/2017 12:00AM with Govt. Ref. No: 192017180131631782 on 09-12-2017, Amount Rs: 7/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 12122017052 on 12-12-2017, 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 50/-, by online = Rs 39,950/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 160, Amount: Rs.50/-, Date of Purchase: 05/12/2017, Vendor name: D GHOSH  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 12/12/2017 12:00AM with Govt. Ref. No: 192017180131631782 on 09-12-2017, Amount Rs: 39,950/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 12122017052 on 12-12-2017, 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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2017, Page from 133214 to 133233

being No 040306389 for the year 2017.



Digitally signed by Suraj Lepcha  
Date: 2017.12.14 14:13:23 +05:30  
Reason: Digital Signing of Deed.

(Suraj Lepcha) 14/12/2017 14:13:03  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)

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