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I-2637



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 176967

0/611000/18

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

Adtl. District Registrar,
Siliguri-II at Bardoula

23 APR 2018

Robindran G. Sam

Jawan Gunning
TAPASITA RETAILS PVT. LTD.
Director

DEVELOPMENT AGREEMENT

Cont.... Page 2

Baran

Roburul Islam

Yaswan Kumar

- A. WHEREAS, the First party i.e. Md. Rabiul Islam is the absolute recorded owner in possession of a plot of land measuring 08 Decimal or 05 Kathas situated at Mouza Panchnai recorded in Khatian No. 774 appertaining to and being part of Plot No. R.S. 427 corresponding to L.R. Plot No. 425 morefully described in Schedule 'A' below by virtue of a Title Deed being No. 2735 for the year 2004 registered in the office of ADSR Siliguri-II at Bagdogra, District- Darjeeling, transcribed in Volume No. 71 at pages 115 to 122 for the year 2004.
- B. WHEREAS For the purpose of an integrated development of the schedule 'A' land the First Party decided to develop the said premise for the sake of convenience and enjoyment, and for that purpose approached the Developer herein to develop the said premise by constructing a multistoried residential building thereon, to which the Developer has agreed on the TERMS AND CONDITIONS stated hereunder.
- C. WHEREAS the First Party declares that the schedule 'A' land is free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever or howsoever.
- D. WHEREAS all costs, charges and expenses in connection with preparation of the building plan or plans for construction of the building at the schedule 'A' land, getting the same approved and / or sanctioned by the concerned authority and for completing the construction of the building at the said premise in accordance with the said plan or plans with or without any modification, shall be borne and met by the Developer.

Witnessed

Rehmanul Islam

Yaswan Kumar

- E. WHEREAS the owner has agreed to grant an exclusive right of development of the schedule 'A' land in favour of the Developer for the consideration and on the terms and conditions stated hereinafter. However, the Developer shall be at liberty to appoint Contractors, if required, for the development of the premises.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

ARTICLE -I - DEFINITIONS

In this Agreement, unless otherwise specifically mentioned -

- 1.1 Owner shall mean said MD. RABIUL ISLAM not only as owners but also as having whatsoever right, title or interest that he may have, had or has as Executor, Legatee, Trustee, Beneficiary or otherwise in respect of the said Premises described in the Schedule 'A' hereunder written and also his heirs, legal representatives, executors and assigns.
- 1.2 Developer shall mean the said "TAPASHYA RETAIL PVT. LTD" a private limited company and its successor or successors-in-office, executors and administrators and assigns including its directors and shareholders at all materials times.
- 1.3 Premises shall mean All that the entirety of the premises more fully and particularly described in the Schedule 'A' hereunder written.
- 1.4 Building shall mean the multi storied residential building with parking space as per the sanctioned building plan to be constructed at the said premises with the maximum Floor Area Ratio (FAR) available or



Robert Gibson

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Yusuf G. G. G.

permissible under the Rules and Regulations of the appropriate authority being prevailing as per the plan or plans to be sanctioned.

- 1.5 Unit shall mean the constructed area and/or spaces in the building or buildings intended to be built and/or constructed capable of being occupied and enjoyed separately as a distinct entity at the building or buildings to be constructed at the said premises.
- 1.6 Super built-up area shall mean the total constructed area which will include corridors, staircases, passageways, water tanks, reservoirs, together with the width of the walls and such other areas used for accommodating common services to the building's to be constructed at the said Premises.
- 1.7 Architect shall mean any person or other association of persons, whether incorporated or not, whom the Developer may appoint from time to time as the Architect of the building to be constructed at the said premises.
- 1.8 The Plan shall mean the plan or plans, elevation, designs, drawings and specifications of the building or buildings as shall be sanctioned by the sanctioning authority including modification or variation as per permission thereof which may be made from time to time.
- 1.9 Saleable Area shall mean the space or spaces in the new building available for independent use and occupation after making due provisions of common facilities and the space required thereof.
- 1.10 Owners' Allocation shall mean spaces inclusive of super built up area in different floors including the common facilities, together with all amenities in the said building as per the details given below :

Robert Gibson

Robert J. Stone

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FLOORS	OWNER'S ALLOCATION AS PER PRELIMINARY SKETCH MAP.
Ground Floor	Flat No. E
First Floor	Flat No. C
Second Floor	Flat No. A & C
Third Floor	Flat No. C
Parking Area	45 %

- 1.11 Developer's Allocation shall mean the remaining entire space in the respective floors inclusive of super built up area and common facilities, together with all amenities as per the plan or plans to be sanctioned which shall absolutely belong to the Developer after providing for the Owners' Allocation as aforesaid under this agreement. It is being expressly agreed that the owner or their legal heirs or representatives will not prevent the Developer from entering into any agreement for sale and transfer in respect of the Developer's Allocation which is fully described as under :-

FLOORS	DEVELOPER'S ALLOCATION
Ground Floor	Flat No. D
First Floor	Flat No. A & B
Second Floor	Flat No. B
Third Floor	Flat No. A & B
Parking Area	55 %

- 1.12 Transfer with its grammatical variations and cognate expression shall include transfer by delivery of possession and by any other means adopted for effecting what is understood as a transfer of space in a



Robert G. Lee

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Yaswan Gung

multi-storied building to purchasers thereof although the same may not amount to a transfer in law.

1.13 Transferee shall mean a person, persons, Firm, Limited Company, Association of persons to whom any space and/or unit in the building to be constructed at the said premises has been transferred.

1.14 Words importing singular shall include plural and vice versa.

1.15 Words importing any gender shall include all the other genders, i.e., masculine, feminine and neuter genders.

ARTICLE II - COMMENCEMENT

2.1 This Agreement shall be deemed to have commenced on and with effect from the date of its execution and registration.

ARTICLE III - OWNERS' RIGHTS & REPRESENTATIONS

3.1 The Owner is absolutely seized and possessed or otherwise well and sufficiently entitled to all that the entirety of the said land and premise, more fully and particularly described in the Schedules hereunder written.

3.2 Excepting the Owner no other person or persons shall have any claim or interest and/or demand over and in respect of the said premise and/or any portion thereof.

Robert G. Lee

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- 3.3 The said premise is free from all encumbrances, lien, lispendences, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.
- 3.4 There is no vacant land at the said premise within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976.
- 3.5 There is no bar, legal or otherwise, for the Owner to obtain the certificates, sanctions, consents or permissions that may be required for transferring the proportionate undivided share or interest in the land contained at the said premise to the respective purchasers of flats and/or units in the new building/s to be constructed at the said premise.
- 3.6 There is at present no subsisting agreement for sale and/or development of the schedule 'A' land with any other party or parties by the Owner or any person claiming under him.
- 3.7 It is agreed and understood by and between the parties hereto that the Owner shall sign all such forms and papers as would be required by the Developer for the purpose of obtaining such clearance certificates for transfer of the undivided proportionate share of land pertaining to the area falling under the Developer's Allocation at the cost and expenses of the Developer.

ARTICLE IV - DEVELOPER'S RIGHTS

- 4.1 The Owner hereby grant, subject to the provisions contained herein, exclusive right to the Developer to build upon and to commercially exploit the schedule 'A' land or the said Premise and construct the new building at the said premises in accordance with the plan or plans to be sanctioned by the appropriate authority with or without any

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modification and/or amendment thereto made or caused to be made by the parties hereto.

4.2 All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer at its own cost and shall be signed by the Owner and/or the Developer (through duly authorized representative in that behalf) and submitted by the Developer at the Developer's own costs and expenses for sanction. All costs, charges and expenses required to be paid or deposited for submission of such plan or plans to the authorities shall be borne and met by the Developer PROVIDED HOWEVER that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposits made by the Developer in connection therewith. It is also agreed herein that the original copy of the final sanctioned plan shall remain with the landlord/owner.

4.3 Nothing in these presents shall be construed as any assignment creating any charge or conveyance in law by the Owner of the said premise or any part thereof to the Developer or as creating any right, title or interest in respect thereof to the Developer other than an exclusive and irrevocable license to the Developer to commercially exploit the same in terms hereof and to deal with the Developer's allocation in the new building to be developed at the said premise in the manner hereinbefore and hereinafter stated.

ARTICLE V - CONSIDERATION

5.1 In consideration of the owner allowing the Developer to develop the said premise the Developer shall allocate part of the constructed building

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inclusive of super built up area and other amenities and common facilities to the Owner as Owners' Allocation as defined in Article 1.10 hereinabove.

ARTICLE VI - PROCEDURE

6.1 The Owner / First Partyt shall grant a Power of Attorney in favour of Developer, if necessary, on mutual consent for obtaining necessary permissions and/or sanctions from different authorities in connection with the development of the new building at the said premise and also for pursuing and following up the matter with the Siliguri Jalpaiguri Development Authority (SJDA), Block Development Office (BDO) or other statutory authorities and for all other matter concerning or related to the project of development which shall remain in force until completion of the project finally.

6.2 The Developer shall not start any work or construction of the building in the schedule 'A' land until and unless the building plan is sanctioned by the sanctioning authority and or any other concerned authority.

ARTICLE VII - SPACE ALLOCATION

7.1 Upon finalization of the plan for construction of the new building at the said premise, the Parties hereto shall earmark the Owners' Allocation as stated hereinabove.

7.2 The Developer shall on completion of the new building, put the Owner in undisputed possession of the Owner's allocation together with all rights in common in the common portions and common facilities.

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David J. H.

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- 7.3 Subject to as aforesaid, the common portion of the said new building and open spaces of the building shall belong to the Owner and Developer in proportion to their sharing ratios.
- 7.4 The Owner shall be entitled to own, enjoy, possess, transfer or otherwise deal with the Owners' allocation in the new building as per his will, subject to the conditions laid down elsewhere in this agreement.
- 7.5 The Developer shall subject to the provisions herein contained, be exclusively entitled to the Developer's Allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest whatsoever therein of the Owner and the Owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.
- 7.6 In so far as necessary, all dealings by the Developer in respect of construction and completion of the new building shall be in the name of the Owner for which purpose the Owner undertakes to give Power of Attorney in a form and manner reasonably required by the Developer.
- 7.7 The Owner shall execute the Deed (s) of Conveyance in respect of the proportionate undivided share or interest in the land and the Developer's Allocation portions in favour of the Developer or its nominee or nominees in such part or parts as shall be required by the Developer from time to time.
- 7.8 In case the owners want to retain any portion of the Developers allocation, they will have to pay the existing market rate in sq. ft. including the super built-up area to the developer for such portion and vice versa.

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ARTICLE VIII - BUILDING

- 8.1 The Developer shall at its own costs, construct erect and complete the new building at the said premise in accordance with the sanctioned plan with good and standard materials as may be specified by the Architects and as set out in Schedule 'B' hereunder written. The new building shall be of residential and features permissible under the rules and regulation applicable to the said premises as may be approved by the Siliguri Municipal Corporation.
- 8.2 Subject to as aforesaid, the decision of the Developer and the architect regarding the quality of the materials and the specification as stated in the Schedule 'B' hereunder shall be final and binding upon the parties hereto.
- 8.3 The Developer shall install and erect in the said new building, at its own costs, pumps, tube-well, water storage tanks, rain water pipes, light, sanitation system, electrical wiring, switch-gear, transformers, generators, water pumps, lift (elevator), drainage system and other facilities as are required to be provided in a multi-storied building in Siliguri having self-contained units / flats / shops and constructed for sale of constructed areas therein on ownership basis and as mutually agreed to.
- 8.4 The Developer shall be authorized in the name of the Owner so far as is necessary, to apply for and obtain temporary and permanent connections of water, electricity power, to the new building and other inputs and facilities like drainage and sewerage required for the
- Edmund J. G. G.*

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construction and enjoyment of the building. All costs charges and expenses therefor shall be borne and met by the Developer.

8.5 The Developer shall at it's own costs and expenses, construct and complete the said new building and various units, therein in accordance with the sanctioned building plan/s and any amendment thereto or modification thereof made or caused to be made by the Developer.

8.6 All costs, charges and expenses, including architect's fees during the construction of the building at the said premise shall be borne by the Developer and the Owner shall bear no responsibility in this context, provided that the Owner shall perform all the obligations required by him under this Agreement in a diligent and sincere manner.

ARTICLE IX - COMMON FACILITIES

9.1 The Developer shall pay and bear all Panchyat / Municipality / Corporation taxes, insurance premiums and other statutory outgoings as would be levied by the Government or any statutory authorities in respect of the said premise accruing on and from the date of handing over vacant possession by the Owner to the Developer, till the date of the Owner receiving the Owners' Allocation as stated herein in the new building and thereafter the Developer and/or it's nominee or transferees shall bear such taxes, fees, etc., in respect of the Developer's Allocation only.

9.2 As soon as the new building is completed, the Developer shall give notice to the Owner requiring the Owner to take possession of the Owner's Allocation in the building and after 15 (fifteen) days from the date of service of such a notice and at all times thereafter, the Owner

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shall be exclusively responsible for payment of all municipal and property taxes, rates, duties, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said Rates") with effect from the date of delivery of possession of the said Owners' Allocation, payable in respect of the said Owners' Allocation, the said rates to be apportioned pro-rata with reference to the saleable space in the building if they are levied on the building as a whole.

9.3 The Owner and the Developer shall punctually and regularly pay for their respective allocations the said rates to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and the Developer and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be, consequent upon a default by the Owner or the Developer in this behalf.

9.4 As and from the date of service of notice of possession, the Owner shall also be responsible to pay and bear and shall forthwith pay on demand to the Developer the proportionate service charges in respect of the new building which will be fixed and/or determined mutually from time to time for the common facilities in the new building payable in respect of the Owners' Allocation. The said charges include proportionate share of premium for the insurance of the building if any, water, fire and scavenging charges and taxes, light, sanitation, maintenance, operation, renovation, replacement, repair and renewal charges and management of the common facilities, renovation, replacement, repair and maintenance charge and expenses for the building and of all common wiring pipes, electrical and mechanical equipment switch-gear,

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transformers, generators, pumps, motors and other electrical and mechanical installations, appliances, and equipment, stairways, corridors, halls, passageways, pathways and other common facilities whatsoever as may be mutually agreed upon from time to time PROVIDED THAT if additional insurance premium is required to be paid for the insurance of the building by virtue of any particular use and/or in the accommodation with the Owners' Allocation or any part thereof or any additional maintenance or repair is required for the Owners' Allocation by virtue thereof, the Owner shall be exclusively liable to pay and bear the additional premium and/or maintenance or repair charges, as the case may be.

- 9.5 The Owner shall not do any act, deed or thing whereby the Developer shall be prevented from construction and completion of the said new building at the said premises.

ARTICLE X - COMMON RESTRICTIONS

- 10.1 The Owners' Allocation in the new building at the said premise shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new building intended for the common benefits of all occupiers of the new building which shall include the following.

- 10.2 The Owner/Developer shall not use or permit to use the Owners' Allocation/Developer's Allocation in the new building or any portion therefor for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupiers of the new building.

~~Robert J. G.~~

*Robert John**Yusuf Gungor*

10.3 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent of the other in writing in this behalf.

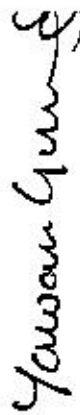
10.4 Neither party shall transfer or permit transfer of their respective allocations or any portion thereof unless :-

- a) Such party shall have observed and performed all terms and conditions on their respect to be observed and/or performed, and
- b) The proposed transferees have given a written undertaking to be bound by the terms and conditions hereof and to duly and promptly pay all and whatsoever which shall be payable in relation to the area in his possession.

10.5 Both the parties shall abide by all Laws, Bye-Laws, Rules and Regulations of the Government, Local Bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said Laws, Bye-Laws, Rules and Regulations.

10.6 The respective allottees shall keep the interior and walls, sewers, drains . pipes and other fittings and fixtures and appurtenances and floor and ceiling etc, in each of their respective allocations in the new building in good working condition and repair and in particular so as not to cause any damage to the new building or any other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequences of any breach.



- 10.7 The parties hereto shall not do or cause or permit to be done any act or thing which may render void or voidable any insurance of the new building or buildings or any part thereof and shall keep each other and other occupiers of the said building harmless and indemnified from and against the consequences of any breach.
- 10.8 No goods or other items/materials shall be kept by the Owner or by the Developer for display or otherwise in the corridors or other places for the common use in the new building and no hindrance shall be caused in any manner in the free movement in the corridors and other places for common use in the new building and in case any such hindrance is caused, the Developer or the Owner, as the case may be, shall be entitled to remove the same at the risk and cost of the other.
- 10.9 Neither party shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the new building or in the compounds corridors or any other portion or portions of the new building.

ARTICLE XI - OWNER'S OBLIGATIONS

- 11.1 The Owners hereby agrees and covenant with the Developer not to cause any interference or hindrance in the construction of the new building at the said premises by the Developer.
- 11.2 The Owners hereby agree and covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, and/or disposing of any part of the Developer's Allocation in the new building.



*Richard J. Stone**Yawan Gung*

- 11.3 The Owners hereby agree and covenant with the Developer not to let out, mortgage, and/or charge the said premise or any portion thereof without the consent in writing of the Developer during the period of construction. However, the Owner shall always have the right to enter into agreement for sale/lease and transfer in respect of the Owners' Allocation only with the consent of the developer during the period of the construction work and only after the completion of the construction work and handing over the possession of the Owners' Allocation and fulfillment of all the obligations under this agreement and /or any further agreement, the Owners shall be entitled to deal with or dispose of the portion of the Owners' Allocation .

ARTICLE XII - DEVELOPER'S OBLIGATIONS

- 12.1 The Developer hereby agrees and covenants with the Owner to complete the construction of the new building at the said premise in terms of the sanctioned plan/s within a period of 24 (twenty four) months from the date of obtaining the sanctioned Plan from the sanctioning authority and upon obtaining the possession of the said premise from the Owner for the purpose of development. Such period shall however exclude any delay which does not occasion due to any fault or negligence on the part of the Developer in the course of construction.
- 12.2 The Developer hereby agrees and covenants with the Owner not to do any act deed or thing whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of any of the Owners' Allocation in the new building at the said premise, subject to the terms and conditions herein contained .

Richard J. Stone

*Robert J. J.**Yawen G.*

- 12.3 That if the Developer fails to complete the construction of the new building at the said premise within the time specified hereinabove in that event the developer shall pay to the owner a fixed sum of Rs. 5000/- (Rupees five thousand) only per month towards compensation until the construction of the new building effective from the date when the stipulated 24 months ends.
- 12.4 That the Developer shall construct a new well in the premise as an alternative source of water for common use.
- 12.5 That after completion of the construction work the developer shall be bound to supply the completion certificate of the newly constructed building to the owner.
- 12.6 That in case the owner faces any loss or damage due to violation in construction done by the developer in that case the developer shall sufficiently compensate the owner for such damage or loss.

ARTICLE XIII - OWNERS' INDEMNITY

- 13.1 The Owner hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbance provided the Developer performs and fulfills all the terms and conditions herein contained and on its part to be observed and performed.
- 13.2 The Owner hereby undertake to keep the Developer indemnified against all third party claims and actions against the said premise in respect of the Owners' allocation and Developer's Allocation at the said premise.

Robert J. J.

ARTICLE XIV - DEVELOPER'S INDEMNITY

- 14.1 The Developer hereby undertake to keep the Owner indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relating to or arising out of the construction of the said building at the said premise.
- 14.2 The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premise.

ARTICLE XV - MISCELLANEOUS

- 15.1 The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as a Partnership between the Developer and the Owners or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an Association of Persons.
- 15.2 It is understood that from time to time to facilitate the construction of the new building at the said premise by the Developer, various deeds / documents, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been made herein and the Owner hereby undertake to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the Owner

Robert John
Yawan Gung

shall execute any such additional Power(s) of Attorney and/or authority as may be required by the Developer for the purpose and the Owner also undertake to sign and execute all such additional applications and other documents as the case may be, provided that all such acts, deeds, matters and things do not in any way infringe the right of the Owner and/or go against the spirit of this Agreement.

15.3 Any notice required to be given by the Developer shall without prejudice to any other mode of service available, be deemed to have been served on the Owner, if delivered by hand and duly acknowledged or sent by pre-paid Registered Post with acknowledgement due and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by pre-paid Registered post with acknowledgement due to the Office of the Developer.

15.4 The Developer and the Owner shall mutually frame Scheme for the management and administration of the said building at the said premise and/or common part thereof. The Developer and the Owner hereby agree to abide by all the Rules and Regulations of such Management/Society/Association/Holding Organization and hereby give their consent to abide by the same.

15.5 As and from the date of completion of the new building, the Developer and/or its transferees and the Owner and/or his transferees shall each be liable to pay and bear proportionate charges on account of all taxes payable in respect of their allocations.



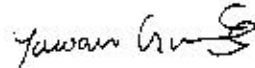
15.6 If by virtue or any change in law, the concerned authority allows any further construction to be made on the terrace of the newly constructed

Robert John

Proper Details :**Name, Address, Photo, Finger print and Signature****1 Tapashya Retail Pvt. Ltd.**

Old Electricity Building, Judge Bazar, P.O:- Darjeeling, P.S:- Darjeeling, Darjeeling, District:-Darjeeling, West Bengal, India, PIN - 734101, PAN No.:: AAFCT5728C, Status :Organization, Executed by: Representative

Representative Details :

1			
Mr Yawan Gurung Son of Mr Omkar Gurung Date of Execution - 20/04/2018, , Admitted by: Self, Date of Admission: 20/04/2018, Place of Admission of Execution: Office			
Apr 20 2018 3:10PM	LT 20/04/2018	20/04/2018	
Old Electricity Building, Judge Bazar, P.O:- Darjeeling, P.S:- Darjeeling, Darjeeling, District:-Darjeeling, West Bengal, India, PIN - 734101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Tapashya Retail Pvt. Ltd. (as Managing Director)			

Identifier Details :**Mr Sushant Bhusal**

Son of Mr Tek Bahadur Bhusal

Dr Zakir Hussain Busty, P.O:- Darjeeling, P.S:- Darjeeling, Darjeeling, District:-Darjeeling, West Bengal, India, PIN - 734101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Md Rabiul Islam, Mr Yawan Gurung

	20/04/2018
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Sl.No	From	To, with area (Name-Area)
1	Md Rabiul Islam	Tapashya Retail Pvt. Ltd.-8.25 Dec

Major Information of the Deed :- 1-0403-02637/2018-23/04/2018

and Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Panchani

L1	LR Plot No:- 425(Corresponding RS Plot No:- 427), LR Khatian No:- 774	Owner:রবিউল ইসলাম, Gurdian:মহঃ মুজফ্ফর রহমান, Address:দামড়াগ্রাম, Classification:রূপনী, Area:0.08000000 Acre,
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Endorsement For Deed Number : 1 - 040302637 / 2018

Presented for registration at 14:06 hrs on 20-04-2018, at the Office of the A.D.S.R. BAGDOGRA by Md Rabiul Islam, Executant.

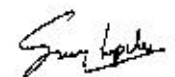
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 33,41,250/-

Execution is admitted on 20/04/2018 by Md Rabiul Islam, Son of Md Muzaffar Rahaman, Damragram, P.O: Matigara, Thana: Matigara, Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by Profession Business

Indetified by Mr Sushant Bhusal, Son of Mr Tek Bahadur Bhusal, Dr Zakir Hussain Busty, P.O: Darjeeling, Thana: Darjeeling, City/Town: DARJEELING, Darjeeling, WEST BENGAL, India, PIN - 734101, by caste Hindu, by profession Business

Execution is admitted on 20-04-2018 by Mr Yawan Gurung, Managing Director, Tapashya Retail Pvt. Ltd. (Private Limited Company), Old Electricity Building, Judge Bazar, P.O:- Darjeeling, P.S:- Darjeeling, Darjeeling, District:- Darjeeling, West Bengal, India, PIN - 734101

Indetified by Mr Sushant Bhusal, Son of Mr Tek Bahadur Bhusal, Dr Zakir Hussain Busty, P.O: Darjeeling, Thana: Darjeeling, City/Town: DARJEELING, Darjeeling, WEST BENGAL, India, PIN - 734101, by caste Hindu, by profession Business



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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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 20/04/2018 10:12PM with Govt. Ref. No: 192018190224560041 on 20-04-2018, Amount Rs: 7/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00OPALD1 on 20-04-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- 1-0403-02637/2018-23/04/2018