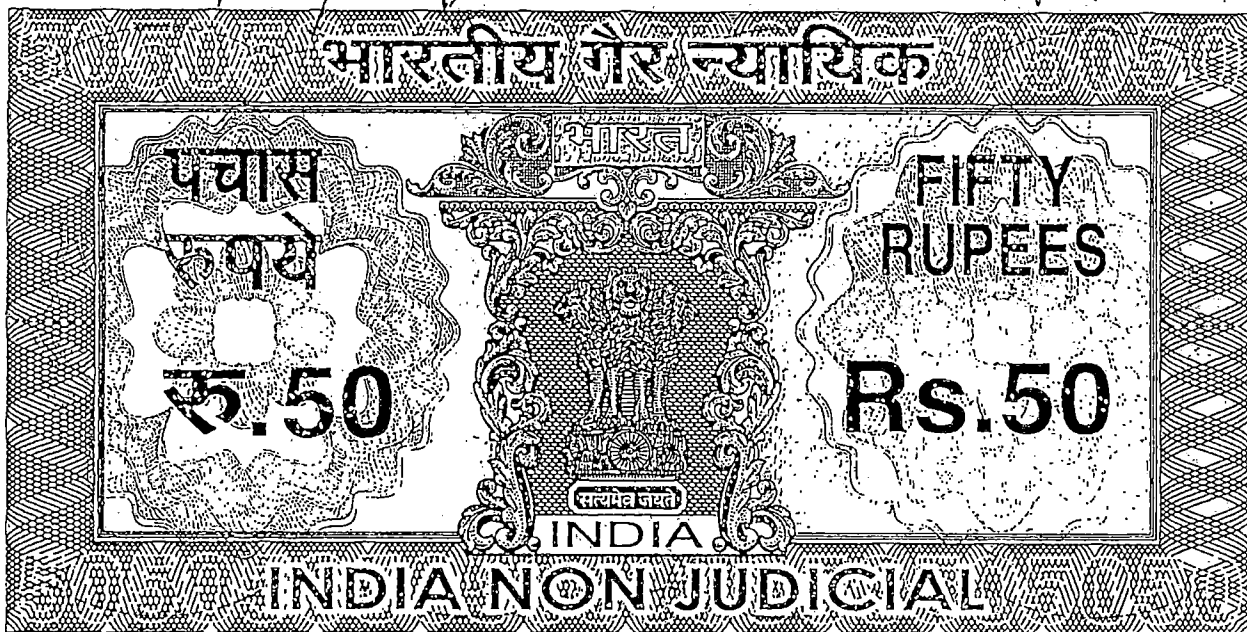


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

50 U 089099



DEVELOPMENT AGREEMENT

Case no - 00018/17

THIS AGREEMENT

made this 25th day of November 2016

For [Signature]

78
 04/11/17
 13826/17
 Additional Registrar of Assurances-III
 Kolkata

S(1) - 2501
 S(II) - 4501

[Signature]

TIRU FINE RESIDENCY LLP

[Signature]
 Designated Partner

Certified that the Document is admitted to registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document.

[Signature]
 Additional Registrar
 of Assurances-III, Kolkata.

[Signature]
 Additional Registrar of Assurances-III
 Kolkata

- 7 29/17

BETWEEN

SHRI GOVIND GARG (PAN ADNPG3034G), son of Late A.L. Garg, residing at 15, College Street, Police Station Muchipara, P.O. Bowbazar, Kolkata 700012, hereinafter called "the **Owner**" [which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include his executors administrators and legal representatives] of the **ONE PART:**

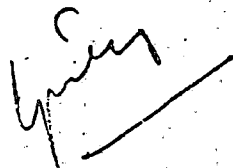
AND

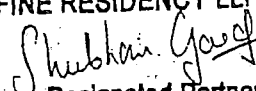
TIRU FINE RESIDENCY LLP (PAN ACWFS9734R), a Limited Liability Partnership registered and incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 204, A.J.C. Bose Road, Unit -5A, 5th Floor, Police Station Beniapukur, P.O. Shakespeare Sarani, Kolkata 700017, represented by its Designated Partner Subham Garg (PAN DHSPS2793N), son of Sri Ashok Garg, residing at 99, Kongampet Road, Madukarai, P.S. & P.O. Madukarai, Pondicherry - 605105 and also having an address in Kolkata at 204, A.J.C. Bose Road, Unit -5A, 5th Floor, Police Station Beniapukur, P.O. Shakespeare Sarani, Kolkata 700017, hereinafter called "the **Developer**" [which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or nominee(s) and/or assign(s)] of the **OTHER PART:**

WITNESSETH:

I. The Owner represents assures and warrants in favour of the Developer as follows:

- (i) That the Owner herein is seized and possessed of and/or otherwise well and sufficiently entitled to as the full and absolute owner to **ALL THAT** the piece and parcel of land containing an area of **37366.059 Sq.m.** comprised in L.R.Dag Nos. **900, 901, 905, 906, 897, 941, 942, 943, 948, 953, 955, 956, 957, 958, 959, 960, 961, 962, 963, 968, 969, 970, 971, 972, 977, 978, 979(p), 981(p), & 992**, recorded in L.R. Khatian No. **960**, in Mouza Guria, Pargana Patharghata, J.L. No.56, P.O. & P.S. Matigara, District Darjeeling, West Bengal fully described in the **SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as "the **SAID PREMISES**", absolutely and forever free from all encumbrances and liabilities whatsoever or howsoever and is in khas peaceful vacant physical possession thereof, **under and by virtue of** the following Deeds of Conveyance:



TIRU FINE RESIDENCY LLP

 Designated Partner

GOVT. OF WEST BENGAL
Directorate of Registration & Stamp Revenue
e-Challan

GRN:- 19-201617-003846857-2

Payment Mode Counter Payment

GRN Date:- 04/01/2017 15:13:27

Bank : State Bank of India

BRN : 90028534

BRN Date: 05/01/2017 00:00:00

DEPOSITOR'S DETAILS

Name : TIRU FINE RESIDENCY LLP
Contact No. :
E-mail :
Address : KOLKATA
Applicant Name : Org TIRU FINE RESIDENCY LLP
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

Id No. : 19030000013626/1/2017
[Query No./Query Year]

Mobile No. : +91 9733664405

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19030000013626/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	101 ✓
2	19030000013626/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	75020 ✓
Total				75121 ✓

In Words : Rupees Seventy Five Thousand One Hundred Twenty One only

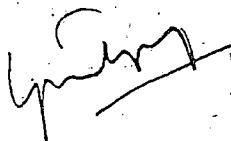
(a) Deed of Conveyance dated 16th October 2011, made between Sri Uttam Kumar Agarwala and Sri Navin Kumar Agarwala therein referred to as the Vendors of the one Part and Sri Govind Garg therein referred to as the Purchaser of the other part and registered with the District Sub-Registrar, Darjeeling in Book No.1 CD Volume No.1, Pages 1024 to 1042 Being No.672 for the year 2011;

(b) Deed of Conveyance dated 24th February 2012, made between Sri Sudhir Singhal and Sandeep Singhal therein referred to as the Vendors of the one part and Sri Govind Garg therein referred to as the Purchaser of the other part and registered with the District Sub-Registrar, Darjeeling in Book No.1 CD Volume No.1, Pages 3290 to 3310, Being No.00189 for the year 2012;

(c) Deed of Conveyance dated 24th February 2012, made between Sri Bikash Singh and Sri Dinesh Singh therein referred to as the Vendors of the one part and Sri Govind Garg therein referred to as the Purchaser of the other part and registered with the District Sub-Registrar, Darjeeling in Book No.1 CD Volume No.1, Pages 3311 to 3333, Being No.00176 for the year 2012;

- (ii) After purchase of the said Premises, the Owner caused his name to be mutated in the records of rights in respect of the said Premises.
- (iii) That the said Premises is free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters wakfs claims demands leases tenancies thika tenancies occupancy rights alignments acquisitions requisitions vestings and liabilities whatsoever or howsoever.
- (iv) That there is no subsisting agreement for transfer by way of sale, lease or otherwise the said Premises or any part thereof or any undivided share therein;
- (v) That there is no restraining order or legal bar or restriction or impediment or any other difficulty in the Owner selling conveying or transferring the said Premises or in entering into this agreement with the Developer;

II. The Owner approached the Developer and requested the Developer to develop the said Premises by constructing new building/s thereat and in lieu thereof to be entitled to certain share of the revenue realised



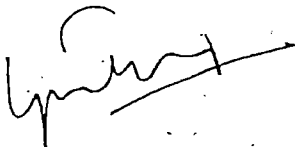
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Shubham Garg
Designated Partner

from transfer of areas rights and privileges in terms hereof, to which the Developer agreed to on the terms and conditions hereinafter contained.

III . The terms and conditions agreed between the parties with regard to development of the said Premises are as follows:

1. **Appointment:** The Owner appoints the Developer as the developer of the said Premises and irrevocably permit and grant exclusive right to the Developer to develop the said Premises by constructing New Building(s) thereat for mutual benefit and for the consideration and on the terms and conditions herein contained.
2. **Ensuring marketable title:** The Owner shall ensure that the Owner has good and marketable title to the said Premises at all times till the development herein envisaged is completed in totality and all saleable areas and rights therein are sold and transferred. All encumbrances and liabilities if any in respect of the said Premises shall be cleared by the Owner at his own costs and keep the Developer indemnified with regard thereto. In case any permission or clearance or no objection of any authority be required for construction and development etc., then the Owner shall obtain the same at Owner's own costs.
3. **Possession :** It is recorded declared and confirmed that the Owner has on this day delivered khas peaceful vacant permissive possession of the said Premises to the Developer only for the purpose of construction of New Buildings. The legal possession shall remain with the owner.
4. **Documents of title :** It is recorded declared and confirmed that simultaneously with the execution hereof, the Owner shall deliver originals of all documents of title pertaining to the said Premises and all other related documents to the Developer;
5. **Undertake Development :** After the Owner complying with his obligations herein, the Developer shall undertake development of the said Premises as the Developer may deem fit and proper in its absolute discretion.
6. **Land Related Permissions:** All land related permissions and clearances, including but not limited to Conversion, permission/no objection from the Competent Authority under the Urban Land (Ceiling & Regulation) Act 1976 etc., shall be



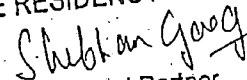
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Shobhan Garg
Designated Partner

applied for (if not taken earlier) and obtained by the Owner at his own costs and expenses.

7. **Taxes paid:** The Owner has duly made payment of the Khajana, land revenue and all municipal and rates and taxes in respect of the said property.
8. **Authority to enter Agreement:** Both the parties have good and full right, power and authority to enter into this Agreement.
9. **Infrastructure & expertise of Developer:** The Developer has infrastructure and expertise in this field and can also market the new buildings to prospective occupants and investors.
10. **Plan :** For the purpose of development, the Owner has already obtained sanction of the plan for construction of new building/s at the said Premises from Matigara Panchayat Samiti vide Order No. 152/Path/MPS/Planning dated 1st August 2014 and the Developer shall be entitled to have the same modified and/or altered and/or revalidated and/or obtain sanction of fresh plan as the Developer may deem fit and proper.
11. **Construction:** The Developer shall at its own costs and expenses construct the New Building/s at the said Premises within a reasonable time of the Developer commencing construction subject to there being no fetters or embargo on the Developer in commencing and completing development at the said Premises. The New Building/s will be constructed with good quality construction material as be recommended by the architect appointed by the Developer.
12. **Developer's ability in completion:** The Developer has the necessary resources to complete the Project and to make arrangements for the funds required for the same.
13. **Powers And Authorities (Including Powers Of Attorney) :** For modification and/or alteration and/or revalidation of the sanctioned plan and/or obtaining sanction of fresh plan and undertaking development and construction at the said Premises and for sale transfer and disposal of the saleable spaces and rights at the said Premises, the Developer shall have all rights powers and authorities and the Owner shall as required by the Developer from time to time grant necessary



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power/s of attorneys to the Developer and/or its nominee/s and shall not revoke the same.

14. **LOCAL ISSUES :** The Developer shall at their own costs handle and deal with all local issues so as to peacefully execute the project at the said Premises.

15. **Demolition:** The Developer shall at its own costs demolish the existing structures at the said Premises and shall be entitled to the sale proceeds realized therefrom.

16. **Basic understanding :**

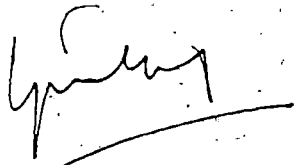
16.1 Development of property by construction & commercial exploitation of new building(s): The parties have mutually decided to take up the Project, i.e. the development of the said property by construction of the new building(s) thereon and commercial exploitation of the new buildings in the manner contained in this Agreement, with the main crux being that development at and construction of new building(s) at the said property shall be made by the Developer at its own costs and expenses and the revenues arising from sale and transfer thereof shall be shared by the parties in the ratio hereinafter mentioned in Clause 19 & 20.

16.2 Name of the Project: The Project shall be carried on under the name and style of SUNDARBAN or such other name as may be mutually decided by the Land Owner and the Developer herein.

16.3 Place of business: The place of business shall be at 204, A.J.C. Bose Road, Unit -5A, 5th Floor, Police Station Beniapurkur, P.O. Shakespeare Sarani, Kolkata 700017 or such other place as may be mutually decided by the Owner and the Developer herein.

16.4 Nature of Project: The New Building(s) shall be constructed in accordance with architectural plans (Building Plans) to be prepared by architect(s) appointed by the Developer in consultation with the Owner and sanctioned by the statutory authorities concerned with sanction (collectively Planning Authorities), as a ready-to-use residential, commercial and/or residential-cum-commercial buildings as be decided by the Developer in consultation with the Owner with specified areas, amenities and facilities to be enjoyed in common.

16.5 Appointment & Acceptance: The parties hereby accept the Basic Understanding between them as recorded in Clause III and all other terms and conditions concomitant thereto including those mentioned in this Agreement. Consequent thereto, the Owner hereby appoint the Developer as the developer of the said property with right



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Shekhon George
Designated Partner

to execute the Project and the Developer hereby accepts the said appointment by the Owner .

16.6 Commencement: This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above.

16.7 Possession to Developer: Simultaneously with the execution of this Agreement, the Owner has delivered to the Developer complete peaceful vacant exclusive physical possession of the said property and the Developer shall be entitled to take all steps for the purpose of the Project including for measurement, planning, soil testing, etc. and construction of the new buildings as per the Building Plans for the purpose of execution of the Project.

17. Covenants & responsibilities of the Developer:

17.1 In regarding development, construction & completion of new buildings: The developer shall develop, construct and complete the new buildings in the said property:

(a) entirely at its own costs and expenses.

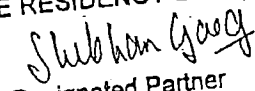
(b) strictly in accordance with sanctioned plans with amendments, alterations and additions, if any, sanctioned from time to time and shall be responsible for any act, deed or thing or omission or commission or negligence and shall indemnify and keep indemnified the Owner in respect thereof;

(c) in compliance with the rules and regulations, bye-laws and other statutory provisions in respect of development and construction of buildings;

(d) by using good quality of constructional materials; and take due care and diligence and follow norms in constructing and completing the construction on the said property in accordance with the sanctioned plans and standard specifications strictly.

17.2 Appointment of Architect & Supervisor: The Developer shall develop the said property and construct new buildings in or upon the said property in phases under the supervision of an architect and structural consultant to be appointed by the Developer. The fees and all other charges payable to the architect and RCC consultants and other engineers and consultants will be paid and borne by the developer.



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17.3 Constructions to be made at the sole risk and responsibility of the Developer All constructions to be made on the said property shall be at the sole risk and responsibility of the Developer and furthermore all building materials, plants and machineries, installations and fittings, etc. which may be brought or kept at the said property shall remain there at the sole risk and responsibility of the developer.

17.4 Amalgamation In case so required for the purpose of development herein envisaged, the Developer shall at its own costs cause the lands comprised in the said property to be amalgamated or have common ownership of the Owner with the joint efforts of the Owner and the Developer.

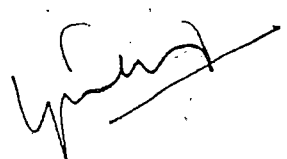
17.5 Building materials: The Developer shall be entitled in the name of the Owner or Developer to apply and accordingly will apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities required for the construction of the new buildings. The Developer indemnifies and shall keep indemnified the Owner for any claim or demands or actions.

17.6 Temporary connections: The Developer is authorized by the Owner to apply for in the name of the Owner / Developer temporary connections of water, electricity, drainage and sewerage and obtain the same. The Developer shall be entitled to use the existing electricity and water connection at the said property And that the recurring charges for such temporary as also existing connections will be paid by the Developer till the building is ready to the extent necessary for handing over the possession.

17.7 Modification of Building Plans: Any material amendment or modification to the Building Plans be made or caused to be made by the Developer, within the permissible limits of the Planning Authorities.

17.8 Developer not to discontinue development of the property. The Developer shall not discontinue or abandon the development of the said property and /or construction of the said buildings except on account of "force majeure".

17.9 Developer to erect & complete Common Portions: The Developer shall install, erect and complete in the new buildings the common areas, amenities and facilities such as stairways, lifts, generators, fire fighting apparatus, passages, driveways, common lavatory, electric meter room, pump room, reservoir, over head water tank, water pump and motor, water connection, drainage connection, sewerage connection and other facilities required for establishment, enjoyment, maintenance and management of the new buildings (collectively Common Portions) And that for permanent electric connection to the flats/apartments/offices/spaces in the new buildings (Units), the intending purchasers (collectively Transferees) shall



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Designated Partner

pay the deposits demanded by electricity supplying authority and other agencies and both the Owner and the Developer shall also pay the same for the Units in the Owner's Allocation and the Developer's Allocation.

17.10 Specifications: The Developer shall use standard quality building materials as is provided in multistoried residential/commercial buildings in and around the locality where the said property is located.

17.11 Responsibility for Marketing: The Developer shall be solely responsible and entitled for marketing and sales of the Project including both Owner's Allocation and Developer's Allocation. The Developer shall take all necessary steps for the same in periodic consultation with the Owner including deciding the marketing strategy, budget, selection of publicity material, media, etc. and deciding the sale price and revising the same from time to time. The Developer shall take all necessary steps and day-to-day decisions for the same.

18. Confidentiality:

18.1

(i) Confidential information- meaning : "Confidential Information" shall mean and include all trade secrets, business plans and other information relating to (whether directly or indirectly) the businesses thereof (including, but not limited to, the provisions of this Agreement) and in whatever form, which is acquired by or disclosed to the other party pursuant to this Agreement.

(ii) Handling of Confidential information: In consideration of Confidential Information of each Party (Disclosing Party) being made available to the other Party (Receiving Party) under this Agreement, the receiving party shall at all times:

(iii) Maintain secrecy: treat all such Confidential Information as secret and confidential and take all necessary steps to preserve such confidentiality.

(iv) Not to misuse: not use any such confidential information other than for the purpose of performing its obligations under this Agreement and in particular, not use or seek to use such confidential information to obtain (whether directly or indirectly) any commercial, trading or other advantage (whether tangible or intangible) over the disclosing party.

(v) Not to make any third party disclosure: not disclose such confidential information to anyone other than with the prior written consent (such consent to be granted or withheld at the disclosing party's absolute discretion) of the disclosing party.

[Handwritten signature]

TIRU FINE RESIDENCY LLP

Shubhan Goyal
Designated Partner

(vi) **Not to Copy:** not make any copies of any such confidential information (including, without limitation, any document, electronic file, note, extract, analysis or any other derivation or way of representing or recording any such confidential information) without the disclosing party's prior written consent (such consent to be granted or withheld at the disclosing party's absolute discretion).

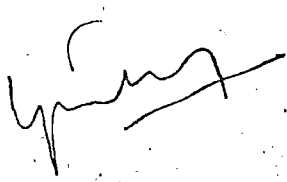
(vii) **To act on instruction of disclosing party:** upon written request by the disclosing party, promptly deliver to the disclosing party or at the direction of the disclosing party, destroy all materials containing any such confidential information and all copies, extracts or reproductions of it (as permitted under this Agreement) and to certify compliance to the disclosing party in writing.

18.2 Supersession: This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions/correspondence and agreements between the Parties, oral or implied.

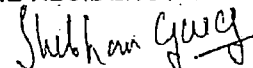
18.3 Agreement in two counter parts: This Agreement is being executed simultaneously in two counterparts, each of which shall be deemed to be an original and all of which shall constitute one instrument and agreement between the parties.

18.4 Partial Invalidity not to affect the entire Agreement: If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

Again, If any provision of this Agreement is found to be invalid or unenforceable with the present form but would be valid or enforceable with some modification, the provision in question shall apply with such modification/s as may be necessary to make it valid and enforceable. Be it noted that the obligations of the parties, if any, under any invalid or unenforceable provision of this Agreement shall remain suspended till modification is made thereof and given effect to.



TIRU FINE RESIDENCY LLP


Designated Partner

19. Owner's Consideration:

19.1 **Owner's Allocation and/or Owner's Share of the Gross Sale Proceeds** shall mean and include:

- a) **5% (Five percent)** of the Gross Sale Proceeds earned from sale and transfer of all Saleable Spaces;

In case of portions of the New Building/s remaining unsold, then Owner's Allocation shall also mean **5% (Five percent)** of such unsold areas together with an undivided indivisible impartible proportionate share and/or interest in the Land and the Common Portions.

19.2 The payment of the Owner's Allocation / Owner's Share of the Gross Sale Proceeds to the Owners shall be subject to deduction therefrom:-

- a) Income tax, service tax and other taxes and liabilities, if any payable by the Owner and initially paid by the Developer to authorities. Payment of any amount towards the taxes and liabilities of the Owner are not the obligation of the Developer;
- b) All other amounts if advanced to or paid for and on behalf of the Owner to enable them to fulfill and comply with his obligations and undertakings provided herein.

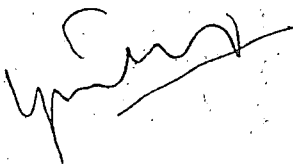
19.3 The Owner's Share of the Gross Sale Proceeds shall be paid by the Developer to the Owner on quarterly basis.

20. Developer's Consideration:

20.1 **Developer's Allocation and/or Developer's Share of the Gross Sale Proceeds** shall mean and include:

- a) **95% (Ninety Five percent)** of the Gross Sale Proceeds earned from sale and transfer of all Saleable Spaces;

In case of portions of the New Buildings remaining unsold, then Developer's Allocation shall also mean **95% (Ninety Five percent)** of such unsold areas together with an undivided indivisible impartible proportionate share and/or interest in the Land and the Common Portions.



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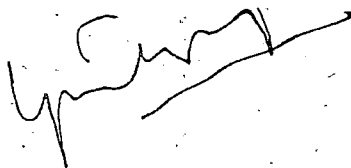
Shubham Garg
Designated Partner

21. Gross Sale Proceeds and Financials:

21.1 Gross Sale Proceeds : For the purpose of this Agreement, the expression "Gross Sale Proceeds" shall mean all amounts receivable or received from the sale and/or transfer of Saleable Spaces and other spaces areas rights and benefits within the said Premises but following items are however excluded / deducted from the Gross Sale Proceeds:-

- a) Marketing and advertising costs, brokerages etc., at actuals on proportionate basis (based on ratios hereinbefore mentioned);
- b) Statutory realisation, including but not limited to service tax etc.;
- c) Stamp duty and registration fee collected from the prospective transferees of Saleable Spaces and other spaces areas rights or benefits at the said Premises.
- d) Cost of extra work carried out exclusively at the instance of prospective transferees of Saleable Spaces and other spaces areas rights or benefits at the said Premises.
- e) Furniture fixture or fittings or any electrical gazettes supplied at the cost and exclusively at the instance of prospective transferee beyond the specified specification.
- f) Realisation of interest from Saleable Spaces and other spaces areas rights or benefits at the said Premises or else;
- g) Any deposit for Electricity Board or local electricity suppliers, society formation charges, local charges, deposits/security received from transferees of Saleable Spaces and other spaces areas rights or benefits or for any other mutually decided specified purpose not forming part of consideration for sale/transfer of Saleable Spaces and other spaces areas rights or benefits.

22. Dispose Of Saleable Spaces : The Developer shall be entitled to deal with and dispose of all Saleable Spaces and other spaces areas rights or benefits at the said Premises in such manner at such consideration and on such terms and conditions as the Developer may deem fit and proper and to receive the consideration money and other amounts received

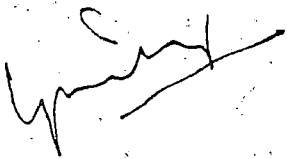


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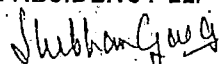
Shubham Goel
Designated Partner

thereagainst and thereafter make payment of the Owner's Share of the Gross Sale Proceeds to the Owners.

23. **Transfer in favour of Transferees:** The Saleable Spaces and other spaces areas rights or benefits at the said Premises shall be sold and transferred in favour of the transferees thereof by initially entering into Agreements for Sale followed by handing over of possession to them by the Developer and ultimately transferring title by registered Deeds of Conveyance. Both the Owner and the Developer shall be parties in all such Agreements and Deeds of Conveyance, with the Owner represented by their constituted attorney in terms hereof, if and as applicable.
- 23.1 The Owner shall from time to time, as and when required by and at the request of the Developer, execute and register sale / transfer deed or deeds or other documents of transfer for sale, transfer or disposal of Saleable Spaces and other spaces areas rights and benefits in the Project at the said Premises together with or independent of or independently the land comprised therein in favour of the respective transferees thereof. All costs and expenses for execution and registration of such agreements and/or documents of transfer shall be borne and paid by the prospective Transferees.
- 23.2 The costs of such conveyances including stamp duty and registration fees and all other legal fees and expenses shall be borne and paid by the transferees of Saleable Spaces and other spaces areas rights or benefits. The documents for transfer including Agreements for Sale of Units and Deeds of Conveyance shall be prepared by an advocate as recommended by Developer.
24. **Maintenance :** It is intended that upon completion of construction, the responsibility of maintenance management and upkeep of the New Building/s shall be handed over to a professional facility management company and till such time, the same shall be maintained managed and upkept by the Developer subject to the buyers / holders of units in the New Building/s making payment of maintenance charges / common expenses.
25. **Extras & Deposits:** The Developer shall be entitled to receive in respect of the entire New Building/s all additional charges, expenses and/or deposits including for corpus deposit, formation of the Maintenance Body, Common Expenses, Municipal Taxes, supply of electricity, purchase and

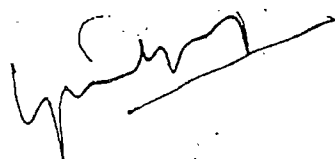


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Designated Partner

installation of generator / transformer, electric and water supply connections, additional work and amenities that may be provided, charges, out-pocket expenses and fees payable for changes/ regularization/ completion under the Building Rules.

26. **Project Finance** : The Developer may arrange for financing of the Project (**Project Finance**) by Banks/Financial Institutions/other entities (**Financier**) and obtain loans for the Project at the said Premises, including for home loans etc. to be availed by the flat / unit buyers. The Developer is hereby authorized by the Owner to deposit the Original Title Documents and other documents of title relating to the said Premises with the Financier as security for the purpose of Project Finance and to create a mortgage/charge in favour of the Financier for availing such Project Finance. In this regard, the Developer shall indemnify the Land Owner against any claim of whatsoever nature arising out of such borrowings or Project Finance.
27. **Rates And Taxes** : All municipal rates and taxes and outgoings on the said Premises relating to the period prior to the date hereof shall be borne, paid and discharged by the Owner and those accruing thereafter shall be shared by the parties hereto in the ratio they have agreed to share the Gross Sale Proceeds as aforesaid.
28. **Cooperation** : Each of the parties shall cooperate with the other to effectuate and implement this agreement and shall execute and register such further papers and documents as be required by the other party for giving full effect to the terms hereof. If at any time hereafter it shall appear that any of the parties hereto have failed and/or neglected to carry out their obligations under this agreement or to extend full cooperation agreed to be extended hereunder, then the party carrying out the obligations and responsibilities of the defaulting party shall be entitled to claim all losses and damages suffered by them from the defaulting party without prejudice to its other rights hereunder provided that the Other Party shall inform the Defaulting Party of the default within 30 days from the date of default failing which the Other Party shall not be entitled to claim any loss or damage from the Defaulting Party.
29. **No Change in Constitution etc.**: The constitution and the control and management of the Developer shall not undergo any change during the subsistence of this agreement or the development agreement to be executed pursuant to this agreement, nor shall any party mortgage, pledge, encumber



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Shubhan Garg
Designated Partner

their respective shares save that interse transfers between the existing share-holders or pledge with bank/ Financial Institutions for obtaining Project Loan for development of the property under this agreement, will be excepted from this restriction.

30. **Arbitration:** All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents and/or the said Premises or determination of any liability shall be referred of three Arbitrators of which one to be appointed by each party and the third one by the arbitrators so appointed and the same shall be deemed to be a reference within the meaning of the Arbitration and Re- Conciliation Act 1996. The place of arbitration shall be at Kolkata and the language will be English. The fees of the Arbitrators shall be shared by the parties hereto in equal shares but each party shall individually bear the fees and costs of their own legal counsel / advocates.

THE SCHEDULE ABOVE REFERRED TO:
(said Premises)

ALL THAT the piece and parcel of land containing an area of **37366.059 Sq.m. (i.e. equivalent to 402058.79 Sq.ft. and equivalent to 923 Decimal)** comprised in L.R.Dag Nos. 900, 901, 905, 906, 897,941, 942, 943, 948, 953, 955, 956, 957, 958, 959, 960, 961, 962, 963, 968, 969, 970, 971, 972, 977, 978, 979(p), 981(p), & 992, recorded in L.R. Khatian No. 960, in Mouza Guria, Pargana Patharghata, J.L. No.56, P.O. & P.S. Matigara, District Darjeeling, West Bengal within the limits of Patharghata Gram Panchayat and butted and bounded as follows:

On the North: By Plot Nos. 903, 890, 898, 896, 895, 108
On the South: By Plot Nos. 949, 950, 951, 952, 980, 990 and Village Road
On the East: By Nischintapur Tea Estate
On the West: By Plot Nos. 910, 939, 938, 940, 937, 945, 946, 954, 947, 904, 907

TIRU FINE RESIDENCY LLP

Shubhan Goyal
Designated Partner

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situate butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

EXECUTED AND DELIVERED by the above named OWNER at Kolkata in the presence of:



1) Jagdish Kumar Agarwal
A0-354, Rabindra Pally
Kolkata-101

2) Soumita Dey
Advocate,
High Courts, Calcutta

EXECUTED AND DELIVERED by the above named DEVELOPER at Kolkata in the presence of:

TIRU FINE RESIDENCY LLP

Shekhar Goyal
Designated Partner

1) Jagdish Kumar Agarwal

Tirufine Residency LLP

2) Soumita Dey

Drafted by me,
Soumita Dey
Advocate,
High Courts, Calcutta
Encl. No. F/900/2006



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - III KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19030000013626/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

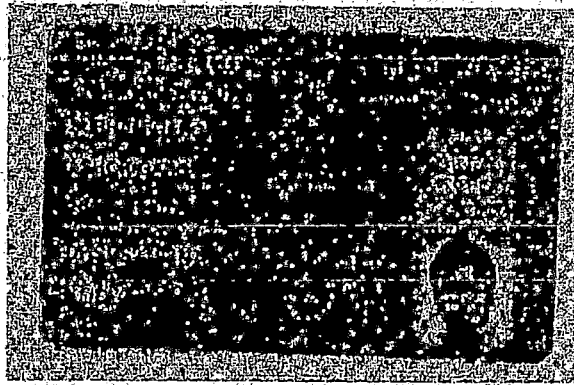
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri GOVIND GARG 15, College Street, P.O:- Bowbazar, P.S:- Muchipara, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012	Land Lord			 7/11/17 Presentans
2	Mr Subham Garg 204, A.J.C. Bose Road, Unit - 5A, 5th Floor, P.O:- Shakespeare Sarani, P.S:- Beniapukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017	Representative of Developer [TIRU FINE RESIDENCY LLP.]			 7/11/17
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Miss Soumita Dey Daughter of Late Swapan Kumar Dey 9, Wards Institutions Street, P.O:- Maniktala, P.S:- Narkeldanga, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006	Shri GOVIND GARG, Mr Subham Garg		 7/11/17	

Additional Registrar of Assurance - III
Kolkata

4 JAN 2017

(Balaram Adhikari)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
III KOLKATA

Kolkata, West Bengal



Shubhan Gaur

आयकर विभाग
INCOME TAX DEPARTMENT

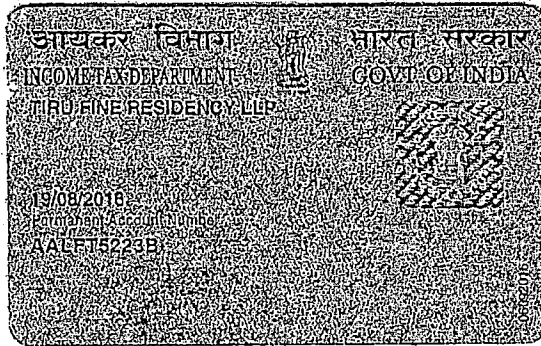
GOVIND GARG
AMIT LAL GARG

01/08/1962
Permanent Account Number
ADNPG3084G

भारत सरकार
GOVT OF INDIA



Signature



TIRU FINE RESIDENCY LLP

Shubham Goyal
Designated Partner

 State Bank Of India

Home Branch : 03031 Payment Mode : Counter Payment
 GRN : 192016170038468572 Bank Ref No : 065599033
 GRN Date : 04/01/2017 Transaction Date : 1/4/2017 3:57:08 PM

Depositor ID : 19030000013626/1/2017
 Depositor Name : TIRU FINE RESIDENCY
 LLP

Payment Details:

SR No	Major Head	Sub Major Head	Minor Head	Budget Head	Scheme Code	HOA Description	Amount
1	0030	02	103	003	02	Property Registration-Stamp duty	75020
2	0030	03	104	001	16	Property Registration-Registration Fees	101

Total Amount Paid : 75121

Signature of Bank Official

Date :



BHARAT SANCHAR NIGAM LIMITED
CALCUTTA TELEPHONES

Name & Address of the Customer: GOVIND GARG 15, COLLEGE STREET, FLR-3R KOLKATA KOLKATA WB 700012		Customer Id 3006048162 Account Number 8006055683 Bill Number & Date 182906225 - 04/11/2016 Bill Period 01/09/2016 to 31/10/2016 Payment Due Date 28/11/2016 Customer Type Individual Credit Limit Loyalty Points 0.00	
---	--	---	--

Account Summary (in Rupees)

Previous Balance (Ignore, if paid)	Payments Received	Balance Amount	Adjustments	Current Bill Amount	Amount Payable (Rounded to next Rupee)
A	B	C=A-B	D	E	E+C-D
792.79	793.00	-0.21	0.00	779.70	780.00

Late Fee shall be levied in the next bill @ 2% of the outstanding amount pending after Pay By Date. Minimum Late Fee is ₹ 10/-.

Service Tax Registration No. : AACB5576GST085

Payment Details Description Date Amount (₹) Cheque Payment 21/09/2016 793.00 Total 793.00		Account Level Details Description Date Amount (₹) Total 793.00		Summary of Charges Amount (₹) Monthly Charges 678.00 Usage Charges 0.00 One Time Charges 0.00 Discounts 0.00 Service Tax 101.70 Late Fee 0.00 Total Charges (₹) 779.70	
Tax Details Description Tax-Rate Amount Service Tax 14.00% 94.92 Swachh Bharat Cess 0.50% 3.39 Krishi Kalyan Cess 0.50% 3.39		Accounts Officer (TR) This is a Computer generated Bill and hence does not require any Signature			
Revision of Service TAX rate: Now the Service TAX rate has been revised w.e.f. 01.06.2016 to 15% as below : Service TAX = 14%, Swachh Bharat Cess - 0.5% and Krishi Kalyan Cess - 0.5%		Enjoy hassle free payment mode - opt for EGS or pay bills online at www.bsnl.co.in Kindly register your mobile number and e-mail id for better customer service. Visit your nearest BSNL Customer Service Centre to register. Enjoy night free calling and also on Sunday.			

BHARAT SANCHAR NIGAM LIMITED
 Calcutta Telephones

COUNTER FOIL

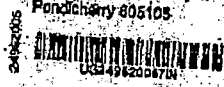
Account Number 8006055683	Bill Number 182906225	Bill Date 04/11/2016	Amount Payable 780.00	Payment Due Date 28/11/2016
Mode of Payment <input type="checkbox"/> Cash <input type="checkbox"/> Cheque/DD <input type="checkbox"/> Credit/Debit Card <input type="checkbox"/> E-Payment		For Use of PO's/ Banks only		
Cheque /DD No. _____ Date _____ Bank _____ Branch _____ Amount _____		Please Charge ₹ _____ Against Card No. _____ Card Expiry Date _____		
Signature _____ Card Holder's Name _____		<input type="checkbox"/> Visa <input type="checkbox"/> Master <input type="checkbox"/> Diners <input type="checkbox"/> Amex		
Please make crossed Cheque/DD/Pay order for Amount Payable (Rounded up) in favour of AO (Cash), BSNL, Calcutta Telephones. Note: Post Offices / Banks to accept Bills for Current Bill Amount or Amount Payable against Account Number on or before Due Date only.				



இந்திய அரசாங்கம்
Ministry of Identification Authority of India
GOVERNMENT OF INDIA

உள்ள அடையாளம் / Enrollment No.: 111100052/02027

To
 சப்தம் சிபாம்
 Subham Garg
 S/O Ashok Garg
 69 Kōngampattu Road
 Fine Wood Products Pvt.Limited Madukkara
 Maducore, Pondicherry
 Pondicherry 605105



உங்கள் ஆதார் எண் / Your Aadhaar No. :

6263 7616 6389

ஆதார் - சாதாரண மனிதனின் அடையாளம்

Subham Garg



GOVERNMENT OF INDIA



சப்தம் சிபாம்
 Subham Garg
 பிறந்த ஆண்டு / Year of Birth: 1990
 ஆண் / Male



6263 7616 6389

ஆதார் - சாதாரண மனிதனின் அடையாளம்



தகவல்

- ஆதார் அட்டயின் திறன் சான்று குடியரிமைக்கு அல்ல.
- அட்டயின் சரிசெய்த இலையுதளம் மூலம் உறுதிப்படுத்திக் கொள்ளவும்.

INFORMATION

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

■ ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.

■ வருங்காலத்தில் அரசு மற்றும் அரசு காரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும்.

■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government and Non-Government services in future.

24962055

Shubham Garg



இந்திய குடியரசின் தனித்துவமான அடையாளப்படுத்தல்
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O அஷக் கர்ஜ, 89,
கொம்பட்டி ரோடு, பைன்
வுட் ப்ரொடக்ட்ஸ்
பிளாண்ட் கிளிட், 1,
மடுக்கல், பாண்டிச்சேரி,
பாண்டிச்சேரி, 605105

Address:
S/O Ashok Garg, 89,
Kongampattu Road, Fine
Wood Products Pvt Limited,
Madukkal, Maducore,
Pondicherry, Pondicherry,
605105

1902 1851347

help@uidai.gov.in

www.uidai.gov.in

PO: B-2/36/1647,
Kongampattu-605001

Major Information of the Deed

Deed No :	I-1903-00031/2017	Date of Registration :	07/01/2017
Query No / Year :	1903-0000013626/2017	Office where deed is registered :	
Query Date :	04/01/2017 1:48:46 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	TIRU FINE RESIDENCY LLP Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, Mobile No. : 9230060662, Status : Buyer/Claimant		
Transaction :	Additional Transaction :		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set-Forth value	Market Value		
	Rs. 12,42,91,594/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,070/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-900	LR-960	Bastu	Bastu	13866 Sq Ft		45,75,786/-	Property is on Road Adjacent to Metal Road,
L2	LR-901	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		45,75,126/-	Property is on Road Adjacent to Metal Road,
L3	LR-905	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		45,75,126/-	Property is on Road Adjacent to Metal Road,
L4	LR-906	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		38,12,606/-	Property is on Road Adjacent to Metal Road,
L5	LR-897	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		38,12,606/-	Property is on Road Adjacent to Metal Road,
L6	LR-941	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		45,75,126/-	Property is on Road Adjacent to Metal Road,
L7	LR-942	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		45,75,126/-	Property is on Road Adjacent to Metal Road,
L8	LR-943	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		45,75,126/-	Property is on Road Adjacent to Metal Road,
L9	LR-948	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		45,75,126/-	Property is on Road Adjacent to Metal Road,
L10	LR-953	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		45,75,126/-	Property is on Road Adjacent to Metal Road,
L11	LR-955	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		45,75,126/-	Property is on Road Adjacent to Metal Road,

L12	LR-956	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		45,75,126/-	Property is on Road Adjacent to Metal Road,
L13	LR-957	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		45,75,126/-	Property is on Road Adjacent to Metal Road,
L14	LR-958	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		45,75,126/-	Property is on Road Adjacent to Metal Road,
L15	LR-959	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		38,12,606/-	Property is on Road Adjacent to Metal Road,
L16	LR-960	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		38,12,606/-	Property is on Road Adjacent to Metal Road,
L17	LR-961	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		38,12,606/-	Property is on Road Adjacent to Metal Road,
L18	LR-962	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		38,12,606/-	Property is on Road Adjacent to Metal Road,
L19	LR-963	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		38,12,606/-	Property is on Road Adjacent to Metal Road,
L20	LR-968	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		38,12,606/-	Property is on Road Adjacent to Metal Road,
L21	LR-969	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		38,12,606/-	Property is on Road Adjacent to Metal Road,
L22	LR-970	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		38,12,606/-	Property is on Road Adjacent to Metal Road,
L23	LR-971	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		45,75,126/-	Property is on Road Adjacent to Metal Road,
L24	LR-972	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		45,75,126/-	Property is on Road Adjacent to Metal Road,
L25	LR-977	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		45,75,126/-	Property is on Road Adjacent to Metal Road,
L26	LR-978	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		38,12,606/-	Property is on Road Adjacent to Metal Road,
L27	LR-979	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		45,75,126/-	Property is on Road Adjacent to Metal Road,
L28	LR-981	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		45,75,126/-	Property is on Road Adjacent to Metal Road,
L29	LR-992	LR-960	Bastu	Bansh Bagan	13864 Sq Ft		45,75,126/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			921.3842Dec	0 /-	1242,91,594 /-	
		Grand Total :			921.3842Dec	0 /-	1242,91,594 /-	

Land Lord Details :

Sl. No.	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger print	Signature
	Shri GOVIND GARG Son of Late Ami Lal Garg Executed by: Self, Date of Execution: 25/11/2016 , Admitted by: Self, Date of Admlssion: 04/01/2017 ,Place : Pvt. Residence			
15, College Street, P.O:- Bowbazar, P.S:- Muchipara, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADNPG3034G, Status :Individual				

Developer Details :

Sl. No.	Name, Address, Photo, Finger print and Signature			
1	TIRU FINE RESIDENCY LLP 204, A.J.C. Bose Road, Unit -5A, 5th Floor, P.O:- Shakespeare Sarani, P.S:- Beniapukur, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017 PAN No. ACWFS9734R, Status :Organization			

Representative Details :

Sl. No.	Name, Address, Photo, Finger print and Signature			
1	Mr Subham Garg Son of Mr Ashok Garg 204, A.J.C. Bose Road, Unit -5A, 5th Floor, P.O:- Shakespeare Sarani, P.S:- Beniapukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. DHSPS2793N, Status : Representative, Representative of : TIRU FINE RESIDENCY LLP (as Designated Partner)			

Identifier Details :

Name & address	
Miss Soumita Dey Daugther of Late Swapan Kumar Dey 9, Wards Institutions Street, P.O:- Maniktala, P.S:- Narkeldanga, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri GOVIND GARG, Mr Subham Garg	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7763 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec

Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec

Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L27		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L28		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L29		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Shri GOVIND GARG	TIRU FINE RESIDENCY LLP-31.7717 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 900(Corresponding RS Plot No:- 326), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:রূপনী, Area:0.23000000 Acre,
L2	LR Plot No:- 901(Corresponding RS Plot No:- 326), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:রূপনী, Area:0.17000000 Acre,
L3	LR Plot No:- 905(Corresponding RS Plot No:- 327), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:রূপনী, Area:0.64000000 Acre,
L4	LR Plot No:- 906(Corresponding RS Plot No:- 366), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:রূপনী, Area:0.02000000 Acre,
L5	LR Plot No:- 897(Corresponding RS Plot No:- 366), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:রূপনী, Area:0.08000000 Acre,
L6	LR Plot No:- 941(Corresponding RS Plot No:- 330), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:ইটখোলা, Area:0.10000000 Acre,
L7	LR Plot No:- 942(Corresponding RS Plot No:- 345), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:ইটখোলা, Area:0.31000000 Acre,
L8	LR Plot No:- 943(Corresponding RS Plot No:- 341), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:ডাঙ্গা, Area:0.01000000 Acre,
L9	LR Plot No:- 948(Corresponding RS Plot No:- 350), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:ডাঙ্গা, Area:0.09000000 Acre,
L10	LR Plot No:- 953(Corresponding RS Plot No:- 349), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:বাস্ত, Area:0.05000000 Acre,
L11	LR Plot No:- 955(Corresponding RS Plot No:- 348), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:বাস্ত, Area:0.03000000 Acre,
L12	LR Plot No:- 956(Corresponding RS Plot No:- 348), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:ডাঙ্গা, Area:0.57000000 Acre,
L13	LR Plot No:- 957(Corresponding RS Plot No:- 346), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:ডাঙ্গা, Area:0.05000000 Acre,
L14	LR Plot No:- 958(Corresponding RS Plot No:- 347), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:ডাঙ্গা, Area:0.40000000 Acre,
L15	LR Plot No:- 959(Corresponding RS Plot No:- 366), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:রূপনী, Area:1.75000000 Acre,
L16	LR Plot No:- 960(Corresponding RS Plot No:- 366), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:রূপনী, Area:3.40000000 Acre,
L17	LR Plot No:- 961(Corresponding RS Plot No:- 367), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:রূপনী, Area:0.10000000 Acre,
L18	LR Plot No:- 962(Corresponding RS Plot No:- 367), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:ডাঙ্গা, Area:0.26000000 Acre,

L19	LR Plot No:- 963(Corresponding RS Plot No:- 367), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:পথ, Area:0.03000000 Acre,
L20	LR Plot No:- 968(Corresponding RS Plot No:- 366), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:পথ, Area:0.01000000 Acre,
L21	LR Plot No:- 969(Corresponding RS Plot No:- 368), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:পথ, Area:0.04000000 Acre,
L22	LR Plot No:- 970(Corresponding RS Plot No:- 366), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:পথ, Area:0.03000000 Acre,
L23	LR Plot No:- 971(Corresponding RS Plot No:- 362), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:ইটখোলা, Area:0.17000000 Acre,
L24	LR Plot No:- 972(Corresponding RS Plot No:- 362), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:পথ, Area:0.05000000 Acre,
L25	LR Plot No:- 977(Corresponding RS Plot No:- 361), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:ইটখোলা, Area:0.09000000 Acre,
L26	LR Plot No:- 978(Corresponding RS Plot No:- 365), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:ইটখোলা, Area:0.30000000 Acre,
L27	LR Plot No:- 979(Corresponding RS Plot No:- 363), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:ডাঙ্গা, Area:0.05000000 Acre,
L28	LR Plot No:- 981(Corresponding RS Plot No:- 353), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:ডাঙ্গা, Area:0.17000000 Acre,
L29	LR Plot No:- 992(Corresponding RS Plot No:- 361), LR Khatian No:- 960	Owner:গোবিন্দ গর্গ, Gurdian:এ.এল. গর্গ (মৃত), Address:15,কালেজ স্ট্রীট কোলকাতা, Classification:ডাঙ্গা, Area:0.03000000 Acre,

Endorsement For Deed Number : I - 190300031 / 2017

On 04-01-2017

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

Presented for registration at 19:00 hrs on 04-01-2017, at the Private residence by Shri GOVIND GARG, Executant.

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 12,42,91,594/-

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

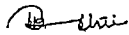
Execution is admitted on 04/01/2017 by Shri GOVIND GARG, Son of Late Aml Lal Garg, 15, College Street, P.O: Bowbazar, Thana: Muchipara, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Business

Identified by Miss Soumita Dey, , Daughter of Late Swapan Kumar Dey, 9, Wards Institutions Street, P.O: Maniktala, Thana: Narkeldanga, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-01-2017 by Mr Subham Garg, Designated Partner, TIRU FINE RESIDENCY LLP, 204, A.J.C. Bose Road, Unit -5A, 5th Floor, P.O:- Shakespeare Sarani, P.S:- Beniapur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Miss Soumita Dey, , , Daughter of Late Swapan Kumar Dey, 9, Wards Institutions Street, P.O: Maniktala, Thana: Narkeldanga, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Advocate


Balaram Adhikari
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On: 07-01-2017

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 101/- (E = Rs 21/- , I = Rs 55/- , M(a) = Rs 21/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 101/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/01/2017 12:00AM with Govt. Ref. No: 192016170038468572 on 04-01-2017, Amount Rs: 101/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90028534 on 05-01-2017, Head of Account 0030-03-104-001-16

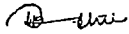
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 75,020/-

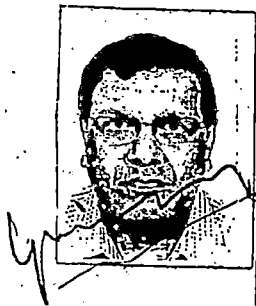
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3066, Amount: Rs.50/-, Date of Purchase: 05/08/2016, Vendor name: Soumitra Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/01/2017 12:00AM with Govt. Ref. No: 192016170038468572 on 04-01-2017, Amount Rs: 75,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90028534 on 05-01-2017, Head of Account 0030-02-103-003-02


Balaram Adhikari
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

SPECIMEN FORM FOR TEN FINGER PRINTS



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

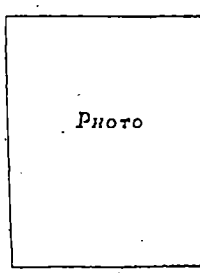


Shaban Gory

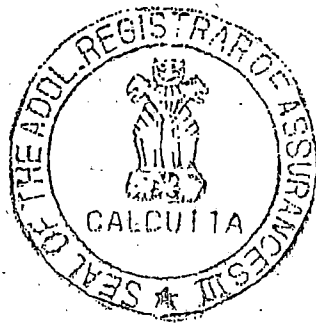
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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



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



Registrar of Assurances
Kolkata

- 4 JAN 2017

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2017, Page from 1626 to 1665

being No 190300031 for the year 2017:



Digitally signed by BALARAM ADHIKARI
Date: 2017:01.11 17:03:14 +05:30
Reason: Digital Signing of Deed.

(Balaram Adhikari) 11/01/2017 17:03:13
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)