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I - 1153/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 079893

F 079893

9322435

: 1 :

DEVELOPMENT AGREEMENT

TARAMANI DEVELOPERS PVT. LTD.

Ramesh Chandra

Director

INDIRA CONSTRUCTIONS

Chirag Agarwal

PARTNER

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 20th DAY OF FEB 2020.

BETWEEN

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



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

20 FEB 2020

20 FEB 2020

05/02/2020 - I

Sl. NO. 47165 Date 13.2.2020
PURCHASER Tanamani Developans Pvt. Ltd.
Full Address P.O. & P.S. - Sidiguri, Dist - Darrjeeling
Total Value 5000/-
Stamp Purchased from JPG Treasury-1



781
STAMP VENDOR
JAYA RANI DAS
Licence No.1 of 99-2000
Addl. DSR Office, Rajgani, Jalpaiguri

028870 E

Receipt

সিদ্ধান্ত দেওয়া হয়েছে

NO PURCHASER OF DISTRICT STAMP...
জানকায় জমা দিতে হবে...
জমা দিতে হবে...



জমা দিতে হবে...
একটি নম্বর...

Adl. Dist-Sub Register
Sidiguri at Sidiguri, Dist Darrjeeling

[Handwritten signature]

20 FEB 2020

: 2 :

TARAMANI DEVELOPERS PVT. LTD.

Promode Garg

Director

INDIRA CONSTRUCTIONS

Chirag Agarwal

PARTNER

TARAMANI DEVELOPERS PRIVATE LIMITED, a Private Limited Company, incorporated under the Companies Act, 1956, having Corporate Identity Number U70109WB2012PTC182431, Dated 06.06.2012, having its Registered office at 32/9/239, Samran Tower, 2nd Floor, Beside Howrah Petrol Pump, Burdwan Road, P.O. and P.S. Siliguri, in the District of Darjeeling, in the State of West Bengal represented by one of its Director, **SRI PROMODE GARG**, son of Sri Jodhraj Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Dr. Kalinath Road, Khalpara, P.O and P.S Siliguri, District Darjeeling - hereinafter called the "**LAND OWNER/FIRST PARTY**" which expression shall unless excluded by or repugnant to the context be deemed to include its directors, executors, successors, representatives administrators and assigns) of the "**ONE PART**". (PAN: AAECT2894A)

AND

"INDIRA CONSTRUCTIONS" a Partnership Firm, having its office at Sevoke Road, P.O. and P.S.-Siliguri, District - Darjeeling, in the State of West Bengal, represented by one of its Partner, **SRI CHIRAG AGARWAL**, son of Sri Mohan Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, P.O. and P.S.-Siliguri, District - Darjeeling - hereinafter called the "**DEVELOPER/SECOND PARTY**" (which name and expression shall unless excluded by or repugnant to the context be deemed to include its Partners, office-bearers, executors, successors, representatives, administrators and assigns) of the "**SECOND PART**". (PAN: AAGFI6623R)

: 3 :

TARAMANI DEVELOPERS PVT. LTD.
Namade Gangi
Director

INDIRA CONSTRUCTIONS
Chirag Agarwal
PARTNER

WHEREAS the abovenamed First Party **TARAMANI DEVELOPERS PRIVATE LIMITED**, had purchased land measuring 9 Kathas 11 Chhataks from Smt. Rekha Rani Roy, wife of Sri Bibhuti Bhushan Roy, by virtue of Registered Deed of Sale, dated 04.07.2012, being Document No. 1 – 6354, for the year 2012 and the same was registered in the Office of the Additional District Sub-Registrar Siliguri II at Bagdogra, in the District of Darjeeling.

AND WHEREAS the abovenamed First Party **TARAMANI DEVELOPERS PRIVATE LIMITED**, had also purchased land measuring 9 Kathas 11 Chhataks from Sri Subodh Kumar Verma, son of Late Ramniranjan Prasad Verma, by virtue of Registered Deed of Sale, dated 04.07.2012, being Document No. 1 – 6356, for the year 2012 and the same was registered in the Office of the Additional District Sub-Registrar Siliguri II at Bagdogra, in the District of Darjeeling.

AND WHEREAS the abovenamed First Party **TARAMANI DEVELOPERS PRIVATE LIMITED**, had also purchased land measuring 9 Kathas 11 Chhataks from Sri Bibhuti Bhusan Roy, son of Late Binod Behari Roy, by virtue of Registered Deed of Sale, dated 04.07.2012, being Document No. 1 – 6353 for the year 2012 and the same was registered in the Office of the Additional District Sub-Registrar Siliguri II at Bagdogra, in the District of Darjeeling

: 4 :

TARAMANI DEVELOPERS PVT. LTD.
Mamode Gony
Director

INTIRA CONSTRUCTION
Chiriyaganan
PARTNER

AND WHEREAS the abovenamed First Party **TARAMANI DEVELOPERS PRIVATE LIMITED**, had also purchased land measuring 4 Kathas 6 Chhataks from Sri Bijay Kumar Jha, son of Sri Parmanand Jha, by virtue of Registered Deed of Sale, dated 04.07.2012, being Document No. 1 – 6355 for the year 2012 and the same was registered in the Office of the Additional District Sub-Registrar Siliguri II at Bagdogra, in the District of Darjeeling.

AND WHEREAS the abovenamed First Party **TARAMANI DEVELOPERS PRIVATE LIMITED**, had also purchased land measuring 15 Kathas from Sri Indranil Das & another, by virtue of Registered Deed of Sale, dated 26.02.2013, being Document No. 1 – 1739 for the year 2013 and the same was registered in the Office of the Additional District Sub-Registrar Siliguri II at Bagdogra, in the District of Darjeeling.

AND WHEREAS by virtue of the aforesaid Deeds the abovenamed First Party **TARAMANI DEVELOPERS PRIVATE LIMITED**, became the absolute owner of land measuring 48 Kathas 7 Chhataks and the said land is fully described in the Schedule-A below.

AND WHEREAS the First Party interested in constructing a multistoried building on the land fully described in Schedule A below but because of lack of financial resources unable to do so approached the Second Party who has got adequate funds and experience to construct a multistoried building on the said land and the Second Party has agreed to the offer of the First Party to construct a multistoried building on the said land of the First Party on the following terms and conditions:-

: 5 :

TARAMANI DEVELOPERS PVT. LTD.

Primo de Groog
Director

INDUS+CONSTRUCTIONS
Chirag Agarwal
PARTNER

NOW THIS AGREEMENT WITNESSES AS FOLLOWS:-

1. THAT the Second Party has agreed to promote the said complex on the plot of land mentioned in the Schedule given herein below, as per plans, elevations, designs, drawings and specifications approved by the appropriate authority/ies at its own cost and shall for the identity of the building use appropriate nomenclature of its choice.
2. THAT any modification in the plans, elevations, designs, drawings and specifications approved from the appropriate authority will be at the cost of the Second Party.
3. THAT the First Party undertakes to signify its consent to the plans, elevations, designs, drawings, specifications etc. as proposed by the Second party and to sign it and all other incidental and necessary papers for approval of the building plan.
4. That out of the total constructed area, 17.5% shall belong to the First Party (LANDOWNER'S ALLOCATION) and the remaining 82.5% shall belong to the Second Party (DEVELOPER'S ALLOCATION) . The First Party has requested to the Second Party to sell the total constructed area (including the Landowners Allocation on behalf of the Landowner) and receive the entire consideration money from the purchasers and thereafter reimburse the 17.5% share of the Landowner to its Bank Account and the Second Party has agreed to do so.
5. That the Developer has paid a sum of Rs 5,00,000=00 (Rupees Five Lacs Only) to the Landowner and the same shall be adjusted against the share of the First Party and any further amount paid by the Developer shall also be adjusted against the share of the First Party.

: 6 :

TARAMANI DEVELOPERS PVT. LTD.
Srinivasa Chary
Director

INDIRA CONSTRUCTIONS
Chirag Agarwal
PARTNER

6. That only the sale proceeds to be realized from the sale of Flat and Parking Space shall be shared in the ratio of 17.50% : 82.50%. between the Landowner and Developer respectively . That any other amount to be received from the intending purchaser on account of Transformer, Fire Equipment ,GST etc shall belong to the Developer only.
7. That if any of the parties wants to keep any part of the constructed area they may do so at the market value of the property.
8. That the construction of the building shall be completed within 3 years from the date of passing of the Building Plan and same may be extended for the further period of six (6) months.
9. THAT the First Party also undertake to execute a Registered Power of Attorney in favour of the second party for executing all documents relating to Building Plan, Agreement of Sale, Sale Deed etc. of the "TOTAL CONSTRUCTED AREA".
10. THAT the First Party apart from the power of attorney shall also execute all necessary papers and documents from time to time as may be required by the Second Party for construction of the said complex.
11. THAT the First Party shall handover the possession of the said property to the Second Party for the purpose of construction of the said complex and the Second Party shall use the said property for the purpose of construction. The Second Party may store the building materials as per requirement, keep the guard chowkidar or any other staff or may take other security measures.
12. THAT if at any time it is found that the said land described in the schedule is encumbered the First Party will be liable to make it unencumbered at its own cost.

: 7 :

TAKWANI DEVELOPERS PVT. LTD.
Pradeep Singh
Director

INDIRA CONSTRUCTION
Chirag Agarwal
PARTNER

13. THAT all taxes and dues payable by the First Party relating to the period prior to the execution of these presents/ commencement of the construction of the building shall be payable by the First Party.

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

15. THAT both the parties shall bear its respective proportionate statutory impositions and/or tax liabilities.

16. THAT the Second Party shall construct the said complex at its own cost and engaging direct labourers or through the contractor/s of his choice as per approved plan and the Second Party shall construct the said complex in accordance with the rules and guidelines of the Siliguri Municipal Corporation.

17. THAT the Second Party may advertise in the media for sale of the constructed area in the said complex at its cost.

18. That the Developer may take Project Finance from any bank/financial institution against the below Scheduled Property and the Landowner shall have no objection in this regard.

19. THAT in case of any dispute arising out of this agreement or with respect to the interpretation of any terms and conditions recorded herein or with respect to the working of this agreement or any other matter, it shall be first mutually decided with the collaboration of the third person and if the matter is not settled than either of the parties may approach the Court of Law.

20. That the First Party further agrees that nor the powers and authorities as given hereinabove to the Second Party neither the POWER OF ATTORNEY executed in favour of the Second Party can under any circumstances be rescind or cancelled during the pendency or continuance and till the time this agreement is in force.
21. That in case of any changes in Govt. rules, laws, policies affecting the construction work, the effect shall be borne by both parties.
22. That any further matter arising out of this Agreement which has not been specifically clarified, shall be mutually dealt with and decided.
23. That the parties are entitled to use Specific Performance of Contract against each other to execute the terms and conditions of this Agreement.

SCHEDULE -A

All that piece or parcel of vacant land measuring 48 Kathas 7 Chhataks situated in Mouza Jadubhitar Chhat, appertaining to R.S Plot No.140 and L.R Plot No. 190, recorded in R.S Khatian No.41, L.R Khatian No. 1262, Touzi No. 91, J.L. No. 48, Pargana Patharghata, P.O and P.S. Pradhan Nagar, District Darjeeling.

The land measuring is bounded and butted as follows:-

- North ... 18ft wide Kutchha Road.
South ... Land of Plot No. 182
East ... Sold Land of Smt Tarawati Agarwal
West ... Sold Land of Sri Jodhan Munda

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

WITNESSES :

1.

Sukanta Panigrahy
S/O Late Sishu Kumar Panigrahy
Santhi Bhawan Marg
PO, P.S. Siliguri
Dist Darjeeling

2.

Amrit Roy
S/O Late Amarendra Roy
Siliguri

MANOJ DEVELOPERS PVT. LTD.

Manoj Agarwal
Director

LAND OWNER/ FIRST PARTY

MANOJ CONSTRUCTIONS

Manoj Agarwal
PARTNER

SECOND PARTY/DEVELOPER












Drafted by me and
printed in my office

Manoj Agarwal

MANOJ AGARWAL

Advocate, Siliguri.












Enrl. No. F-505/434 of 1997

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

TARAMANI DEVELOPERS PVT. LTD.

Pramod Choug

Pramod Choug
 Director
 Signature

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

Chirag Agarwal

Chirag Agarwal
 PARTNER
 Signature



Chirag

today at 1:57 pm



TARAMANI DEVELOPERS PVT. LTD.

Pranav Goyal
Director



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PROMODE GARG
JODHRAJ AGARWAL
10/12/1966
Permanent Account Number
AGUPG1845F



Promode Garg
Signature

Promode Garg

Promode Garg



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

ভাপিকাঙ্কিত নম্বর/Enrolment No.: 1215/92821/02265

Date: 16/06/2015

Promode Garg (প্রমোদ গর্গ)
KALAWATI SADAN, NELI SENGUPTA SARANI,
BABUPARA, WARD NO 27, Siliguri (M. Corp),
Darjeeling,
West Bengal - 734004

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা যাচ্য করুন
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
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- This is electronically generated letter.

আপনার আধার সংখ্যা/ Your Aadhaar No.:

6674 1339 8700



আধার-সাধারণ মানুষের অধিকার

Validity unknown

Digitally signed by Pradeep Bhardwaj
Date: 2015.06.16 11:16 IST

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

- আধার সারা দেশে মানা
- আধার অধিকার অন্য আপনার একবারই ভাপিকাঙ্কিত করার আবশ্যকতা আছে।
- অন্তর্ভুক্ত করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষিত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সম্ভব হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
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भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



প্রমোদ গর্গ
Promode Garg
জন্মতারিখ/ DOB: 10/12/1966
পুরুষ / MALE



ঠিকানা:

কালাবতী সদন, নেলী সেনগুপ্ত
সারানী, বাবুপারা, ওয়ার্ড নং
27, শিলিগুরি (মৌজাসভা),
দার্জিলিং,
পশ্চিম বঙ্গ - 734004

Address:

KALAWATI SADAN, NELI
SENGUPTA SARANI, BABUPARA,
WARD NO 27, Siliguri (M. Corp),
Darjeeling,
West Bengal - 734004

6674 1339 8700

6674 1339 8700

আধার-সাধারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar

Promode Garg

आयकर विभाग
INCOME TAX DEPARTMENT

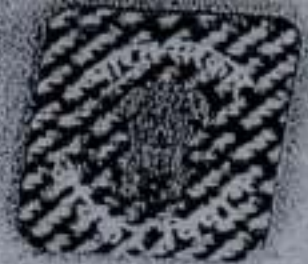


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAGFI6823R



नाम / Name
INDIRA CONSTRUCTIONS

निर्माण/गठना का तिथि
Date of Incorporation/Formation
10/10/2017

23102017

INDIRA CONSTRUCTIONS
Chirag Agarwal
PARTNER

Prithvi Gang

INDIRA CONSTRUCTIONS

Chirag Agarwal
PARTNER



भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrolment No. : 2017/00201/00693

To: Chirag Agarwal
 5/2, Mynor, Home Agarwal
 NEERU, My Enclave
 27, SEVONS ROAD,
 NEERU SAHAR COLONY,
 SEVONS ROAD,
 Bikaner
 Rajasthan
 Pin: 334001, 334001
 Mobile: 9415229192

Date: 11/07/2017

Ref. No. 00000123-00164096-00187975



UB 07428304 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :
4302 1197 2680

आधार – आम आदमी का अधिकार



भारत सरकार
 GOVERNMENT OF INDIA
 Chirag Agarwal
 Year of Birth: 1993
 State




4302 1197 2680





आधार – आम आदमी का अधिकार

Chirag Agarwal


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD GLQ4185827
 পরিচয় পত্র

Elector's Name **Subrata Ganguly**
 নির্বাচকের নাম **সুব্রত গাঙ্গুলী**
 Father's Name **Shishir Kumar Ganguly**
 পিতার নাম **শিশির কুমার গাঙ্গুলী**
 Sex **M**
 লিঙ্গ **পুং**
 Age as on 1.1.2006 **23**
 ১.১.২০০৬-এ বয়স **২৩**

Subrata Ganguly

Address:
 Dakshin Bharatnagar, Word no 24 Siliguri Darjeeling
 734404

ঠিকানা:
 দক্ষিণ ভারতনগর, ওয়ার্ড নং ২৪ শিলিগুরি দার্জিলিং ৭৩৪৪০৪


 Facsimile Signature
 Electoral Registration Officer
 নির্বাচন নিবন্ধন অফিসার

Assembly Constituency: **25-Siliguri**
 বিধানসভা নির্বাচন কেন্দ্র : **২৫-শিলিগুরি**
 District: Darjeeling জেলা: দার্জিলিং
 Date: 01.04.2006 তারিখ: ০১.০৪.২০০৬

Major Information of the Deed

Deed No :	I-0403-01153/2020	Date of Registration	20/02/2020
Query No / Year	0403-0000322435/2020	Office where deed is registered	
Query Date	19/02/2020 3:59:45 PM	A.D.S.R. BAGDOGRA, District. Darjeeling	
Applicant Name, Address & Other Details	Mary Dey Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7679212292, Status :Buyer/Claimant		
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. 3,34,47,305/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Jadubhhitar Chhat, JI No: 48, Pin Code : 734014

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-190 (RS :-)	LR-1262	Bastu	Rupni	48 Katha 7 Chatak		3,34,47,305/-	Width of Approach Road: 18 Ft.,
Grand Total :					79.9219Dec	0 /-	334,47,305 /-	







Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TARAMANI DEVELOPERS PRIVATE LIMITED SAMRAN TOWER, 2ND FLOOR, BESIDE HOWRAH PETROL PUMP, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAECT2894A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	INDIRA CONSTRUCTIONS SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAGFI6623R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PROMODE GARG Son of Mr JODHRAJ GARG Date of Execution - 20/02/2020, , Admitted by: Self, Date of Admission: 20/02/2020, Place of Admission of Execution: Office	 <small>Feb 20 2020 11:52AM</small>	 <small>LTI 20/02/2020</small>	Signature  <small>20/02/2020</small>
DR. KALINATH ROAD, KHALPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 66xxxxxxxx8700 Status : Representative, Representative of : TARAMANI DEVELOPERS PRIVATE LIMITED (as DIRECTOR)				
2	Name Mr CHIRAG AGARWAL (Presentant) Son of Mr MOHAN KUMAR AGARWAL Date of Execution - 20/02/2020, , Admitted by: Self, Date of Admission: 20/02/2020, Place of Admission of Execution: Office	 <small>Feb 20 2020 11:52AM</small>	 <small>LTI 20/02/2020</small>	Signature  <small>20/02/2020</small>
SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 43xxxxxxxx2680 Status : Representative, Representative of : INDIRA CONSTRUCTIONS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBRATA GANGULY Son of Late SISHIR KUMAR GANGULY SOUTH BHARAT NAGAR, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004	 <small>20/02/2020</small>	 <small>20/02/2020</small>	 <small>20/02/2020</small>
Identifier Of Mr PROMODE GARG, Mr CHIRAG AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	TARAMANI DEVELOPERS PRIVATE LIMITED	INDIRA CONSTRUCTIONS-79.9219 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Jadubhitar Chhat, JI No: 48, Pin Code : 734014

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 190, LR Khatian No:- 1262	Owner:তরামনি ডেভলপারস প্রা. লিমিটেড, Gurdian:পঙ্কে- শর্মিল গর, Address:দিঙ Classification:রপনী, Area:0.79000000 Acre,	TARAMANI DEVELOPERS PRIVATE LIMITED

On 20-02-2020

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 11:38 hrs on 20-02-2020, at the Office of the A.D.S.R. BAGDOGRA by Mr CHIRAG AGARWAL ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,34,47,305/-

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

Execution is admitted on 20-02-2020 by Mr PROMODE GARG, DIRECTOR, TARAMANI DEVELOPERS PRIVATE LIMITED (Private Limited Company), SAMRAN TOWER, 2ND FLOOR, BESIDE HOWRAH PETROL PUMP, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001

Identified by Mr SUBRATA GANGULY, . . Son of Late SISHIR KUMAR GANGULY, SOUTH BHARAT NAGAR, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Service

Execution is admitted on 20-02-2020 by Mr CHIRAG AGARWAL, PARTNER, INDIRA CONSTRUCTIONS (Partnership Firm), SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001

Identified by Mr SUBRATA GANGULY, . . Son of Late SISHIR KUMAR GANGULY, SOUTH BHARAT NAGAR, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Service

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 20/02/2020 10:06AM with Govt. Ref. No: 192019200189879991 on 20-02-2020, Amount Rs: 21/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 68437002 on 20-02-2020, 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: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 47465, Amount: Rs.5,000/-, Date of Purchase: 13/02/2020, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2020 10:06AM with Govt. Ref. No: 192019200189879991 on 20-02-2020, Amount Rs: 70,020/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 68437002 on 20-02-2020, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2020, Page from 37348 to 37369
being No 040301153 for the year 2020.



Suraj Lepcha

Digitally signed by SURAJ LEPCHA
Date: 2020.03.06 13:00:43 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 2020/03/06 01:00:43 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)