

Sl. 879/2020

I - 815/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 440221

F 440221

Q-2-550253/2020  
15.6.2020

Rampal Aggarwal

DWARIKA ENTERPRISES

Narad Kumar Aggarwal

PARTNER

### DEVELOPMENT AGREEMENT

THIS AGREEMENT IS MADE ON THIS THE  
5<sup>th</sup> DAY OF JUNE, 2020

BETWEEN

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

Contd. ... P/2

ADOL. ENST. SUB. REGISTRAR  
BILIGUPA

05/06/2020

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SL. NO. 53924 Date 20-3-2020  
PURCHASER Dusika Enterprises  
Full Address \_\_\_\_\_  
Total Value 5000/-  
Stamp Purchased from JPG Treasury-1

*MS*  
**STAMP VENDOR**  
**JAYA RANI DAS**  
Licence No.1 of 99-2000  
Addl. DSR Office, Raiganj, Jalpaiguri



*[Signature]*  
Addl. Dist. Sub-Registrar  
Siliguri-1, Dt. Darjeeling

05 JUN 2020



*Ramopal Agarwal*

**DWARIKA ENTERPRISES**

*Naresh Kumar Agarwal*  
**PARTNER**

**SRI RAM GOPAL AGARWAL**, (PAN- ACIPA3185E) Son of Late Satya Narayan Agarwal @ Jajodia, Hindu by religion, Indian by Citizenship, Business by occupation, resident of Station Feeder Road, P.O & P.S Siliguri, Dist. Darjeeling, Pin-734005, hereinafter called the "**FIRSTPARTY**" as "**OWNER**" (Which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, administrators, representatives and assigns as the case may be) of the **ONE PART**.

**A N D**

**DWARIKA ENTERPRISES, (PAN-AAMFD4663L)**, A Partnership Firm, having its office at S.F. Road, P.O & P.S Siliguri, Dist-Darjeeling, Pin-734005, represented by one of its Partner namely **SRI NARESH KUMAR AGARWAL S/O LATE KESHORAM AGARWAL**, Hindu by religion, Indian by Citizenship, Business by occupation, resident of Station Feeder Road, P.O Siliguri Town, P.S Siliguri, Dist. Darjeeling, Pin-734005, hereinafter called the "**SECOND PARTY**" as "**DEVELOPER**" (which expression shall mean and include unless excluded by or repugnant to the context his/its/their partners, its heirs, successors, executors, legal representatives, administrators and assigns) of the **OTHER PART**.

*(A)*



Adcl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling

05 JUN 2020

*Represented by*  
**DWARIKA ENTERPRISES**  
*Narab Kumar Bhattacharya*  
**PARTNER**

### AND

**WHEREAS** the First Party hereof became the sole and absolute owner-in-possession of the land measuring **3.0447 acres**, appertaining and forming part of R.S Plot No. 3258, 3264, 3239, 3236, recorded in R.S Khatian No. 1273, 1615, 1258, under Mouza – Siliguri, J.L. No.110(88), P.S. Siliguri, Dist. Darjeeling, in state of West Bengal, by virtue of Deed of Gift being document No. **I-3051**, dated-22.10.2003, registered in the office of the A. D.S.R. Siliguri, Dist. Darjeeling, recorded in Book No. 1, CD Vol. No. 74, Page from 167 to 176, for the year 2003, having all permanent, heritable and transferable rights, title and interest therein.

**WHEREAS** the First Party hereof also became the sole and absolute owner-in-possession of the land measuring **0.25 acres**, appertaining and forming part of R.S Plot No. 3259, 3260, 3261, recorded in R.S Khatian No. 2071, under Mouza – Siliguri, J.L. No.110, P.S. Siliguri, Dist. Darjeeling, in state of West Bengal, by virtue of Deed of Sale being document No. **I-2445**, dated- 07.05.1976, registered in the office of the Sub-Registrar Siliguri, Dist. Darjeeling, for the year 1976, having all permanent, heritable and transferable rights, title and interest therein.

**WHEREAS** the First Party hereof also became the sole and absolute owner-in-possession of the land measuring **8 Katha 6 Chattak 39 Sq. ft.**, appertaining and forming part of R.S Plot No. 3260, 3259, recorded in R.S Khatian No. 1257, under Mouza – Siliguri, J.L. No.110(88), P.S. Siliguri, Dist. Darjeeling, in state of West Bengal, by virtue of Deed of Gift being document No. **I-1843**, dated-31.03.2006, registered in the office of the A. D.S.R. Siliguri, Dist. Darjeeling, recorded in Book No. 1, CD Vol. No. 56, Page from 15 to 24, for the year 2006, having all permanent, heritable and transferable rights, title and interest therein.

(S)

*Rajesh Kumar*

DWARIKA ENTERPRISES

*Rajesh Kumar*  
PARTNER

**WHEREAS** in view of the above, the owner of the one part is now the absolute owner and in their khas physical possession of all that piece or parcel of land measuring 39 Katha 11 Chhataks & 4 Sq. ft. as fully described in the Schedule- 'A' appended herein below (which is subject to these presents) and he has got permanent heritable and transferable right, title and interest therein, free from all encumbrances, charges, attachment, lispendences and trust whatsoever and howsoever.

**AND WHEREAS** the owners are desirous of developing the aforesaid landed property jointly by constructing a multistoried residential/commercial building as per Building Plan to be sanctioned by the competent authority.

**AND WHEREAS** the first parties/owners, being devoid of Technical, Engineering and Architectural qualifications or knowledge and particularly Finance, the first parties being owners have decided to get the work of Development done by the Developer on certain terms and conditions.

**AND WHEREAS** upon the aforesaid representation of the owners and subject to verification of the title of the owners concerning the said land, the Developer has agreed to develop the said landed property by constructing a multistoried building as per building plan being NO. 508 dated 16/07/2019 from SMC on the said land in accordance with the sanctioned building plan on the terms and conditions hereinafter appearing.

**AND WHEREAS** in order to avoid all future disputes and differences in between the parties, it has been thought fit and proper to put into writing the terms and conditions as mutually agreed by and between the parties.



*Navish Kumar Aggarwal*

DWARIKA ENTERPRISES

*Navish Kumar Aggarwal*  
PARTNER

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

**ARTICLE I - DEFINITIONS**

In this agreement, unless otherwise specifically mentioned:

- 1.1 Owners shall mean the said **FIRST PARTIES/OWNER** – the said persons not only as owners but also as having whatsoever right, title or interest that he/she may have had or has as executor, Legatee, trustee, Beneficiary or otherwise in respect of the said premises described in the first schedule hereunder written and also his/her respective heirs, legal representatives, executors and assigns.
- 1.2 Premises shall mean all that the entirety of the said land more fully and particularly described in the first schedule hereunder written.
- 1.3 Building shall mean the building to be constructed at the said premises with a feasible floor area Ratio (FAR) available or permissible under the rules and regulations of the Siliguri Municipal Corporation for the time being prevailing as per the plan or plans to be sanctioned by the Siliguri Municipal Corporation.
- 1.4 Unit shall mean the constructed area and/or space in the building intended to be built and/or constructed capable of being occupied and enjoyed separately as a distinct entity at the building to be constructed at the said premises.
- 1.5 Super built-up area shall mean the total constructed area which will include stair cases together with the width of the walls.
- 1.6 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.

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Rajesh Agrawal

DWARIKA ENTERPRISES

Nived Kumar Agrawala

PARTNER

- 1.7 Plan shall mean the plan or plans, elevation, designs's drawings and specification of the buildings as shall be sanctioned by the Siliguri Municipal Corporation including revised plan, modification or variation thereof which may be made from time to time.
- 1.8 Saleable area shall mean the spaces in the new building available for independent use and occupation after making due provisions for common facilities and the space required there for.

## **ARTICLE II ALLOCATION OF THE DEVELOPERS & OWNERS:**

### **Allocation of Owner-**

Flat No.B3, B4 measuring 2620 Sq. ft each Flat approx.  
and 2 parking at ground floor and 35% share in the building.

**Allocation of Developer-** ALL THAT entire remaining (65% share) areas of the multi storied residential cum commercial building i.e. remaining flats, garages, commercial spaces, entire roof right etc. of the multi storied building to be constructed on the Schedule - 'A' land by the Developer according to the sanctioned building plan of the Siliguri Municipal Corporation, together with undivided proportionate share of land and common parts of the building.

## **ARTICLE III - COMMENCEMENT.**

3.0 This agreement shall be deemed to have commenced on and with effect from the date of its execution.

## **ARTICLE IV - OWNERS' RIGHTS & REPRESENTATIONS**

- 4.1 Excepting the owners hereof, no other person or persons has/have any claim or interest and/or demand over and in respect of the said

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*Rajesh Aggarwal*

DWARIKA ENTERPRISES

*Rajesh Kumar Aggarwal*

PARTNER

premises and/or any portion thereof. However if due to any defect in title or possession of the owners in respect of the schedule property, and due to which if the developer has to face any obstacle or disturbance in the development or construction work then the owners shall be liable for all loss or damages sustained by the Developer in connection therewith and the owners shall return the entire advance received till then from the developer with interest along with all cost & losses of the developer in respect thereof.

- 4.2 The said premises is free from all encumbrances, liens, lispendences, attachments, trusts, acquisitions and requisition whatsoever or howsoever.
- 4.3 There is no subsisting agreement for sale and/or development of the said premises with any other party or parties by the owners or any of the person/s claiming under him/her.

#### ARTICLES V – DEVELOPER'S RIGHTS

- 5.1 The owner do hereby grant, subject to the provision contained herein, exclusive right to the developer to build upon and to commercially exploit the said premises by constructing the multistoried building at the said premises in accordance with the plan to be sanctioned by the Siliguri Municipal Corporation, as mutually agreed by both the parties.
- 5.2 All applications, plans 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 his own cost and shall be signed by the owners and/or the developer and submitted by the developer at the developer's own cost and expenses for sanction. However the owners shall give their full co-operation by their signature and also by their presence if so required at anytime during the project. All costs, charges and expenses required to be paid or deposited for submission of such plan or plans to the Siliguri Municipal Corporation and other authorities

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*Noted & approved*

DWARIKA ENTERPRISES

*Narish Kumar Aggarwala*  
PARTNER

shall be borne and made 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.

#### ARTICLE VI - PROCEDURE

6.1 The owners shall grant a registered power of attorney in favour of the developer for obtaining necessary permission and/or sanctions from different authorities (SMC, SJDA, Fire, Aviation, BL& LRO, Central or Government authority & other authorities) in connection with the development of the new building at the said premises and also for pursuing and following up the matter with the Siliguri Municipal Corporation and 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 or till the validity of this agreement.

6.2 The Developer shall hand over the complete building within 3(Three) years after the date of sanction of the building plan from the concerned authority, except exigencies arising out of circumstances beyond the Developer's control such as natural calamities, earth quake, flood, civil riot etc. And Second party fails to handover the complete building within the stipulated period then the second party shall be liable to pay compensation.

#### ARTICLE VII- BUILDING

7.1 The developer shall at its own costs, construct and complete the new building at the said premises in accordance with the sanctioned plan with good and standard materials as may be specified by the architects and as set out in the second schedule hereunder written. The new building shall be constructed with the maximum possible coverage and having elevation and feature permissible under the rules and regulation

*(Signature)*

*Noted Agreed*

DWARIKA ENTERPRISES  
*Nand Kumar Agarwal*  
 PARTNER

applicable to the said premises as may be approved by the Siliguri Municipal Corporation.

- 7.2 Subject as aforesaid, the decision of developer regarding the quality of the materials and the specification as stated in the second schedule hereunder shall be final and binding upon the parties hereto.
- 7.3 The developer shall install and erect in the said building, at its own cost water storage tanks, electricity, transformer, fire fixtures and other facilities as per the existing law as are required to be provided in a multi-storied building in Siliguri having self-contained units and constructed for sale of construed areas therein on ownership basis and as mutually agreed to.

#### ARTICLE VIII – COMMON FACILITIES

- 8.1 The developer shall pay and bear all corporation taxes, insurance premiums and other statutory outgoings as would be levied by the government or any statutory authorities in respect of the said premises accruing as and from the date of handing over vacant possession by the owners to the developer.
- 8.2 The owners shall not do any act deed or thing where by the developer shall be prevented from construction and completion of the said new building at the said premises.
- 8.3 That the common electric infrastructure expenses for obtaining common and individual electric connection in proposed commercial cum residential building shall be incurred/borne by the owner/occupier of the respective flats/units of the building in proportionate manner/share.
- 8.4 That as soon as the new building is completed, the developer shall give notice to the Owners requiring the Owners to take possession of the Owners allocation in the building and after 15 days from the date of service of such a notice and at all times thereafter the Owners shall be exclusive responsible

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*Rajul Agard***DWARIKA ENTERPRISES***Narish Kumar Agard***PARTNER**

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 Owner's 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.

8.5 That 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 Owner and the developers and both the parties shall keep each other indemnified against all claim, action, demands, cost, charges and expenses and proceeding whatsoever directly or indirectly instituted against or suffered by or pay by either of them as the case may be consequent upon a default by the Owners or the developer in this behalf.

8.6 That the common electric infrastructure expenses for obtaining common and individual electric connection in proposed residential cum commercial building shall be incurred/borne by the owner/occupier of the respective flats/units of the building in proportionate manner/share. The Electric Connection charges will be paid in proportionate by the developer as well as the Owners/First Parties.

8.7 That the owner and the Developer may sell the property and keep the share as per the allocation after paying all the taxes.

#### ARTICLE IX- COMMON RESTRICTIONS

9.1 The Owners and the Developers in the said building at the said premises shall be subject to the same restriction of transfer and use which shall include the following.



*Naresh Agarwal***DWARIKA ENTERPRISES**  
*Naresh Kumar Agarwal*  
**PARTNER**

- 9.2 Neither party shall not use or permit to use in the said building or any portion thereof for carrying on any illegal and/or immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the occupier of the building.
- 9.3 Neither party shall demolish or permit demolition of any other structure in their respective allocation or any portion thereof or make any structural alternation therein without the previous consent of the other in writing in this behalf.
- 9.4 Both the parties shall abide by all laws, by-rules and regulations of the Government, Local Bodies and other statutory bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any said laws, by- laws, by-rules and regulation and/or procedures.
- 9.5 The respective allottees shall keep the interior and walls, drains, pipes and other fitting and fixtures and appurtenances and floors and ceilings in each of their respective allocation in the new building in good working condition and repair and in particular so as not to cause any shall damage to the new building or any other space or accommodation therein and shall keep the other occupiers of the new building properly and effectively indemnified from and against the consequences of any breach.
- 9.6 The parties hereto shall not do or cause or permit to be done act or thing which may render void or violable any insurance of the new building or any part thereof and shall keep each other and other occupiers of the said building harmless and indemnified from against the consequence of any breach.



*Received*

DWARIKA ENTERPRISES

*Narish Kumar Aggarwala*

PARTNER

- 9.7 Neither party shall throw or accumulated any dirt, rubbish, waste or refuse or permit the same to thrown or accumulated in or about the said building in the compounds, corridors or any other portion or portions of the said building.

#### **ARTICLE X- OWNERS' OBLIGATION:**

- 10.1 The Owners hereby agree and convent with the Developer not to cause any interference or hindrance in the construction of the new building at the said premises by the Developer.

#### **ARTICLE XI- OWNER'S INDEMNITY**

- 11.1 The owners hereby undertake that the developer shall be entitled to the said construction and shall enjoy without any interference and/or disturbance provided the Developer performs and fulfills all the terms and conditions herein contained and on its parrot to be observed and performed.
- 11.2 That the heirs and successors of the respective parties shall be bound to follow this Agreement in future.

#### **ARTICLE XII- DEVELOPER'S INDEMNITY**

- 12.1 The Developer hereby undertakes to keep the Owners indemnified against all third party claims and action 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 premises.
- 12.2 The Developer hereby undertakes to keep the Owners indemnified against all action, suit, costs, proceedings and claims that may arise out of the Developer/s actions with regard to the development of the said premises.

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*Rajendra Agrawal*

DWARIKA ENTERPRISES

*Narish Kumar Agrawal*

PARTNER

### ARTICLE XIII-POWER OF ATTORNEY

13.1 The owners shall grant a registered power of attorney in favour of the developer for obtaining necessary permission and/or sanctions from different authorities in connection with the development of the new building at the said premises and also for pursuing and following up the matter with the Siliguri Municipal Corporation and 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 or till the validity of this agreement.

13.2 That the First Parties shall arrange to execute a General Power of Attorney appointing the Second Party or any other person as nominated by the Second Party's Share/Developer allocation in the building premises to the intending purchaser/s as may be desired by the Second Party.

### ARTICLE XIV- MISCELLANEOUS

14.1 The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be construed as a Partnership Between the Developer and the Owner or as a joint venture between the parties hereto in any manner nor shall the parties hereto be deemed to have constituted an Association of Persons.

14.2 It is hereby understood that from time to time in order to facilitative the construction of the new building at the said premises by the developer, various deeds, 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 Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specified provisions may not have made herein and the Owners hereby undertake to do all such act, deeds, matter and things that may be

*(Signature)*

*Respectfully signed*

DWARIKA ENTERPRISES

*Narash Kumar Agarwal*  
PARTNER

reasonably required to be done in the matter and the Owners 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 anyway Infringe the right of the Owners and/or go against the spirit of this Agreement.

- 14.3 The Developer and the Owners shall mutually frame a scheme for the management and administration of the new building at the said premises and/or common part thereof. The Developer and the Owners 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, as and when constituted.
- 14.4 As and from the date of completion of the said building, the Developer and/or its transferees and the Owners and/or his transferees shall each be liable to pay bear proportionate charge on account of all taxes (Income Tax) payable in respect of their allocations.
- 14.5 The Owners and the Developer Shall mutually decide the name of the said building to be constructed at the said premises.
- 14.6 That it has been mutually decided between the parties that the consideration amount for such sale shall be fixed as per the market value at that relevant time and not otherwise and will be distributed among the Developer & owner as per share.
- 14.7 That it has also been mutually decided between the parties that the Owners can either sell or keep the owner's share in the said building and the Developer shall not raise any objection in this regard.

(A)

*Noted & signed*

DWARIKA ENTERPRISES

*Abhishek Kumar Agarwal*  
PARTNER

- 14.8 That if the land owner retains their area then the land owner will be liable to pay GST & other taxes as applicable to the Developer and the Developer may need to paid to the Government authority if applicable.

#### **ARTICLE XV- FORCE MAJEURE**

- 15.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of Force Majeure and shall be suspended from the obligation during the duration of Force Majeure.
- 15.2 Force Majeure shall mean flood, heavy rain, earthquake, riot, war, storm, tempest, civil commotion and/or any other act or commission beyond the control of the parties hereto.

#### **ARTICLE XVI- ARBITRATION**

- 16.0 In case of any dispute, different or question arising between the parties hereto with regard to this Agreement, the same shall be referred to the arbitration of an arbitrator to be appointed by the parties herein. If the parties do not agree upon an arbitrator, each party shall be entitled to appoint an arbitrator and the proceedings shall be in accordance with the provisions of Arbitration and Conciliation Act, 1996 and/or any other statutory modification and/or enactment relating thereto.

#### **SCHEDULE "A" ABOVE REFERRED TO LAND)**

(A) All that piece or parcel of Bastu vacant land measuring 39 Katha 11 Chhataks & 4 Sq. ft. appertaining and forming part of R.S. Plot No. 3258 (land measuring 23 katha), 3259 (land measuring 10 katha 11 chhatak 4 sq. ft.) & 3260 (land measuring 6 katha), recorded in R.S. Khatian No. 1672, 1273 & 1257, under Mouza - Siliguri, J.L. No. 110(88), P.S. Siliguri, Dist. Darjeeling, in state of West Bengal. Situated at Khalpara, Siliguri.



**The said land is butted and bounded as follows:**

On the North : Land of Jajodia Market Bhawan.

On the South : Land & House of Pawan Kr Jajodia.

On the East : 23 Feet Wide Road.

On the West : 20 Feet Common Passage.

IN WITNESS whereof the parties hereto have set and subscribed their respective hand this day, month and year first above written.

**WITNESSES :**

1. *Gautam Agarwal*  
S/O LT-Rambhavi Agarwal  
Setk Sital Market  
P.O & P.S - Siliguri  
Dist. - Darjeeling

*Rajesh Agarwal*

Signature of the first party/owner  
**DWARIKA ENTERPRISES**

*Ramesh Kumar Agarwal*

**PARTNER**

2.

*Ajay K. Mitraka*  
No. C.C. Mitraka  
*87*

Signature of the second party/Developer

Drafted & printed in my office &  
read over and explained to the party  
by me as per instruction of the party

**(AJAY KUMAR MITRUKA)**

Advocate, Siliguri  
Enrollment No. WB/767/2006



*Rajesh*

	Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

*Rajesh Aggarwal*  
Signature with date



*Narish Kumar Aggarwal*

	Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Signature of Identifier

Signature of R.O.

*Narish Kumar Aggarwal*  
Signature with date



**DWARIKA ENTERPRISES**

*Narvish Kumar Agarwal*  
**PARTNER**



आयकर विभाग  
INCOME TAX DEPARTMENT  
NARESH KUMAR AGARWAL



भारत सरकार  
GOVT. OF INDIA



KESHORAM AGARWAL

01/01/1955

Permanent Account Number

ACGPA7787G

*Naresh Kumar Agarwal*  
Signature



13/03/2016

इस आई.टी.सी. / एन.ए.ए.सी. कार्ड को / कृपया  
आयकर विभाग द्वारा जारी किया गया है।  
यदि यह आई.टी.सी. / एन.ए.ए.सी. कार्ड नष्ट हो जाता है, तो इसे  
मौलिक कार्ड के साथ वापस करना होगा।  
तारीख - 01/01/2016

If this card is lost / destroyed, it should be  
returned to the Income Tax Department.  
Income Tax PAN Services Unit, NSDL,  
5th Floor, Maxis Building,  
Plot No. 341, Survey No. 97/98,  
Model Colony, Near Deep Dispensary Chowk,  
Pune - 411 004.

Tel: 91-20-2721 6099, Fax: 91-20-2721 6081  
e-mail: [feedback@nsdl.gov.in](mailto:feedback@nsdl.gov.in)

*Naresh Kumar Agarwal*

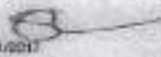
  
 ভারতের নির্বাচন কমিশন  
 পশ্চিম পূর্ব  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 WB/04/028/0624272




নির্বাচকের নাম : নরেশ কুমার আগারওয়াল  
 Elector's Name : Nares Kumar Agarwal  
 পিতার নাম : কেশব কুমার আগারওয়াল  
 Father's Name : Keshab Kumar Agarwal  
 লিঙ্গ/সঙ্গ : পু / M  
 জন্ম তারিখ : 03/03/1966  
 Date of Birth : 03/03/1966

WB/04/028/0624272  
 Name:  
 Station Road, Siliguri, Darjeeling District, West Bengal  
 PIN: 734005

Address:  
 STATION ROAD, SILIGURI/W  
 CORP. | SILIGURI, DARJEELING-734005

  
 Date: 13/01/2017

26 - Siliguri Constituency  
 26 - সিলিগুড়ি কেন্দ্রীয় নির্বাচন  
 অধিবাসকের নাম নথিভুক্ত

Facsimile Signature of the Electoral  
 Registration Officer for  
 26 - Siliguri Constituency

বিদ্যমান নির্বাচনী স্থান নথিভুক্ত নির্বাচনী স্থান  
 নথিভুক্ত স্থান নথিভুক্ত স্থান নথিভুক্ত স্থান  
 নথিভুক্ত স্থান নথিভুক্ত স্থান নথিভুক্ত স্থান

In case of change in address mention this Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number 141 / 211

*Narish Kumar Agarwal*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

উল্লেখ্য: আই ডি / Enrolment No 1215/10194/12502

To,  
নরেশ কুমার আগরওয়াল  
Naresh Kumar Agarwal  
CIGARETE COMPANY COMPOUND  
S.F. ROAD  
SILIGURI ward NO.26  
Siliguri Bazar  
Siliguri Bazar Siliguri Darjeeling  
West Bengal 734005  
9434049651

Ref: 522 / 24Y / 358964 / 355259 / F



SE356984547FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8188 6240 5864**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



নরেশ কুমার আগরওয়াল  
Naresh Kumar Agarwal  
পিতা : কেশরাম আগরওয়াল  
Father : Keshoram Agarwal  
জন্মতারিখ / DOB : 01/01/1955  
লিঙ্গ / Male



**8188 6240 5864**

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা: গিগারেট কোম্পানি  
সি.এফ.রোড  
সিলিগুরি-২৬ নং ওয়ার্ড, সিলিগুরি  
বাজার, দার্জিলিং, সিলিগুরি  
পশ্চিম বঙ্গ, ৭৩৪০০৫

Address: CIGARETE COMPANY  
COMPOUND, S.F. ROAD,  
SILIGURI, ward NO.26, Siliguri  
Bazar, Darjeeling, Siliguri Bazar,  
West Bengal, 734005

**8188 6240 5864**



1800 305 1867

help@uidai.gov.in

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- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা পাও ককেন।

### INFORMATION

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

- আধার সারা দেশে মানা।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

*Naresh Kumar Agarwal*






Ramgopal Agarwal

  
**ELECTION COMMISSION OF INDIA**  
ভারতের নির্বাচন কমিশন


IDENTITY CARD WB/04/025 / 0612393


পরিচয় পত্র  
Duplicate  
প্রতিরূপ



Elector's Name	Ram Gopal Agarwal-Jajodia
নির্বাচকের নাম	রাম গোপাল আগরওয়াল-জাজোদিয়া
Father's Name	Satyanarayan
পিতার নাম	সত্যনারায়ন
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2000	48
১.১.২০০০-এ বয়স	৪৮

*Ram Gopal Agarwal*

  
भारत सरकार  
Government of India

  
Ram Gopal Agarwal  
Date of Birth/DOB: 06/01/1953  
Male/ MALE

5873 1867 5174

मेरा आधार, मेरी पहचान



Ram Gopal Agarwal



ভারত সরকার  
Government of India

গৌতম আগরওয়াল  
Gautam Agarwal

পিতা : রামধনি আগরওয়াল  
Father : Ramdhan Agarwal

জন্ম তারিখ/DOB: 10/03/1980  
লিঙ্গ / Male

6692 2565 0580

আধার - সাধারণ মানুষের অধিকার

অধার  
Unique Identification Authority of India

ঠিকানা: সেথ স্রীলাল মার্কেট  
সিলিগুড়ি, সিলিগুড়ি (ম. কর্প.)  
দার্জিলিং, দার্জিলিং, পশ্চিম বঙ্গ

Address: SETH SRI LAL  
MARKET, SILIGURU, SILIGURU  
(M. Corp), Siliguri,  
Darjeeling, West Bengal,  
734001

6692 2565 0580

1847  
1800-303-1847

help@uidai.gov.in

www.uidai.gov.in

Gautam Agarwal

## Major Information of the Deed

Deed No :	I-0402-00815/2020	Date of Registration	05/06/2020
Query No / Year	0402-2000550253/2020	Office where deed is registered	
Query Date	18/05/2020 1:46:37 PM	0402-2000550253/2020	
Applicant Name, Address & Other Details	AJAY MITRUKA KHALPARA, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832386752, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 10,19,73,467/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



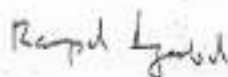
### Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: KHALPARA, Road Zone : (Ward No.9) -- Ward No.9) , Mouza: Siliguri, JI No: 88, Pin Code : 734005

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3258	RS-1672	Bastu	Bastu	23 Katha	1/-	5,90,88,163/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L2	RS-3259	RS-1273	Bastu	Bastu	10 Katha 11 Chatak 4 Sq Ft	1/-	2,74,71,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L3	RS-3260	RS-1257	Bastu	Bastu	6 Katha	1/-	1,54,14,304/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>65.4935Dec</b>	<b>3 /-</b>	<b>1019,73,467 /-</b>	
		<b>Grand Total :</b>			<b>65.4935Dec</b>	<b>3 /-</b>	<b>1019,73,467 /-</b>	





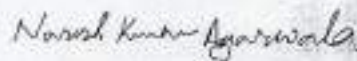
### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr RAM GOPAL AGARWAL (Presentant )</b> Son of Late SATYA NARAYAN AGARWAL Executed by: Self, Date of Execution: 05/06/2020 , Admitted by: Self, Date of Admission: 05/06/2020 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	05/06/2020	LTI	05/06/2020	
S F ROAD SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACIPA3185E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/06/2020 , Admitted by: Self, Date of Admission: 05/06/2020 ,Place : Office				

### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>DWARIKA ENTERPRISES</b> S F ROAD SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005 , PAN No.: AAMFD4663L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr NARESH KUMAR AGARWAL</b> Son of Mr KESORAM AGARWAL Date of Execution - 05/06/2020 , , Admitted by: Self, Date of Admission: 05/06/2020, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Jun 5 2020 1:12PM	LTI	05/06/2020	05/06/2020
S F ROAD, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACGPA7787G, Aadhaar No: 81xxxxxxxx5864 Status : Representative, Representative of : DWARIKA ENTERPRISES (as PARTNER)				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr GAUTAM AGARWAL</b> Son of Late RAMDHARI AGARWAL SETH SRILAL MARKET, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001			
	05/06/2020	05/06/2020	05/06/2020
Identifier Of Mr RAM GOPAL AGARWAL, Mr NARESH KUMAR AGARWAL			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr RAM GOPAL AGARWAL	DWARIKA ENTERPRISES-37.95 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr RAM GOPAL AGARWAL	DWARIKA ENTERPRISES-17.6435 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr RAM GOPAL AGARWAL	DWARIKA ENTERPRISES-9.9 Dec



On 05-06-2020

**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 13:03 hrs on 05-06-2020, at the Office of the A.D.S.R. SILIGURI by Mr RAM GOPAL AGARWAL, 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 10,19,73,467/-

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

Execution is admitted on 05/06/2020 by Mr RAM GOPAL AGARWAL, Son of Late SATYA NARAYAN AGARWAL, S F ROAD SILIGURI, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Mr GAUTAM AGARWAL, , Son of Late RAMDHARI AGARWAL, SETH SRILAL MARKET,SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

Execution is admitted on 05-06-2020 by Mr NARESH KUMAR AGARWAL, PARTNER, DWARIKA ENTERPRISES (Partnership Firm), S F ROAD SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005

Indetified by Mr GAUTAM AGARWAL, , Son of Late RAMDHARI AGARWAL, SETH SRILAL MARKET,SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 04/06/2020 4:53PM with Govt. Ref. No: 192020210007208611 on 04-06-2020, Amount Rs: 21/-, Bank: Oriental Bank of Commerce ( ORBC0100392), Ref. No. 72130120 on 04-06-2020, Head of Account 0030-03-104-001-16

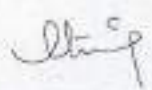
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 70,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 53924, Amount: Rs.5,000/-, Date of Purchase: 20/03/2020, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 04/06/2020 4:53PM with Govt. Ref. No: 192020210007208611 on 04-06-2020, Amount Rs: 70,020/-, Bank: Oriental Bank of Commerce ( ORBC0100392), Ref. No. 72130120 on 04-06-2020, Head of Account 0030-02-103-003-02

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



**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 0402-2020, Page from 29489 to 29522**

**being No 040200815 for the year 2020.**



Digitally signed by JIWAN TAMANG  
Date: 2020.06.05 13:37:21 +05:30  
Reason: Digital Signing of Deed.

**(Jiwan Tamang) 2020/06/05 01:37:21 PM**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SILIGURI**  
**West Bengal.**

**(This document is digitally signed.)**