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 07/06/2019
 S. 863173/2019

Alpna Tawwal
Hansika Sahu
Kushagra Sahu

M/s. Shree Krishna Constructions
[Handwritten signature]
 Partner

M/s. Shree Krishna Constructions
Nitin Agarwal
 Partner



AGREEMENT

Certified that the Document is duly registered and the Signature Sheet and Endorsement Sheet attached to this Document are part of this Document

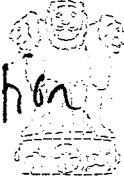
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Dist. Sub-Registrar
 Bhakti Nagar, Jalpaiguri

07 JUN 2019

NON JUDICIAL STAMP

Sl. No. 644 Dated 06/06/2019
Name M/S Shree Krishna Construction
Of Siliguri
Value Rs. 5000 (Rupees five thousand only)



SANDHYA SAHA GOON
GOVT. STAMP VENDOR
SILIGURI COURT
L/No.-174RM OF 2015



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist. Jalpaiguri

Tapas Barman
870 U P of Barman
Siliguri
Dist - Darjeeling
Pin- 734001

0.7 JUN 2019

Alpina Pasari
Hareeta Sahu

Kushagra Sahu

M/s. Shree Krishna Constructions
Nikhil Kumar Agarwal

Partner

M/s. Shree Krishna Constructions

Nitin Agarwal

THIS AGREEMENT IS MADE ON THIS THE 7th DAY OF JUNE,
TWO THOUSAND AND NINETEEN

BETWEEN

Alpana Tansal
Hansika Sahu
Kushagra Sahu

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M/s. Shree Krishna Constructions
Nitin Kumar Agarwal

Partner

M/s. Shree Krishna Constructions

Nitin Agarwal

1. SMT ALPANA ASHISH JAISWAL, wife of Late Ashish Jaiswal, having Permanent Account Number AEXPJ9547C

2. MISS HANSIKA SAHU, daughter of Sri Rajesh Kumar Sahu, having Permanent Account Number DQDPS6311G

3. SRI KUSHAGRA SAHU, Son of Sri Rajesh Kumar Sahu, having Permanent Account Number DPKPS5467D

All of them Hindu by religion, No.1 house-wife and No. 2 & No. 3 students , all of them residents of Pranami Mandir Road , Siliguri, Post Office Sevoke Road and Police Station Bhaktinagar, District Jalpaiguri - hereinafter referred to as "The Owners" (which term or expression shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, executors, administrators and assigns) of the ONE PART. All of them

Indians by nationality

A N D

SHREE KRISHNA CONSTRUCTION, (having PA No. ADUFS5769H), a partnership firm having it's principal office at Sanjeevni Apartment, Station Feeder Road, Siliguri, Post Office and Police Station Siliguri, District Darjeeling - hereinafter called the " **DEVELOPER**" (which name and expression shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include it's representatives, successors-in-office and assigns) of the **OTHER PART**, represented in these presents by it's partners, 1. Sri Nitin Kumar Agarwal , son of Late Raj Kumar Agarwal, Hindu by religion, Indian by nationality, resident of Guru Nanak Sarani , Punjabipara , Siliguri, Post Office and Police Station Siliguri, District Darjeeling and 2. Sri Nitin Agarwal , son of Sri Suresh Kumar Agarwal , resident of Babupara , Post Office and Police Station Siliguri , District Darjeeling.

Alpana Tansal

Alpana Ashish
Hansika Sahu
Kushagra Sahu

M/s. Shree Krishna Constructions
Partner
Shri. Manoj Kumar

M/s. Shree Krishna Constructions
Nitin. Agarwal

WHEREAS :

- A. That Arvind Kumar Prasad , son of Late Gauri Shankar Prasad , became the sole and absolute owner of all that piece and parcel of land measuring 48 (forty eight) kathas , more or less , comprised in Plot No. 429 (R.S) , appertaining to Khatian No. 321/1 , Sheet No.07 , Mouza Dabgram , Pargana Baikunthapur , holding No. 3342 within Ward No. 40 of Siliguri Municipal Corporation , Post Office Sevoke Road , Police Station Bhaktinagar , District Jalpaiguri , by virtue of a Deed of Partition , registered in Book No. I , CD Volume No. 08 , Pages 5494 to 5508 , being Document No. 00956 for the Year 2008 , registered in the office of the Additional District Sub Registrar , Siliguri , District Darjeeling.
- B. That aforesaid Arvind Kumar Prasad , expired on 30th Day of August , 2008 , leaving behind his wife Smt Asha Prasad , her three daughters namely (1) Smt Anila Sahu , wife of Sri Rajesh Sahu , (2) Smt Alka Jaiswal , wife of Sri Abhay Jaiswal and (3) Smt Alpana Ashish Jaiswal.
- C. That Smt Anila Sahu , wife of Sri Rajesh sahu also expired leaving behind a son 1 . Sri Kushagra Sahu and only daughter Miss Hansika Sahu.
- D. 1. Smt Asha Prasad , 2. Sri Kushagra Sahu , 3. Miss Hansika Sahu , 4. Smt Alka Jaiswal and 5. Smt Alpana Ashish Jaiswal became the sole and absolute Owners of the land measuring 48 kathas , more or less , comprised in Plot No. 429 (R.S) , appertaining to Khatian No. 321/1 , Sheet No.07 , Mouza Dabgram , Pargana Baikunthapur , holding No. 3342 within Ward No. 40 of Siliguri Municipal Corporation , Post Office Sevoke Road , Police Station Bhaktinagar , District Jalpaiguri , free from all encumbrances and charges whatsoever.
- E. That by a mutual understanding between themselves the aforesaid land was partitioned among themselves with their respective shares according to Hindu Succession Act , 1956 , according to which the deceased are governed.
- F. That by virtue of the aforesaid amicable partition between themselves the Owners 1. Smt Asha Prasad , 2. Sri Kushagra Sahu , 3. Miss Hansika Sahu , and 4. Smt

Alpana Prasad
Hansika Sahu
Kushagra Sahu

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M/s. Shree Krishna Constructions
Mrs. Shree Krishna Constructions

Father

M/s. Shree Krishna Constructions

Nitin Ashish Jaiswal

Partner

Alpana Ashish Jaiswal became the Owner of the below mentioned Schedule A land collectively.

- G. That Smt Asha Prasad gifted her undivided share to her daughter Smt Alpana Ashish Jaiswal wife of Late Ashish Jaiswal and the same was registered in the office of the Additional District Sub- Registrar , Bhaktinagar , Jalpaiguri in three Deed of Conveyance/s (Sale) No.1 being Document No. I 2350 for the Year 2019 , registered in Book No. 1 Volume No. 0711-2019 , Pages from 59813 to 59829. No. 2 being Document No. I 2349 for the Year 2019 , registered in Book No. 1 Volume No. 0711-2019 , Pages from 59761 to 59777 and No. 3 being Document No. I 2351 for the Year 2019 , registered in Book No. 1 , Volume No. 0711-2019 , Pages from 60106 to 60122.
- H. That by virtue of Inheritance and aforesaid transfer by virtue of Deed of Gifts the Owners herein are thus absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the entirety of the land, more fully and particularly described in the First Schedule hereunder written and hereinafter referred to as "the said premises".
- I. For the purpose of an integrated development , the Owners 1. Sri Kushagra Sahu , 2. Miss Hansika Sahu , and 3. Smt Alpana Ashish Jaiswal collectively decided to develop their portion or the said premises by demolition of the existing structures and constructing a multistoried building thereon, but not having sufficient and adequate funds, resources and expertise in the sphere of construction, they approached the Developer herein to develop the said premises by constructing a multistoried building thereon, to which the Developer has agreed on the terms and conditions stated hereunder.
- J. All costs, charges and expenses in connection with the preparation of the plan or plans for construction of the building at the said premises, getting the same approved and/or sanctioned by the Siliguri Municipal Corporation, and for completing the construction of the building at the said premises in accordance

Alpana Ashish
Hansika Sahu
Kushagra Sahu

Ms. Shree Krishna Constructions
Dhin Ashish
Partner

Ms. Shree Krishna Constructions
Dhin Ashish
Partner

with the said plan or plans with or without any modification, shall be borne and met by the Developer.

- K. The Owners has agreed to grant an exclusive right of development of the said premises in favour of the Developer for the consideration and on the terms and conditions stated hereinafter. However, the Developer shall be at liberty to appoint contractors, if required, for the development of the premises.

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

ARTICLE I - DEFINITIONS

In this Agreement, unless otherwise specifically mentioned.

- 1.1 **Owners** shall mean the said 1. Sri Kushagra Sahu , 2. Miss Hansika Sahu , and 3. Smt Alpana Ashish Jaiswal , the aforesaid persons not only as Owners but also as having whatsoever right, title or interest that he or any person claiming under, through or in trust for them may have had or has as Executor, Legatee, Trustee, Beneficiary or otherwise in respect of the Premises described in the First Schedule hereunder written including their heirs, legal representatives, executors and assigns.
- 1.2 **Developer** shall mean the said **SHREE KRISHNA CONSTRUCTION**, and its executors, representatives, administrators and assigns including its Partners at all materials times.
- 1.3 **Premises** shall mean ALL THAT the entirety of the premises more fully and particularly described in the First Schedule hereunder written.
- 1.4 **Building** shall mean the building (Basement + Parking + Seven storied building) to be constructed at the said premises with the maximum Floor Area Ratio (FAR) available or permissible under the Rules and Regulations of the Siliguri

Alpana Prasad

Hansika Sahu

Kushagra Sahu

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M/s. Shree Krishna Constructions
A/Anu Sharma

Partner

M/s. Shree Krishna Constructions

A/Anu Sharma

- Municipal Corporation for the time being prevailing as per the plan or plans to be sanctioned by the Siliguri Municipal Corporation.
- 1.5 **Unit** shall mean the constructed area and/or spaces in the building intended to be built and/or constructed capable of being occupied and enjoyed separately as a distinct entity in the building to be constructed at the said premises.
- 1.6 **Super built-up area** shall mean the total constructed area which will include corridors, staircases, landings, passageways, lift well, water tanks, reservoirs, together with the width of the walls and such other areas used for accommodating common services to the building to be constructed at the said Premises.
- 1.7 **Architect** shall mean any person or other association of persons, whether incorporated or not, whom the Developer may appoint from time to time as the Architect of the building to be constructed at the said premises.
- 1.8 **The Plan** shall mean the plan or plans, elevation, designs, drawings and specifications of the building as shall be sanctioned by the Siliguri Municipal Corporation including modification or variation thereof which may be made from time to time.
- 1.9 **Saleable Area** shall mean the space or spaces in the new building available for independent use and occupation after making due provisions of common facilities and the space required therefor.
- 1.10 **Old Building** shall mean the building or portion thereof and the structures at present existing at the said premises.
- 1.11 **Owner's Allocation** shall be One flat measuring 800 Sq ft , more or less in the rear portion of the top floor (the measurement of which includes proportionate share of staircase landings and lift area with 20 % super built up area) and a sum of Rs 12,15,13,000/- (Rupees twelve crore fifteen lac thirteen thousand) only to be paid by the Developer to the Owners as full and final consideration, subject to the available area as per the plan or plans to be sanctioned by the Siliguri Municipal Corporation for the proposed building to be constructed at the said

Alpana Dasgupta
Harshita Saha
Kushagra Saha

8

M/s. Shree Krishna Constructions
Rishi Kumar Dasgupta
Partner

M/s. Shree Krishna Constructions
Rishi Kumar Dasgupta
Partner

premises, including the common facilities, together with all amenities to be allocated to the Owners as part consideration for permitting the Developer to develop the said premises and commercially exploit the same. That the aforesaid sum shall be paid by the Developer to the Owners as follows :-

- a. A sum of Rs 81,00,000/- as first installment to be cleared by the Developer before execution of this agreement.
- b. A sum of Rs 3,78,04,333/- as Second Installment within 12 months from the date of sanction of the building plan by the respective authority of the Siliguri Municipal Corporation.
- c. A sum of Rs 3,78,04,333/- as Third Installment within 24 months from the date of sanction of the building plan by the respective authority of the Siliguri Municipal Corporation.
- d. A sum of Rs 3,78,04,334/- as Fourth and final Installment within 36 months from the date of sanction of the building plan by the respective authority of the Siliguri Municipal Corporation.

1.12 **Developer's Allocation** shall mean the remaining constructed area along with the super built-up area of the building as per the plan or plans to be sanctioned by the Siliguri Municipal Corporation for the proposed building to be constructed at the said premises including the common facilities which shall absolutely belong to the Developer after providing for the Owner's Allocation as aforesaid under this agreement, it being expressly agreed that this will not prevent the Developer from entering into any agreement for sale and transfer in respect of the Developer's Allocation.

1.13 **Transfer** with its grammatical variations and cognate expression shall include transfer by delivery of possession and by any other means adopted for effecting what is understood as a transfer of space in a multi-storied building to purchasers thereof although the same may not amount to a transfer in law.

Alpena Desai
Harita Salun
Kulrajra Sahu

9

M/s. Shree Krishna Constructions
Nitin Kumar Aggarwal
Partner

M/s. Shree Krishna Constructions
Nitin Aggarwal
Partner

- 1.14 Transferee shall mean a person, persons, firm, limited company, association of persons to whom any space and/or unit in the building to be constructed at the said premises, has been transferred.
- 1.15 Words importing singular shall include plural and vice versa.
- 1.16 Words importing any gender shall include all the other genders, i.e., masculine, feminine and neuter genders.

ARTICLE II – COMMENCEMENT

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

ARTICLE III – OWNERS' RIGHTS & REPRESENTATIONS

- 3.1 The Owners are absolutely seized and possessed or otherwise well and sufficiently entitled to all that the entirety of the said premises, more fully and particularly described in the First Schedule hereunder written.
- 3.2 Excepting the Owners, no other person or persons has/have any claim or interest and/or demand over and in respect of the said premises and/or any portion thereof.
- 3.3 The said premises is free from all encumbrances, lien, lis pendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
- 3.4 There is no vacant land at the said premises within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976.
- 3.5 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 person claiming under them.
- 3.6 It is agreed and understood by and between the parties hereto that the Owners shall sign all such forms and papers as would be required by the Developer for the purpose of obtaining such clearance certificates for transfer of the undivided

Alpna Dand
Hansika Salun
Kushagra Salun

10

M/s. Shree Krishna Constructions
Nitin Kumar Jaiswal
Partner

M/s. Shree Krishna Constructions
Nitin - Jaiswal
Partner

proportionate share of land pertaining to the area falling under the Developer's Allocation at the cost of the Owners.

ARTICLE IV – DEVELOPER'S RIGHTS

- 4.1 The Owners hereby grants, subject to the provisions contained herein, exclusive right to the Developer to build upon and to commercially exploit the said Premises upon the demolition of the old structures standing thereon and constructing the new building at the said premises in accordance with the plan or plans to be sanctioned by the Siliguri Municipal Corporation with or without any modification and/or amendment and/or amendment thereto made or caused to be made by the parties hereto.
- 4.2 All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer at its own cost and shall be signed by the Owners and/or the Developer (through duly authorized representative in that behalf) and submitted by the Developer at the Developer's own costs and expenses for sanction. All costs, charges and expenses required to be paid or deposited for submission of such plan or plans to the Siliguri Municipal Corporation and other authorities shall be borne and met by the Developer PROVIDED HOWEVER that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposits made by the Developer in connection therewith.
- 4.3 Nothing in these presents shall be construed as a demise or any assignment creating any charge or conveyance in law by the Owners of the said premises or any part thereof to the Developer or as creating any right, title or interest in respect thereof of the Developer other than an exclusive and irrevocable licence to the Developer to commercially exploit the same in terms hereof and to deal with the Developer's

Alpama Dasgupta
Hansika Saha
Kuchayra Saha

11

M/s. Shree Krishna Constructions
Nitin Kumar Dasgupta
Partner

M/s. Shree Krishna Constructions
Nitin - Dasgupta
Partner

allocation in the new building to be developed at the said premises in the manner hereinbefore and hereinafter stated.

ARTICLE V – CONSIDERATION

5.1 In consideration of the Owners allowing the Developer to develop the said premises the Developer shall allocate One flat measuring 800 Sq ft , more or less in the rear portion of the top floor (the measurement of which includes proportionate share of staircase landings and lift area with 20 % super built up area) and a sum of Rs 12,15,13,000/- (Rupees twelve crore fifteen lac thirteen thousand) only to be paid by the Developer to the Owners as full and final consideration, subject to the available area as per the plan or plans to be sanctioned by the Siliguri Municipal Corporation for the proposed building to be constructed at the said premises, including the common facilities, together with all amenities to be allocated to the Owners as part consideration for permitting the Developer to develop the said premises and commercially exploit the same. That the aforesaid sum shall be paid by the Developer to the Owners as follows :-

- a. A sum of Rs 81,00,000/- as First installment to be cleared by the Developer before execution of this agreement.
- b. A sum of Rs 3,78,04,333/- as Second Installment within 12 months from the date of sanction of the building plan by the respective authority of the Siliguri Municipal Corporation.
- c. A sum of Rs 3,78,04,333/- as Third Installment within 24 months from the date of sanction of the building plan by the respective authority of the Siliguri Municipal Corporation.
- d. A sum of Rs 3,78,04,334/- as Fourth and final Installment within 36 months from the date of sanction of the building plan by the respective authority of the Siliguri Municipal Corporation.

Alpana Jaiswal
Hansika Sahu
Kushagra Sahu

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M/s. Shree Krishna Constructions
Rita Kumar Jaiswal
Partner
M/s. Shree Krishna Constructions
Rita Kumar Jaiswal

The specifications of the said residential flat being the Owner's Allocation has been described in a separate sheet annexed to these presents.

ARTICLE VI – PROCEDURE

- 6.1 The Owners shall handover all relevant documents including title deed in original to the Developer on the date of signing of this agreement to be retained until the completion of the construction of the new building at the said premises.
- 6.2 The Owners shall grant a General Power of Attorney in favour of the Developer firm or any one or more of its partners as per the desire of the Developer for obtaining necessary permissions 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.
- 6.3 The Owners along with his family and other occupants, if any, shall remove all belongings and vacate the said premises and hand over physical possession thereof to the Developer within fifteen days from the date of signing of this Agreement. Upon such delivery of vacant possession of the said premises, the Developer shall demolish the existing house/structures on the said premises and remove the debris there from at its own cost and expense for the convenience of the construction work of the new building.
- 6.4 That no rent or any remuneration of any nature shall be paid by the Developer to the Owners as rent for alternative accommodation.

ARTICLE VII – SPACE ALLOCATION

- 7.1 Upon finalization of the plan for construction of the new building at the said premises, the Parties hereto shall earmark the Owner's Allocation (if desired by the

Ayan Das
 Hareika Saha
 Kushagra Saha

M/s. Shree Krishna Constructions
 Man Kumar Das
 Partner

M/s. Shree Krishna Constructions
 Nitin Agarwal
 Partner

Owners) as stated hereinabove and as set out in the Second Schedule hereunder written, subject to the modifications and variations as may be permitted by the Siliguri Municipal Corporation, and the balance of the constructed area shall go to the share of the Developer in consideration of its having undertaken the construction of the new building at its own cost.

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

7.3 Subject as aforesaid, the common portion of the said new building or buildings and open spaces (excluding the roof of the building until completion of construction) shall belong to the Owners and Developer in proportion to their sharing ratios/allocation herein mentioned.

7.4 The Owners shall be entitled to own, enjoy, possess, transfer or otherwise deal with the Owner's allocation in the new building at his will, subject to the conditions laid down elsewhere in this agreement.

7.5 The Developer shall subject to the provisions herein contained, be exclusively entitled to the Developer's Allocation in the new building with exclusive right to choose and enter into agreements with intending purchasers thereof, fix rates, receive payments of advances and consideration money from the intending purchasers and to transfer or otherwise deal with or dispose of the same without any right, claim or interest whatsoever therein of the Owners and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

7.6 In so far as necessary, all dealings by the Developer in respect of construction and completion of the new building shall be in the name of the Owners for which purpose the Owners undertakes to give in favour of any one or more of the partners of the Developer firm or in favour of the Developer, Power(s) of Attorney in a form and manner reasonably required by the Developer.

Alpana Dasgupta
 Hansika Saha
 Kishore Saha

M/s. Shree Krishna Constructions
 Mrs. Anurag Dasgupta
 Partner

M/s. Shree Krishna Constructions
 Dhin-Abir Dasgupta
 Partner

ARTICLE VIII – BUILDING

- 8.1 The Developer shall at its own costs, construct erect 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 its Architects from time to time. The new building shall be of residential type, and having elevation and features permissible under the rules and regulation applicable to the said premises as may be approved by the Siliguri Municipal Corporation. The Owner's Allocation shall be provided with the fixtures, fittings and amenities as set out in the separate sheet annexed to this agreement titled "Specifications".
- 8.2 The salvage arising out of the demolition of the old house/structures shall belong to the Developer and the Developer shall be entitled to dispose of the same and realize the proceeds thereof.
- 8.3 Subject as aforesaid, the decision of the Developer regarding the quality of the materials and the specification shall be final and binding upon the parties hereto.
- 8.4 The Developer shall install and erect in the said new building, at its own costs, pumps, tube-well, water storage tanks and other facilities as are required to be provided in a multi-storied building in Siliguri having self-contained units and constructed for sale of constructed areas therein on Ownership basis and as mutually agreed to.
- 8.5 The Developer shall be authorized in the name of the Owners so far as is necessary, to apply for and obtain allocations of building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary and permanent connections of water, electricity power, drainage, sewerage to the new building and other inputs and facilities required for the construction and enjoyment of the building for which purpose the Owners shall execute in favour of the Developer firm or one or more of its partners Power(s) of attorney and other

Aljane Tussard
Hansita Sohn
Kushagra Sohn

M/s. Shree Krishna Constructions
M/s. Shree Krishna Constructions
 Partner
M/s. Shree Krishna Constructions
 Partner
Dhin-Arora

authorities as shall be required by the Developer and all costs charges and expenses thereof shall be borne and met by it.

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

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

ARTICLE IX – COMMON FACILITIES

9.1 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, till the date of the Owners receiving the Owner's Allocation as stated herein in the new building and thereafter the Developer and/or it's nominee or transferees shall bear such taxes, fees, etc., in respect of the Developer's Allocation only.

9.2 As soon as the new building is completed, the Developer shall give notice to the Owners requiring the Owners to take possession of the Owner's Allocation in the building and after 15 (fifteen) days from the date of service of such a notice and at all times thereafter, the Owners shall be exclusively responsible for payment of all municipal and property taxes, rates, duties, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the said Owner's Allocation, the said rates to be

Alpna Arora
Hanika Sahni
Kushagra Sahni

M/s. Shree Krishna Constructions
M/s. Shree Krishna Constructions
Partner

Vishal Aggarwal

apportioned pro-rata with reference to the saleable space in the building if the same are levied on the building as a whole.

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

9.4 As and from the date of service of notice of possession, the Owners shall also be responsible to pay and bear and shall forthwith pay on demand to the Developer the proportionate service charges in respect of the new building which will be fixed and/or determined mutually from time to time for the common facilities in the new building payable in respect of the Owner's Allocation. The said charges include proportionate share of premium for the insurance of the building, water, fire and scavenging charges and taxes, light, sanitation, maintenance, operation, renovation, replacement, repair and renewal charges and management of the common facilities, renovation, replacement, repair and maintenance charge and expenses for the building and of all common wiring pipes, electrical and mechanical equipment switch-gear, transformers, generators, pumps, motors and other electrical and mechanical installations, appliances, and equipment, stairways, corridors, halls, passageways, pathways and other common facilities whatsoever as may be mutually agreed upon from time to time PROVIDED THAT if additional insurance premium is required to be paid for the insurance of the building by virtue of any particular use and/or in the accommodation with the Owner's Allocation or any part thereof or any additional maintenance or repair is required for the Owner's Allocation by virtue thereof, the Owners shall be exclusively liable to pay and bear the additional premium and/or maintenance or repair charges, as the case may be.

Alpana Jain
 Hansika Sahu
 Kushagra Sahu

M/s. Shree Krishna Constructions
 With Chartered Accountants

Partner

M/s. Shree Krishna Constructions

Ditin - Accountant

Partner

9.5 Any transfer of any part of the Owner's Allocation in the new building shall be subject to the other provisions hereof and the Owners shall thereafter be responsible in respect of the space transferred, to pay only in the event the Owner's transferee(s) does/do not pay the said rates and service charges for the common facilities. It is made clear that the Owners shall be responsible for payment of all municipal and property taxes and other outgoings and impositions in respect of the portions allocated to the Owners to the authorities concerned.

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

ARTICLE X – COMMON RESTRICTIONS

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

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

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

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

Aparna Das
Hansika Sahu
Kushagra Sahu

M/s. Shree Krishna Constructions
Nikhil Kumar Jaiswal
 Partner

M/s. Shree Krishna Constructions
Uttam Agarwal
 Partner

- a) Such party shall have observed and performed all terms and conditions on their respect/part to be observed and/or performed, and
- b) The proposed transferee/s has/have given a written undertaking to be bound by the terms and conditions hereof and to duly and promptly pay all and whatsoever which shall be payable in relation to the area in his/her/their/it's possession.
- 10.5 Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government, Local Bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye-laws, rules and regulations.
- 10.6 The respective allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc, in each of their respective allocations in the new building in good working condition and repair and in particular so as not to cause any damage to the new building or any other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequences of any breach. The respective allottees shall always permit the repair and maintenance works of the building in general and the flats in particular including electrical, plumbing and other works in the best interest of all concerned.
- 10.7 The parties hereto shall not do or cause or permit to be done any act or thing which may render void or voidable any insurance of the new building or any part thereof and shall keep each other and other occupiers of the said building harmless and indemnified from and against the consequences of any breach.
- 10.8 No goods or other items/materials shall be kept by the Owners or by the Developer for display or otherwise in the staircase/landings/corridors/passages or other places for the common use in the new building and no hindrance shall be caused in any manner in the free movement in the staircase/landings/corridors/passages and other places for common use in the new building and in case any such hindrance is

Alpana Das
 Hansika Sahu
 Kusagra Sahu

M/s. Shree Krishna Constructions
 Partner
 M/s. Shree Krishna Constructions

Ditin. Assured.

caused, the Developer or the Owners, as the case may be, shall be entitled to remove the same at the risk and cost of the other.

10.9 Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the new building or in the compounds corridors or any other portion or portions of the new building.

ARTICLE XI – OWNER’S OBLIGATIONS

11.1 The Owners hereby agree and covenants with the Developer not to cause any interference or hindrance in the construction of the new building at the said premises by the Developer or by their acts, commissions or omissions do anything so as to delay and/or render the construction thereof impossible.

11.2 The Owners hereby agree and covenants with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, and/or disposing of any part of the Developer’s Allocation in the new building.

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

11.4 That the GST liability with respect to the Owners allocation shall be paid and borne by the Owners. The Developer shall have no liability of any nature in this respect.

Alpana Dasgupta
Hansika Saha

Kushagra Saha

M/s. Shree Krishna Constructions
Rishi Kumar Dasgupta
 Partner

M/s. Shree Krishna Constructions

Dipin Agrawal
 Partner

ARTICLE XII – DEVELOPER’S OBLIGATIONS

- 12.1 The Developer hereby agrees and covenants with the Owners to complete the construction of the Owner’s allocation in the new building at the said premises in terms of the sanctioned plan/s within a period of 48 (forty eight) months from the date of obtaining the sanctioned Plan from the Siliguri Municipal Corporation subject to the obtaining of vacant possession of the said premises from the Owners for the purpose of development. Such period shall however exclude any delay, which does not occasion due to any fault or negligence on the part of the Developer in the course of construction.
- 12.2 The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners is prevented from enjoying, selling, assigning and/or disposing of any of the Owner’s Allocation in the new building at the said premises, subject to the terms and conditions herein contained.
- 12.3 That if the Developer fails to complete the construction of the Owner’s allocation of the building at the said premises within the time specified in Clause 12.1 hereinabove in that event the Developer shall be afforded a further period of six months to complete such construction, but no further extension shall be allowed. If, however, the Developer is unable to complete the construction of the new building at the said premises within the extended period, it shall be entitled to seek payment of the cost of the construction upto the extent undertaken by it from the Owners along with the amount of consideration deposit paid by it in terms of this agreement without any interest.
- 12.4 Tax liabilities such as income tax, sales tax, wealth tax and other liabilities in the nature of provident fund contributions, E.S.I. etc., as statutorily leviable in respect of the construction activity upto the extent of the Developer’s share in the allocation, excepting capital gains impositions, shall be borne by the Developer.

Alpna Jaiswal
 Hansika Sahni
 Kishagra Sahni

M/s. Shree Krishna Constructions
 Partner
 Nitin Agarwal

M/s. Shree Krishna Constructions

Nitin Agarwal

ARTICLE XIII – OWNER’S INDEMNITY

13.1 The Owners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbance, provided that the Developer performs and fulfills all the terms and conditions herein contained and on its part to be observed and performed. If the proposed construction is in any manner hindered, hampered, impeded, delayed or obstructed by the willful default or act of the Owners, the Owners undertakes to indemnify the Developer upto the extent of the damages/losses suffered by the Developer as a consequence thereof.

13.2 The Owners hereby undertakes to keep the Developer indemnified against all third party claims and actions against the said premises in respect of the Owner’s Allocation and Developer’s Allocation at the said premises.

ARTICLE XIV – DEVELOPER’S INDEMNITY

14.1 The Developer hereby undertakes to keep the Owners indemnified against all third party claims and actions arising out of any sort of breach of the Developer in or relating to or arising out of the construction of the said building at the said premises.

14.2 The Developer hereby undertakes to keep the Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer’s actions with regard to the development of the said premises.

ARTICLE XV – MISCELLANEOUS

15.1 The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be construed as a Partnership between the Developer and the Owners or as a joint venture between the

Alpna Parwal
 Hanika Sahu
 Kishore Sahu

M/s. Shree Krishna Constructions
 P. M. Mune Gowd

Partner
 M/s. Shree Krishna Constructions

P. M. Mune Gowd

parties hereto in any manner nor shall the parties hereto constitute as an Association of Persons. None of the parties shall be entitled to challenge the legality and/or validity or enforceability of this agreement on the ground of it being inadequately stamped and if the same is required to be stamped/impounded at any time hereafter the charges thereof shall be equally borne by the parties herein.

15.2 It is understood that from time to time to facilitate 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 specific provisions may not have been made herein and the Owners hereby undertakes to do all such acts, deeds, matters and things that may be 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 Owners also undertakes to sign and execute all such additional applications and other documents as the case may be, provided that all such acts, deeds, matters and things do not in any way infringe the right of the Owners and/or go against the spirit of this Agreement.

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

15.4 The Developer and the Owners shall mutually frame a scheme for the management and administration of the said building at the said premises and/or common part thereof. The Developer and the Owners hereby agree to abide by all the

Alpna Jaiswal
Hansika Sahu
Kushagra Sahu

M/s. Shree Krishna Constructions
M. Chh. Kumar Jaiswal
 Partner

M/s. Shree Krishna Constructions
Nitin Jaiswal

Rules and Regulations of such Management/Society/Association/Holding Organization and hereby give their consent to abide by the same.

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

15.6 The entire roof / terrace of the building, until the completion of the construction and grant of occupancy certificate by the competent authority, shall belong to the Developer exclusively. Further construction shall be carried out by the Developer at its cost on the roof/terrace if necessary sanction/approval is given by the Siliguri Municipal Corporation in the course of the construction of the building in terms of this agreement or at any time thereafter .

15.7 The new building to be constructed on the said premises shall be named as " KRISHNA HEIGHTS ", as desired by the Owners in consultation with the Developer.

ARTICLE XVI – FORCE MAJEURE

16.1 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 the Force Majeure and shall be suspended from the obligation during the duration of the Force Majeure.

16.2 Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion and/or any other act or commission beyond the control of the parties hereto.

ARTICLE XVII – ARBITRATION

17.0 In case of any dispute, difference 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

Anjana Das
 Hansika Sahu
 Kuchigra Sahu

M/s. Shree Krishna Construction
 Nitin Kumar
 Partner

M/s. Shree Krishna Construction

Nitin- Banerjee.

arbitrator, each party shall be entitled to appoint an arbitrator and the arbitrators shall appoint an umpire and the proceedings shall be in accordance with the provisions of the Arbitration and Conciliation Act, 1996 and/or any other statutory modification and/or enactment relating thereto.

ARTICLE XVIII – JURISDICTION

18.0 The Courts at Jalpaiguri alone shall have jurisdiction to entertain, try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

DESCRIPTION OF THE PREMISES

All that piece or parcel of homestead land measuring 36 kathas , more or less, situated within Pargana Baikunthapur, Mouza Dabgram , Sheet No.07 , Post Office Sevoke Road , Police Station Bhaktinagar , District Jalapaiguri, J.L. No. 2, appertaining to Khatian No. 321/1 (R.S) , comprised in Plot No. 429 (P) , at Pranami Mandir Road, bearing Holding No. 215 / 3342 within Ward No. 40 of Siliguri Municipal Corporation.

The said premises is butted and bounded as follows:-

On the North : By Godown of Garg & Sons;

On the South : By Siliguri Municipal Corporation Road; (40 Feet wide Road) , Pranami Mandir Road.

On the East : By Mansarover Colony ;

On the West : By Private Road and then Pranami Plaza.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Details of the residential flat and garage constituting the Owner's Allocation)

Abhane Banerjee
 Hareeka Saha
 Kusagra Saha

M/s. Shree Krishna Constructions
 Mr. Anuraag
 Partner

M/s. Shree Krishna Constructions

Mr. Anuraag

Partner

One flat measuring 800 Sq ft , more or less in the rear portion of the top floor (the measurement of which includes proportionate share of staircase landings and lift area with 20 % super built up area) and a sum of Rs 12,15,13,000/- (Rupees twelve crore fifteen lac thirteen thousand) only to be paid by the Developer to the Owners as full and final consideration, subject to the available area as per the plan or plans to be sanctioned by the Siliguri Municipal Corporation for the proposed building to be constructed at the said premises, including the common facilities, together with all amenities to be allocated to the Owners as part consideration for permitting the Developer to develop the said premises and commercially exploit the same. That the aforesaid sum shall be paid by the Developer to the Owners as follows :-

- e. A sum of Rs 81,00,000/- as First installment to be cleared by the Developer before execution of this agreement.
- f. A sum of Rs 3,78,04,333/- as Second Installment within 12 months from the date of sanction of the building plan by the respective authority of the Siliguri Municipal Corporation.
- g. A sum of Rs 3,78,04,333/- as Third Installment within 24 months from the date of sanction of the building plan by the respective authority of the Siliguri Municipal Corporation.
- h. A sum of Rs 3,78,04,334/- as Fourth and final Installment within 36 months from the date of sanction of the building plan by the respective authority of the Siliguri Municipal Corporation.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe their respective hands and seals to these presents on the day month and year first above written.

SIGNED and DELIVERED by the
within named OWNERS at Siliguri
in the presence of :

Alpana Dasgupta
Hareika Saha
Kushagra Saha

Sudat Acharya
8/0 Lt Sadbhongshu Acharya
Hakimpore
Siliguri.

OWNERS

M/s. Shree Krishna Constructions
Nitin Kumar Agarwal
Partner

M/s. Shree Krishna Constructions
Nitin Agarwal
Partner

SIGNED and DELIVERED by the
within named DEVELOPER at Siliguri
in the presence of :

Rohit Agarwal
8/0 Lt M.P. Agarwal
Sevoke Road
Siliguri.

(Shree Krishna Construction)

DEVELOPER

Represented by its partners
Sri. Nitin Kumar Agarwal
Sri Nitin Agarwal.

*Drafted by me and computer set
and printed in my chamber.*

Tapan Barman
70-Lt P N Barman
Siliguri

Debashish Chakraborty
Debashish Chakraborty
Advocate, Siliguri
Enrolment No. 202/210/1990.

Alpna Jaiswal
Hansika Sahni
Kushagra Sahni

M/s. Shree Krishna Constructions
Nitin Agarwal
Partner

M/s. Shree Krishna Constructions
Nitin Agarwal
Partner

**SPECIFICATIONS IN RESPECT OF THE FLAT (to be allotted to the Owners-
Second Schedule Flat).**

1. Entire Flat of Marble flooring price not exceeding Rs 40/- Per Sq Ft
2. Kitchen slab of granite price not exceeding Rs 100/- Per Sq Ft.
3. Bathroom wall : Covered with tiles upto 6 feet height.
4. Main door of flat : 32 MM with mica pasting.
5. Interior doors of flat : 32 mm Flush Doors with white surface paint.
6. Two Bathroom cum toilet in flat : one Indian type and one Western type toilet.
7. Bathroom doors : PVC doors.
8. Doors shall have wooden frame (chowkath) 5 x 2.5 size.
9. Windows : Aluminium frame.
10. Walls : Brick built, cement plastered walls with coat of lime punning in interior.
11. Electrical points in all rooms with concealed wiring of ISI quality materials
12. Switches of MK Ivory modular switches.
13. Wires of Mescab, Anchor etc.
14. Other works at the cost of Owners.

**SPECIFICATION IN RESPECT OF BUILDING (to be constructed in First
Schedule land).**

1. Standard specifications as aforesaid.
2. Layout of flats as per approved plan and special requirements at extra cost.
3. Boring of 4" inches till 60 to 70 Ft depth.
4. Main gate and sub-gate : Decorated.
5. Staircase : Marble slabs with steel railings.
6. Water tank : Two tanks of 2000 ltrs. each in fixed location above top terrace/roof.

7. Electricity meter : Common to be installed by developer. Separate to be installed by subsequent allottees / purchasers at own cost at specified portion.
8. Steel rods : ISI/Super/SRMB.
9. Finishing of boundary walls on all four sides.
10. The name of the building " KRISHNA HEIGHTS " in stainless steel letters of English script to be fixed in frontal face of building.

Alpna Daswani
Hansika Sahu

Kushagra Sahu

Signature of Owners

Date :

Place : SILIGURI.

M/s. Shree Krishna Constructions
Prithvi Kumar Goswami
 Partner

M/s. Shree Krishna Constructions
Nitin Asanwal
 Partner

Signed on behalf of Developer

EXECUTANT SHEET

ag



THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Alpina Daswel
SIGNATURE

Hansi



THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Hansika Sahu
SIGNATURE












K



THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Kushagra Sahu
SIGNATURE

CLAIMANT SHEET












PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

M/s. Shree Krishna Constructions

Mihon Kumar Gaud
Partner

M/s. Shree Krishna Constructions
Mihon Kumar Gaud
Partner

SIGNATURE Partner

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

M/s. Shree Krishna Constructions

Nitin Agarwal
Partner

M/s. Shree Krishna Constructions
Nitin Agarwal
Partner

SIGNATURE Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADUFS5769H



नाम / Name
SHREE KRISHNA CONSTRUCTIONS

निगमन/गठन की तारीख
Date Of Incorporation/Formation
20/11/2018

02122018

M/s. Shree Krishna Constructions

Ditin-Akmal.

Partner



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XEQ0607374



নির্বাচকের নাম : নিতিন আগরওয়াল

Elector's Name : Nitin Agarwal

পিতার নাম : সুরেশ কুমার আগরওয়াল

Father's Name : Suresh Kumar Agarwal

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : XX / XX / 1989
Date of Birth

Nitin - Agarwal

XEQ0607374

ঠিকানা:
আনন্দ মোহন বসু রোড, শিলিগুড়ি শিলিগুড়ি দার্জিলিং
734004

Address:
ANANDA MOHAN BASU ROAD SILIGURI
SILIGURI DARJEELING 734004

Siliguri

Date: 04/12/2008
26-শিলিগুড়ি নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

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

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিটে নাম
তোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
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.

0850118

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NITIN AGARWAL

SURESH AGARWAL

28/09/1989

Permanent Account Number


APEPA4794E

Nitin Agarwal
Signature





02082008

Nitin Agarwal.


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন


IDENTITY CARD GLQ4009015
 পরিচয় পত্র

Elector's Name	Nitin Kumar Agarwal
নির্বাচকের নাম	নিতিন কুমার আগরওয়াল
Father's Name	Rajkumar Agarwal
পিতার নাম	রাজকুমার আগরওয়াল
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2005	26
১.১.২০০৫-এ বয়স	২৬

Address:
 Postlet. 6 Siliguri Darjeeling 734401

ঠিকানা:
 পোস্টেট. ৬ শিলিগুরি দার্জিলিং ৭৩৪৪০১




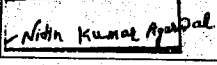


Facsimile Signature
Electoral Registration Officer
 নির্বাচন নিবন্ধন আধিকারিক

Assembly Constituency: 25-Siliguri
 বিধানসভা নির্বাচন কেন্দ্র : ২৫-শিলিগুরি

District: Darjeeling জেলা: দার্জিলিং
Date: 22.03.2005 তারিখ: ২২.০৩.২০০৫

Nitin Kumar Agarwal

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ACHPA8743R	
	नाम /NAME NITIN KUMAR AGARWAL	
	पिता का नाम /FATHER'S NAME RAJ KUMAR AGARWAL	
	जन्म तिथि /DATE OF BIRTH 27-12-1978	
हस्ताक्षर /SIGNATURE		
	आयकर आयुक्त, प.बं.-II COMMISSIONER OF INCOME-TAX, W.B. - II	

Nitin Kumar Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ALPANA ASHISH JAISWAL

ARAVIND KUMAR PRASAD

03/09/1972

Permanent Account Number

AEXPJ9547C

Alpna Ashish Jaiswal

Signature



21122013

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Alpna Jaiswal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ALPANA ASHISH JAISWAL
ARAVIND KUMAR PRASAD

03/09/1972
Permanent Account Number
AEXPJ9547C

Alpanshish Jaiswal
Signature

21122013

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें:
आयकर पैन सेवा इकाई, एनएसडीएल
5th फ्लोर, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
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Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Alpanshish Jaiswal



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/03/021/153271



Elector's Name : Prasad Alpana

নির্বাচকের নাম : প্রসাদ আলপনা

Father/Mother/
Husband's Name : Arabindakumar

পিতা/মাতা/স্বামীর নাম : অরবিন্দকুমার

Sex : Female

লিঙ্গ : স্ত্রী

Age as on 1-1-95 : 22

১-১-৯৫ -এ বয়স : ২২

Address :

Hayadar Para

Dabgram

Bhaktinagar

ঠিকানা :

হায়দার পাড়া

ডাবগ্রাম

ভক্তিনগর

Facsimile Signature of
Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For Rajganj Assembly Constituency

রাজগঞ্জ বিধানসভা নির্বাচন ক্ষেত্র

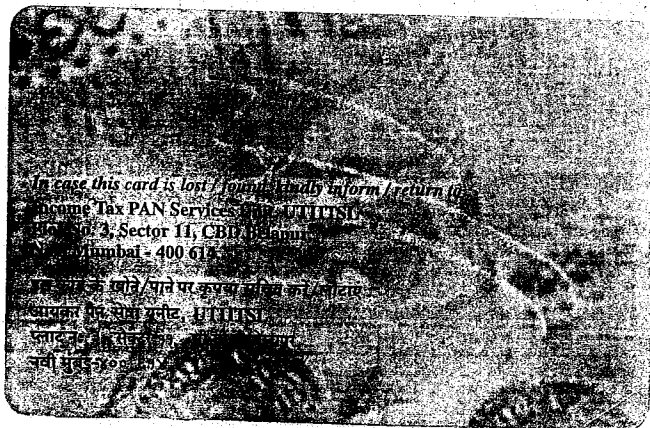
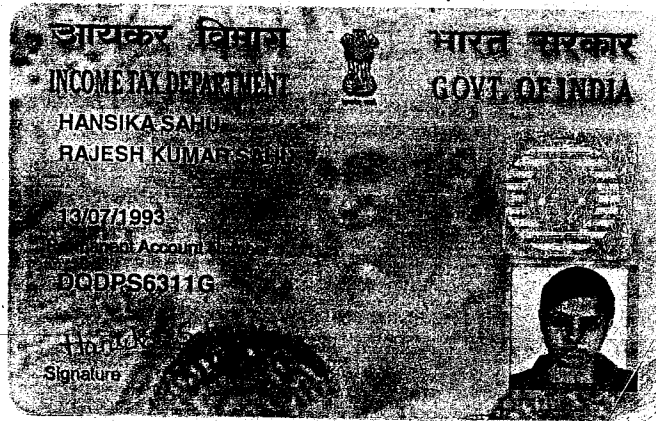
Place : Sadar, Jalpaiguri

স্থান : সদর, জলপাইগুড়ি


Date : 27/03/95

তারিখ : ২৭/০৩/৯৫



Alpana Parowal



Hansika Sahu


ଭାରତ ନିର୍ବାଚନ ଆୟୋଗ
ELECTION COMMISSION OF INDIA
 ଭାରତର ଉପର ପରିଚୟ କାର୍ଡ - ELECTOR PHOTO IDENTITY CARD

RMU0943068

Name **HANSIKA SAHU**
ପିତାଙ୍କ ନାମ **ରାଜେଶ କୁମାର ସାହୁ**
Father's Name **RAJESH KUMAR SAHU**

RMU0943068

ଲିଙ୍ଗ/Sex - ଶ୍ରୀ / Female
ଜନ୍ମ ତାରିଖ/ବୟସ (Date of Birth/Age) - 13/07/1993
ଠିକଣା : **ELECTION**
ଆଠାଣା - ଭାରତ ନିର୍ବାଚନ ଆୟୋଗ
Address - ଭାରତ ନିର୍ବାଚନ ଆୟୋଗ

Village/Locality - Gautam Nagar
G.P./Town - Bhubaneswar P.S. - Lingaraj
P.S District - Khurda

Date : 25/8/2014
Electoral Registration Officer


114-ଓକମ୍ରା, ଭୁବନେଶ୍ୱର ବିଧାନସଭା ନିର୍ବାଚନ ମଣ୍ଡଳୀ
114-Ekamma, Bhubaneswar, Assembly Constituency
ଭାଗ ନଂ ଏବଂ ନାମ: 87-ଗୌତମ ନଗର-8
Part No and Name: 87-Goutam Nagar-8

ଟିପ୍ପଣୀ / Note:
 1. ଏହି କାର୍ଡ ଧାରଣା କିମ୍ବା ଏହାକୁ ଧରିବା କେବଳ ତଥ୍ୟ ପ୍ରଦାନ କରିବା ପାଇଁ ଅଟେ ।
 Mere possession of this card is no guarantee that you are elector in the current electoral roll. Please check your name in the current electoral roll before every election.
 2. ଏହି କାର୍ଡ ଧାରଣା କିମ୍ବା ଏହାକୁ ଧରିବା କେବଳ ତଥ୍ୟ ପ୍ରଦାନ କରିବା ପାଇଁ ଅଟେ ।
 Date of Birth mentioned in this card shall not be treated as a proof of age/D.O.B for any purpose other than registration in electoral roll.

1


Hansika Sahu


आयकर विभाग
INCOME TAX DEPARTMENT
KUSHAGRA SAHU
RAJESH KUMAR SAHU
13/07/1993
Permanent Account Number
DPKPS5467D
Kushagra Sahu
Signature
भारत सरकार
GOVT. OF INDIA




In case this card is lost / found, kindly inform / return to
Income Tax PAN Service Unit - UTIISL
Plot No. 73, Sector 11, CBD Belapur,
New Mumbai - 400 633
इस कार्ड के खोने/पाने पर कृपया सूचित करें / लौटाएं -
आयकर पैन सेवा यूनिट - UTIISL
प्लॉट नं. 73, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई - 400 633

Kushagra Sahu


ଭାରତ ନିର୍ବାଚନ ଆୟୋଗ
ELECTION COMMISSION OF INDIA
 ଭାରତର ପ୍ରତ୍ୟେକ ପରିଚୟ ପତ୍ର - ELECTOR PHOTO IDENTITY CARD


 RMU0943050



Name KUSHAGRA SAHU
 ପିତାଙ୍କ ନାମ ରାଜେଶ କୁମାର ସାହୁ
Father's Name RAJESH KUMAR SAHU

ବିଭାଗ/Sex : ପୁରୁଷ / Male
 ଜନ୍ମ ତାରିଖ/ବୟସ (Date of Birth/Age) 13/07/1993
 ଚିହ୍ନ : ELECTION
 ଗ୍ରାମ/ସ୍ଥାନ - ଭୌତିକ ନଗର ଗ୍ରାମ/ସହର
 ଭୁବନେଶ୍ୱର ଅଞ୍ଚଳ - ବିଭାଗର ଅଞ୍ଚଳ ଭାଗ
Address ଗାଉତମ ନଗର ଆସମ୍ବଲି
 Village/Locality - Gautam Nagar
 G.P/Town - Bhubaneswar P.S.I - Lingara
 P.S District - Khurda
 Date: 25/8/2014
 ନିର୍ବାଚନ ରେଜିଷ୍ଟ୍ରାର ଅଧିକାରୀ
 Electoral Registration Officer
 114-ଏକାମ୍ରା ଭୁବନେଶ୍ୱର ବିଧାନ ସଭା ନିର୍ବାଚନ ଅଞ୍ଚଳ
 114-Ekamra-Bhubaneswar Assembly Constituency
 ଭାଗ ନଂ/ଅଞ୍ଚଳ ନାମ - 97-ଗାଉତମ ନଗର-9
 Part No and Name: 97-Goutam Nagar-9
Note:
 1. ଏହି କାର୍ଡ ଧାରଣକାରୀଙ୍କର ନାମର କୌଣସି ଗ୍ୟାଣ୍ଟେଣ୍ଟି ନାହିଁ ।
 କେବଳ ଏହି କାର୍ଡ ଧାରଣକାରୀଙ୍କର ନାମର କୌଣସି ଗ୍ୟାଣ୍ଟେଣ୍ଟି ନାହିଁ ।
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 କେବଳ ଏହି କାର୍ଡ ଧାରଣକାରୀଙ୍କର ନାମର କୌଣସି ଗ୍ୟାଣ୍ଟେଣ୍ଟି ନାହିଁ ।
 Date of Birth mentioned in this card shall not be treated as a proof of
 age/D.O.B for any purpose other than registration in electoral roll.

Kushagra Sahu

Major Information of the Deed



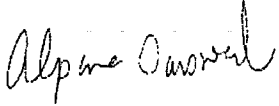
Deed No :	I-0711-03648/2019	Date of Registration	07/06/2019
Query No / Year	0711-0000863173/2019	Office where deed is registered	
Query Date	06/06/2019 8:44:51 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	D Chakraborty Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9933157415, 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], [4311] Other than Immovable Property, Receipt [Rs : 12,15,13,000/-]		
Set Forth value	Market Value		
Rs. 12,15,13,000/-	Rs. 12,15,13,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 12,15,151/- (Article:E, E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		






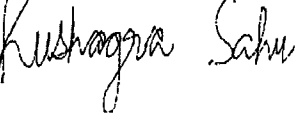
Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Pranami Mandir Road, Mouza: Dabgram
Sheet No - 7, Ward No: 40 JI No: 2, Pin Code : 734003

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-429	RS-321	Bastu	Bastu	36 Katha	12,15,13,000/-	12,15,13,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					59.4Dec	1215,13,000 /-	1215,13,000 /-	

Land Lord Details :






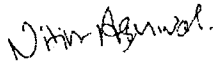
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Alpana Ashish Jaiswal (Presentant) Wife of Late Ashish Jaiswal Executed by: Self, Date of Execution: 07/06/2019 , Admitted by: Self, Date of Admission: 07/06/2019 ,Place : Office			
		07/06/2019	LTI 07/06/2019	07/06/2019

<p>P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AEXPJ9547C, Status :Individual, Executed by: Self, Date of Execution: 07/06/2019 , Admitted by: Self, Date of Admission: 07/06/2019 ,Place : Office</p>				
2	Name	Photo	Finger Print	Signature
	<p>Miss Hansika Sahu Daughter of Shri Rajesh Kumar Sahu Executed by: Self, Date of Execution: 07/06/2019 , Admitted by: Self, Date of Admission: 07/06/2019 ,Place : Office</p>			
	07/06/2019	LTI 07/06/2019	07/06/2019	
<p>P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734003 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: DQDPS6311G, Status :Individual, Executed by: Self, Date of Execution: 07/06/2019 , Admitted by: Self, Date of Admission: 07/06/2019 ,Place : Office</p>				
3	Name	Photo	Finger Print	Signature
	<p>Shri Kushagra Sahu Son of Shri Rajesh Kumar Sahu Executed by: Self, Date of Execution: 07/06/2019 , Admitted by: Self, Date of Admission: 07/06/2019 ,Place : Office</p>			
	07/06/2019	LTI 07/06/2019	07/06/2019	
<p>P.O:- Sevoke Road, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734003 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: DPKPS5467D, Status :Individual, Executed by: Self, Date of Execution: 07/06/2019 , Admitted by: Self, Date of Admission: 07/06/2019 ,Place : Office</p>				


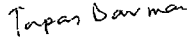
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shree Krishna Constructions P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: ADUFS5769H, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Nitin Kumar Agarwal Son of Late Raj Kumar Agarwal Date of Execution - 07/06/2019, , Admitted by: Self, Date of Admission: 07/06/2019, Place of Admission of Execution: Office	 Jun 7 2019, 4:01PM	 LTI 07/06/2019	Signature  07/06/2019
	Punjabi Para, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACHPA8743R Status : Representative, Representative of : Shree Krishna Constructions (as Partner)			
2	Name Shri Nitin Agarwal Son of Shri Suresh Kumar Agarwal Date of Execution - 07/06/2019, , Admitted by: Self, Date of Admission: 07/06/2019, Place of Admission of Execution: Office	 Jun 7 2019 4:02PM	 LTI 07/06/2019	Signature  07/06/2019
	Babupara, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APEPA4794E Status : Representative, Representative of : Shree Krishna Constructions (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Tapas Barman Son of Late P N Barman Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	 07/06/2019	 07/06/2019	 07/06/2019
Identifier Of Smt Alpana Ashish Jaiswal, Miss Hansika Sahu, Shri Kushagra Sahu, Shri Nitin Kumar Agarwal, Shri Nitin Agarwal			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1.	Smt Alpana Ashish Jaiswal	Shree Krishna Constructions-19.8 Dec
2	Miss Hansika Sahu	Shree Krishna Constructions-19.8 Dec
3	Shri Kushagra Sahu	Shree Krishna Constructions-19.8 Dec

Endorsement For Deed Number : I - 071103648 / 2019

On 07-06-2019

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 13:42 hrs on 07-06-2019, at the Office of the A.D.S.R. BHAKTINAGAR by Smt Alpana Ashish Jaiswal , one of the Executants.

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 12,15,13,000/-

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

Execution is admitted on 07/06/2019 by 1. Smt Alpana Ashish Jaiswal, Wife of Late Ashish Jaiswal, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession House wife, 2. Miss Hansika Sahu, Daughter of Shri Rajesh Kumar Sahu, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Student, 3. Shri Kushagra Sahu, Son of Shri Rajesh Kumar Sahu, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Student

Indetified by Shri Tapas Barman, , , Son of Late P N Barman, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Service

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

Execution is admitted on 07-06-2019 by Shri Nitin Kumar Agarwal, Partner, Shree Krishna Constructions (Partnership Firm), P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Indetified by Shri Tapas Barman, , , Son of Late P N Barman, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Service

Execution is admitted on 07-06-2019 by Shri Nitin Agarwal, Partner, Shree Krishna Constructions (Partnership Firm), P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Indetified by Shri Tapas Barman, , , Son of Late P N Barman, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,15,151/- (B = Rs 12,15,130/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 12,15,151/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/06/2019 9:07PM with Govt. Ref. No: 192019200021845091 on 06-06-2019, Amount Rs: 12,15,151/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 56918374 on 06-06-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

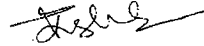
Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 70,021/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 644, Amount: Rs.5,000/-, Date of Purchase: 06/06/2019, Vendor name: Sandhya Saha Goon

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/06/2019 9:07PM with Govt. Ref. No: 192019200021845091 on 06-06-2019, Amount Rs: 70,021/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 56918374 on 06-06-2019, Head of Account 0030-02-103-003-02



Tapash Kanti Ghosh

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BHAKTINAGAR

Jalpaiguri, West Bengal

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2019, Page from 92108 to 92155
being No 071103648 for the year 2019.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH
Date: 2019.06.13 13:53:01 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 13-06-2019 13:51:35
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)