

6. 1222

I-1131/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 821759

By
19/02/2021
D/w 350925

B. R. REAL ESTATE PVT. LTD.

Dir. floor

Devi Prasad

Panchnai Real Estate

Partner

Chiranj Agastya

Panchnai Real Estate

Partner

Devi Prasad

DEVELOPMENT AGREEMENT

THIS AGREEMENT IS MADE ON THIS THE 16th DAY OF
FEBRUARY, 2021

WHEREBY THAT THE DOCUMENT IS ADMITTED TO REGIS. KATHUN
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

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

19 FEB 2021

Contd.....P/2



NON JUDICIAL STAMP

S. No. 1152 Dated 15/02/2021

Sold To P.R. Real Estate Pvt. Ltd.

Address 8/1

Stamp Value of Rs. 100/- Rupees Hundred

R. Chaki
(RITA CHAKI)
Stamp Vendor
Licence No. 347/RM
A.U.S.R. Office, Baguogra
Darjeeling



Addl. Dist-Sub Registrar
A.U.S.R. Office, Baguogra, Dist Darjeeling

19 FEB 2021

19 FEB 2021

B. R. REAL ESTATE PVT. LTD
Director

Panchnai Real Estate
Partner

Panchnai Real Estate
Partner

B.R.REAL ESTATE PVT LTD, [I.T. PAN: AADCB2220K], a Private Limited Company, Incorporated under the Companies Act 1956, bearing its Corporate Identity No. U70101WB2007PTC117799 2007-2008, dated 13.08.2007, having its registered Office at Neelkamal Plaza, Hill Cart Road, Siliguri, District Darjeeling, represented by one of its Director, **SRI NISITH KUMAR AGARWAL**, son of Late Bhimraj Agarwal, Hindu by Religion, Indian by Nationality, Resident of Punjabipara, P.O Hyderpara, P.S Bhaktinagar, District Jalpaiguri - hereinafter called the "LAND OWNER/FIRST PARTY" (which expression shall unless excluded by or repugnant to the context be deemed to include its directors, executors, successors, representatives administrators and assigns) of the "ONE PART".

A N D

PANCHNAI REAL ESTATE, [I.T. PAN: AAWFP2169H], a Partnership Firm having its Registered Office at Opp. 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. & 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 Hyderpara, 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 above named First Party i.e. B.R. REAL ESTATE PVT LTD had purchased land measuring 0.53 Acres from Sri Ashok Prasad Sah and Sri Lalji Prasad Sah, both sons of Late Surjyanath Prasad Sah, by virtue of three Separate Registered Deeds of Conveyance, being document Nos. I- 7783, I- 7784 and I-7785, all for the year 2015 and the same were registered in the office of the Additional District Sub-Registrar Siliguri-II at Bagdogra, in the District of Darjeeling.





19 FEB 2021

B.R. REAL ESTATE PVT. LTD

Director

Panchnai Real Estate

Partner

Panchnai Real Estate

Partner

WHEREAS above named B.R.REAL ESTATE PVT LTD. had also purchased land measuring 0.02 Acres from Sri Ashok Prasad Sah and Sri Lalji Prasad Sah, both sons of Late Surjyanath Prasad Sah, by virtue of a Registered Deed of Conveyance, dated 05.08.2016, being document No. I- 5129, for the year 2016 and the same was registered in the office of the Additional District Sub-Registrar Siliguri-II at Bagdogra, in the District of Darjeeling.

AND WHEREAS in the manners aforesaid the above named B.R. REAL ESTATE PVT LTD. became the owner of land measuring 0.55 Acres and the said land is fully described in Schedule below.

AND WHEREAS the First Party being interested in constructing a multistoried residential building on the land fully described in Schedule below approached the Second Party to construct a multistoried residential building on the said land and the Second Party has also agreed to the offer of the First Party to construct a multistoried residential 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 building the plan prepared for which will be/is approved by the appropriate authority at their own cost.





Adit. Dy. S. K. Nataraj
Signature of the Dy. S. K. Nataraj

19 FEB 2021

B. R. REAL ESTATE PVT. LTD
Director
Alexith Chatterjee

Panchnai Real Estate
Partner
Ching Agrawal

Panchnai Real Estate
Partner
Alexith Chatterjee

3. THAT any modification in the plans, elevations, designs, drawings and specifications approved from the appropriate authority will be at the cost of the Second party.

4. THAT the First Party undertakes to signify his consent to the plans, elevations, designs, drawings, specifications etc. as proposed by the Second party and to sign it and all other incidental and necessary papers for approval of the building plan.

5. That out of the total constructed area, the First party/Land owner is entitled to Sale proceeds of 6000 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 building shall belong to the Developer/Second Party without any objection from the land owner.

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 6000 Sq.Ft. (super-built up area) to the First Party.

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 submit the L.U.C.C. of the proposed building to the appropriate authority for obtaining sanctioned building plan within one month from the date of execution of this agreement and 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





Adlt. Insp. Sub Registrar
Shanabad at Howrah, Dist. Durgaching

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B. P. REAL ESTATE PVT. LTD

Kishor Chandra Agarwal
Director

Panchnai Real Estate

Chirag Agarwal
Partner

Panchnai Real Estate

Kishor Chandra Agarwal
Partner

circumstances. The construction work of building will be started within one month after approval of the building plan subject to the fact that the Second Party is given vacant possession of the said land by the first Party on or before the date of sanctioning of the building plan.

9. THAT the Second Party shall be entitled to realize and receive any advances, sale consideration, baina, salami, premium, rent, lease premium, lease rent or in other form from any party against sale, lease, tenancy, etc., in respect to the entire constructed/saleable Area.

10. THAT the First Party also undertake to execute a Irrevocable Registered Power of Attorney in favour of the second party for occupation, sale, gift, mortgage, let-out, lease-out, exchange or transfer/assign otherwise the entire constructed/saleable Area.

11. THAT the first parties apart from the power of attorney shall also execute all necessary papers and documents from time to time as may be required by the second party for construction of the said complex and transfer of the title with respect to the entire constructed/saleable Area., in favour of the second party or any person/s to the choice of the second party and the second party will sign as confirming party/developer in the said Deed of Transfer.

12. THAT all the cost of transfer of title, i.e., stamp duty, registration fee, etc. for transfer of the entire constructed/saleable Area shall be borne by the second party and/ or its nominee/s or intending purchaser/s.

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

Page 5 of 8





Adl. Dir. Sub Registrar
sitguri-II at Bagura, Dist Darjeeling

19 FEB 2021

B. R. REAL ESTATE PVT. LTD.

Nishith Chaur Singh
Director

Panchnai Real Estate

Chirag Agarwal
Partner

Panchnai Real Estate

Nishith Chaur Singh
Partner

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 his own cost.

16. THAT all taxes and dues payable by the first party relating to the period prior to the execution of these presents/ commencement of the construction of the building shall be payable by the first party.

17. THAT the taxes and other dues payable during the construction period shall be paid by the Second Party.

18. THAT both the parties shall bear their respective proportionate statutory impositions and/or tax liabilities. The capital gains, wealth tax, income tax and /or any other taxes that may arise due to the development of the property shall be borne by the parties in proportion to their share of revenue in the said complex.

19. THAT the second party shall construct the said complex at its own cost and engaging direct labourers or through the contractor/s of its choice as per approved plan and the second party shall construct the said complex in accordance with the rules and guidelines of the concerned appropriate authority and if any violation is made then the second party will be solemnly responsible.

20. THAT the First Party will not object and/or obstruct during construction. If the construction is stopped/ delayed due to failure on the part of the first party inspite of the second party's eagerness to complete the construction, the first party shall adequately compensate the second party and vice-versa.

21. THAT the second party may advertise in the media for sale and/or letting out the entire constructed/saleable Area in the said complex at its cost.





19 FEB 2017

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 vacant land measuring 0.55 Acres appertaining to and forming part of R.S Plot No. 424, LR Plot No. 375, recorded in Khatian No. 2/1(R.S.); 3696 (L.R.), within Mouza Panchnai, Pargana Patharghata, J.L. No. 27, P.S Matigara (now Pradhan Nagar), Dist. Darjeeling. The said land is situated within the limits of Gram Panchayat Area.

The said land is bounded and butted as follows:-

North ... Land of Biswakarma Real Build;
 South ... 5.20 Mtr. road
 East ... 5.10 Mtr. wide road and land of Nayan Rai;
 West ... Land of B.R. Real Estate Pvt. Ltd.





Add. Dist. Commr.
Mysuru at Raichur Dist. Office

19 FEB 2021

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

WITNESSES :

1.

Jagmohan Poddar

Jagmohan Poddar,
S/o Mr. Rohit Poddar,
Millanpally,
P.O. & P.S. Siliguri,
Dist- Darjeeling.

2.

Aditya Agarwal

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

B. R. REAL ESTATE PVT. LTD.

Kesavi Kumar Agarwal

Director

LAND OWNER/ FIRST PARTY

Panchnai Real Estate

Chirag Agarwal

Partner

Panchnai Real Estate

Kesavi Kumar Agarwal

Partner

DEVELOPER/ SECOND PARTY

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

Debdip Dutta 16/02/21
Advocate, Siliguri

[DEBDIP DUTTA]

Advocate, Siliguri
Enrol. No. WB/762/ 2003



ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಕಾರ್ಯದರ್ಶಿ ಕಛೇರಿ, ಬೆಂಗಳೂರು
19 FEB 2021



Nisith

FINGER PRINTS OF

NISITH KUMAR AGARWAL

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

B. R. REAL ESTATE PVT. LTD.

Nisith Kumar Agarwal
SIGNATURE Director



Chirag Agarwal

FINGER PRINTS OF

CHIRAG AGARWAL

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

Panchaj Real Estate

Chirag Agarwal
SIGNATURE Partner



Nisith

FINGER PRINTS OF

NISITH KUMAR AGARWAL

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

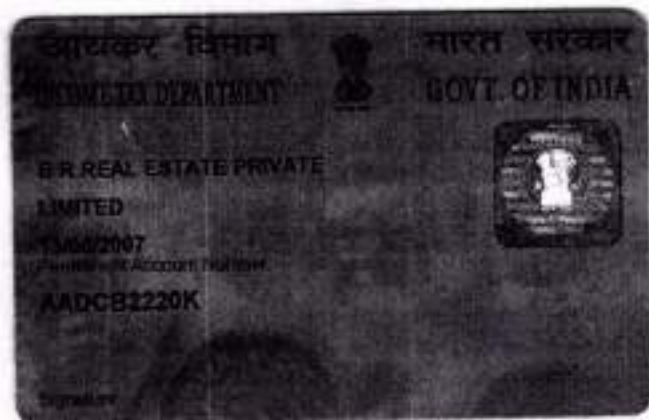
Panchaj Real Estate

Nisith Kumar Agarwal
SIGNATURE Partner



Adl. Dist. Sub Registrar
Siliguri-II at Banskagra, Dist Darjeeling

19 FEB 2021



B. R. REAL ESTATE PVT. LTD.

Shri. R. R. Singh

Director



Panchnai Real Estate

Resith Kaur Aggarwal
Partner

Panchnai Real Estate

Chirag Agarwal
Partner



Nisith Kumar Agarwal



স্বাধীনতা

সংসদীয় প্রকল্প

Ministry of Information and Public Relations, Government of West Bengal

উদ্দেশ্য:

স্বাধীনতা স্মরণ ৪০, ত্রয়োদশ
স্ট্রীট (১ম ফ্লোর), গির্জাঘর,
কলিকতা (৭০০০০১)
কলিকতা, পশ্চিমবঙ্গ, ভারত
৭০০ ০০১

Address:

Shyamsa Kunj Ward number 4C,
PRANJANA Sector road 1st flr,
SILIGURI, Siliguri (N) Corp.,
Service Road, Jalpaiguri, West
Bengal 734001



স্বাধীনতা

৯১৩ ০৯৩২ ২৩৪১



www.bengal.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHIRAG AGARWAL

MOHAN KUMAR AGARWAL

13/07/1993

Permanent Account Number

BCAPA6169H

Chirag Agarwal

Signature



05052012

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
Siliguri
Jalpaiguri
West Bengal - 734001
Mobile - 9749329160

Date: 13/10/2011

Ref. No : 00000323-00164556-00187972



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



निर्देश

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।

INSTRUCTIONS

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/D Manoj Kumar Agarwal, NARAYANI BHAWAN, 27 SEVOKE ROAD,
NEAR MANAK COMPLEX, SEVOKE ROAD, Silguri, Jalpaiguri, West Bengal,
734001

1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

PO Box No. 1947
Bengaluru-560 001

Major Information of the Deed

Deed No :	I-0403-01151/2021	Date of Registration	19/02/2021
Query No / Year	0403-2000350925/2021	Office where deed is registered	
Query Date	16/02/2021 10:47:31 AM	0403-2000350925/2021	
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. 1,39,63,950/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Panchani, JI No: 27, Pin Code : 734002

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-375 (RS :-)	LR-3696	Partnership Farm	Rupni	55 Dec		1,39,63,950/-	Width of Approach Road: 17 Ft.,
Grand Total :					55Dec	0 /-	139,63,950 /-	



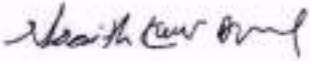


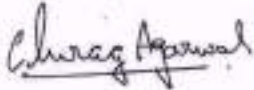


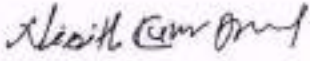
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	B.R. Real Estate Pvt Ltd Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Panchnai Real Estate Ambadhura, Salbari, 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 :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Nisith Kumar Agarwal (Presentant) Son of Late Bhimraj Agarwal Date of Execution - 19/02/2021, , Admitted by: Self, Date of Admission: 19/02/2021, Place of Admission of Execution: Office	 Feb 19 2021 11:28AM	 LTI 19/02/2021	 19/02/2021
	Punjabi Para, P.O:- Haiderpara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3G, Aadhaar No: 49xxxxxxxx2381 Status : Representative, Representative of : B.R. Real Estate Pvt Ltd (as Director)			
2	Name Mr Chirag Agarwal Son of Mr Mohan Kumar Agarwal Date of Execution - 19/02/2021, , Admitted by: Self, Date of Admission: 19/02/2021, Place of Admission of Execution: Office	 Feb 19 2021 11:28AM	 LTI 19/02/2021	 19/02/2021
	Sevoke Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, 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)			
3	Name Mr Nisith Kumar Agarwal Son of Late Bhimraj Agarwal Date of Execution - 19/02/2021, , Admitted by: Self, Date of Admission: 19/02/2021, Place of Admission of Execution: Office	 Feb 19 2021 11:28AM	 LTI 19/02/2021	 19/02/2021
	Punjabi Para, P.O:- Haiderpara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3G, Aadhaar No: 49xxxxxxxx2381 Status : Representative, Representative of : Panchnai Real Estate (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Jagmohan Poddar Son of Mr Rohit Poddar Milanpally, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005	 Feb 19 2021 11:28AM	 LTI 19/02/2021	 19/02/2021

19/02/2021

19/02/2021

19/02/2021

Identifier Of Mr Nisith Kumar Agarwal, Mr Chirag Agarwal, Mr Nisith Kumar Agarwal

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	B.R. Real Estate Pvt Ltd	Panchnai Real Estate-55 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:- 375, LR Khatian No:- 3696	Owner:B.R. REAL ESTATE ,, Gurdian:DIRECTOR SUNIL KR. AGARWAL, Address:SEVOKE ROAD , Classification:পল্লী, Area:0.55000000 Acre,	B.R. Real Estate Pvt Ltd

On 19-02-2021

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 10:55 hrs on 19-02-2021, at the Office of the A.D.S.R. BAGDOGRA by Mr 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 1,39,63,950/-

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

Execution is admitted on 19-02-2021 by Mr Nisith Kumar Agarwal, Director, B.R. Real Estate Pvt Ltd (Private Limited Company), Hill Cart Road,

Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Mr Jagmohan Poddar, , Son of Mr Rohit Poddar, Millanpally, 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 19-02-2021 by Mr Chirag Agarwal, Partner, Panchnai Real Estate (Partnership Firm), Ambadhura,

Salbari, P.O:- Salbari, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN - 734002

Identified by Mr Jagmohan Poddar, , Son of Mr Rohit Poddar, Millanpally, 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 19-02-2021 by Mr Nisith Kumar Agarwal, Partner, Panchnai Real Estate (Partnership Firm), Ambadhura,

Salbari, P.O:- Salbari, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN - 734002

Identified by Mr Jagmohan Poddar, , Son of Mr Rohit Poddar, Millanpally, 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 18/02/2021 12:44PM with Govt. Ref. No: 192020210229700588 on 18-02-2021, Amount Rs: 7/-, Bank: SBI EPay (SBIEPay), Ref. No. 9153565790038 on 18-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,000/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 19,900/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1152, Amount: Rs.100/-, Date of Purchase: 15/02/2021, Vendor name: Rita Chaki

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2021 12:44PM with Govt. Ref. No: 192020210229700588 on 18-02-2021, Amount Rs: 19,900/-, Bank: SBI EPay (SBIEPay), Ref. No. 9153565790038 on 18-02-2021, 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

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being No 040301151 for the year 2021.



Digitally signed by YOGEN TSHERING
BHUTIA
Date: 2021.03.15 15:45:37 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2021/03/15 03:45:37 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)
