

1766/2020

I - 1677/2020



भक्तिनगर पश्चिम बंगाल WEST BENGAL  
 05/03/2020  
 S. 302834/2020

F 048895

F 048895

*[Signature]*  
 Swrite Agarwal

*[Signature]*

Prem Bhog Food Products Pvt. Ltd.

Director

INDIRA CONSTRUCTIONS

*[Signature]*  
 PARTNER

: 1 :

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 05<sup>TH</sup> DAY OF MARCH 2020.



**BETWEEN**

Certified that the Document is admitted i Registration and the Signature Sheet on the Endorsement Sheet attached to this Document are part of this Document

*[Signature]*  
 Adl. District Sub-Registrar  
 Bhakti Nagar, Jalpaiguri

05 MAR 2020

**NON JUDICIAL STAMP**

No. 1790 Date 25.2.2020

Sold Sri Ranjan Agnewal & others  
of Hasimara, Tripura

Value Rs. 500/-



*S.S.R.*  
(Sudhangshu Saran Roy)  
Govt. Stamp Vendor  
L. No 173/R.M.  
Siliguri Court

F 048882



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

05 MAR 2020



  
Sunita Agarwal

: 2 :



Prem Bhog Food Products Pvt. Ltd.

  
Director

INDIRA CONSTRUCTIONS  
  
PARTNER

1. **SRI RATAN AGARWAL**, son of Late Ram Kumar Agarwal ,

2. **SMT SUNITA AGARWAL**, wife of Sri Ratan Agarwal, both are Hindu by Religion, Indians by Nationality, Business by Occupation, Resident of Hasimara, Old Hasimara, Bharnobari Tea Garden, P.O Hasimara, P.S Kalchini, District Alipurwar .

3. **SRI SATISH KUMAR GOYAL @ AGARWAL**, son of Late Ram Niwas Goyal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, P.O Ektiasal, P.S Bhaktinagar, District Jalpaiguri and

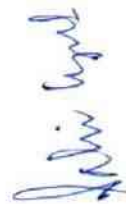
4. **PREMBHOG FOOD PRODUCTS PRIVATE LIMITED**, a Private Limited Company, incorporated under the Companies Act, 1956, having Certificate of Incorporation No.21-91981, Dated 13.06.2000, having its Registered office at 3<sup>rd</sup> Mile, Siliguri, P.O. Salugara, P.S. Bhaktinagar, in the District of Jalpaiguri, represented by its Director, **SRI SATISH KUMAR GOYAL @ AGARWAL**, son of Late Ram Niwas Goyal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Resident of Sevoke Road, P.O Ektiasal, P.S Bhaktinagar, District Jalpaiguri - hereinafter called the "LAND OWNERS/FIRST PARTY" which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators, assigns, directors, executors, successors, representatives administrators and assigns) of the "**ONE PART**".

(PAN: ACIPA3262C),(PAN: AEVPA0021J),(PAN: ADLPG3053F),(PAN: AACCP9259P).

AND

  
Sunita Agarwal

: 3 :

  
Prem Bhog Food Products Pvt. Ltd.  
Director

INDIRA CONSTRUCTIONS  
  
PARTNER

“**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)

WHEREAS the abovenamed First Party No.1 **SRI RATAN AGARWAL** had purchased land measuring 11 Kathas 9 Chhataks 34 sq.ft from Sri Ashok Kumar Gupta & another, by virtue of Registered Deed of Conveyance, dated 31.05.2007, being Document No. I – 459, for the year 2008 and the same was registered in the Office of the Additional District Sub-Registrar Rajganj, in the District of Jalpaiguri.

AND WHEREAS the abovenamed First Party No.2 **SMT SUNITA AGARWAL**, had purchased land measuring 11 Kathas 9 Chhataks 34 sq.ft from Sri Ashok Kumar Gupta & another, by virtue of Registered Deed of Conveyance, being Document No. I – 460 for the year 2008 and the same was registered in the Office of the Additional District Sub-Registrar Rajganj, in the District of Jalpaiguri.



  
Sunita Agarwal

: 4 :

  
Prem Bhog Food Products Pvt. Ltd.  
Director

INDIRA CONSTRUCTIONS  
  
PARTNER

AND WHEREAS the abovenamed First Party No.2 **SMT SUNITA AGARWAL** , had also purchased land measuring 6 Kathas 13 Chhataks from Sri Dipak Kumar Gupta, son of Sri Raju Gupta, by virtue of Registered Deed of Conveyance, dated 20.12.2007 being Document No. I – 1924 for the year 2008 and the same was registered in the Office of the Additional District Sub-Registrar Rajganj, in the District of Jalpaiguri.

AND WHEREAS the abovenamed First Party No.3 **SRI SATISH KUMAR GOYAL @ AGARWAL**, had received by the way of Gift, land measuring 38.4 Decimals from Sri Ajay Kumar Goyal, son of Late Ramniwas Goyal alias Ramniwas Agarwala, by virtue of a registered Deed of Gift, being Document No. I – 961, Dated 14.02.2019, for the year 2019 and the same was registered in the Office of the Additional District Sub-Registrar Bhaktinagar, in the District of Jalpaiguri.

AND WHEREAS the abovenamed First Party No.4 **PREMBHOG FOOD PRODUCTS PRIVATE LIMITED**, had purchased land measuring 18 Kathas 8 Chhataks from Sri Surendra Gupta & others, by virtue of a registered Deed of Sale, dated 22.06.2000, being Document No. I- 2762 for the year of 2000 and the same was registered in the Office of the District Sub Registrar Jalpaiguri, in the District of Jalpaiguri.

AND WHEREAS the abovenamed First Party No.4 **PREMBHOG FOOD PRODUCTS PRIVATE LIMITED**, had also purchased land measuring 12 Kathas 12 Chhataks 43 Sq.ft. from Sri Deepak Kumar Gupta @ Dipak Kumar Gupta, son of Sri Raju Gupta, by virtue of two separate registered Deeds of Conveyance, (i) dated 23.09.2010 being Document No. I- 3655 for the year of 2010 and the same was registered in the Office of the District Sub Registrar Jalpaiguri, in the District of Jalpaiguri and (ii) dated 15.09.2011 being Document No. I- 6047 for the year of 2011 and the same was registered in the Office of the Additional District Sub Registrar Rajganj, in the District of Jalpaiguri.

  
Sunita Agarwal

: 5 :

  
Prem Bhog Food Products Pvt. Ltd.  
Director

INDIRA CONSTRUCTIONS  
  
PARTNER

AND WHEREAS by virtue of the aforesaid Deeds the First Party No.1 **SRI RATAN AGARWAL**, became the absolute owner of land measuring 11 Kathas 9 Chhataks 34 sq.ft and the said land is fully described in the Schedule-A below , the First Party No.2 **SMT SUNITA AGARWAL**, became the absolute owner of land measuring 18 Kathas 6 Chhataks 34 sq.ft . and the said land is fully described in the Schedule-B below , the First Party No.3 **SRI SATISH KUMAR GOYAL @ AGARWAL**, became the absolute owner of land measuring 38.4 Decimals and the said land is fully described in the Schedule-C below and First Party No.4 **PREMBHOG FOOD PRODUCTS PRIVATE LIMITED**, became the absolute owner of land measuring 31 Kathas 4 Chhatak 43 sq.ft. and the said land is fully described in the Schedule-D below.

AND WHEREAS the First Party interested in constructing a multistoried building on the land fully described in Schedule A , B , C and D 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:-

**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 Schedules given herein below, as per plans, elevations, designs, drawings and specifications approved by the appropriate authority/ies at their own cost and shall for the identity of the building use appropriate nomenclature of its choice.
2. THAT any modification in the plans, elevations, designs, drawings and specifications approved from the appropriate authority will be at the cost of the Second Party.



  
Swinder Aggarwal

: 6 :

  
Prem Bhog Food Products Pvt. Ltd.  
Director

INDIRA CONSTRUCTIONS  
  
PARTNER

3. THAT the First Party undertakes to signify his consent to the plans, elevations, designs, drawings, specifications etc. as proposed by the Second party and to sign it and all other incidental and necessary papers for approval of the building plan.
4. That out of the total constructed area, 40% shall belong to the First Party (LANDOWNERS ALLOCATION) and the remaining 60% 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 landowners) and receive the entire consideration money from the purchasers and thereafter reimburse the 40% share of the Landowners to their respective Bank Accounts and the Second Party has agreed to do so.
5. That any sum of money paid by the Second Party to the First Party shall be adjusted against the share of the First Party.
6. That the Developer and Landowners shall jointly look after the marketing of the constructed area.
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.
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".

  
Sunita Agarwal

: 7 :

  
Prem Bhog Food Products Pvt. Ltd.  
Director

INDIRA CONSTRUCTIONS  
  
PARTNER

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 their own cost.
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 their 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.



  
Sunita Agarwal

: 8 :

  
Prem Bhog Food Products Pvt. Ltd.  
Director

INDIRA CONSTRUCTIONS  
  
PARTNER

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 Properties and the Landowners 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 Registered Development POWER OF ATTORNEY executed in favour of the Second Party shall be valid till the entire Developer's Allocation is sold .
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.

  
Sunita Agarwal

: 9 :



Prem Bhog Food Products Pvt. Ltd.

Director

INDIRA CONSTRUCTIONS  
  
PARTNER

**SCHEDULE -A**  
**( LAND BELONGING TO RATAN AGARWAL )**

All that piece or parcel of vacant homestead land measuring 11 Kathas 9 Chhataks 34 sq.ft situated in Mouza Dabgram, out of which land measuring 10 Kathas 9 Chhataks 34 sq.ft appertains to and forms part of R.S Plot 109 and land measuring 1 Katha appertains to and forms part of R.S Plot 119 , recorded in RS Khatian No.116, R.S Sheet No. 3, J.L. No. 02, Pargana Baikunthapur, within the limits of Ward No.42 of Siliguri Municipal Corporation Area, P.S. Bhaktinagar, District Jalpaiguri. The Road zone is Kalchakra Mandir Road.

**The land measuring is bounded and butted as follows:-**

North ... 16ft wide Road

South ... Land of Neema Tensing Sherpa

East ... Land of Smt Sunita Agarwal

West ... Land of Smt Sunita Agarwal



  
Sunita Agarwal

: 10 :



Prem Bhog Food Products Pvt. Ltd.



Director

INDIRA CONSTRUCTIONS

  
PARTNER

**SCHEDULE -B**

**( LAND BELONGING TO SUNITA AGARWAL )**

All that piece or parcel of vacant homestead land measuring 18 Kathas 6 Chhataks 34 sq.ft situated in Mouza Dabgram, out of which land measuring 17 Kathas 6 Chhataks 34 sq.ft appertains to and forms part of R.S Plot 109 and land measuring 1 Katha appertains to and forms part of R.S Plot 119 recorded in RS Khatian No.116, R.S Sheet No. 3, J.L. No. 02, Pargana Baikunthapur, within the limits of Ward No. 42 of Siliguri Municipal Corporation Area, P.S. Bhaktinagar, District Jalpaiguri. The Road zone is Kalchakra Mandir Road.

**The land measuring 11 Kathas 9 Chattaks 34 sq ft is bounded and butted as follows:-**

North ... 16ft wide Road  
South ... Land of Neema Tensing Sherpa  
East ... Land of Ratan Agarwal  
West ... Land of Satish Kumar Goyal

**The land measuring 6 Kathas 13 Chattaks is bounded and butted as follows:-**

North ... 16ft wide Road  
South ... Land of Neema Tensing Sherpa  
East ... Land of Prembhog Food Products Pvt Ltd  
West ... Land of Ratan Agarwal

  
Sunita Agarwal

: 11 :

  
Prem Bhog Food Products Pvt. Ltd.  
Director

INDIRA CONSTRUCTIONS  
  
PARTNER

### SCHEDULE - C

#### ( LAND BELONGING TO SATISH KUMAR GOYAL @ AGARWAL )

All that piece or parcel of vacant Sahari land measuring 38.4 Decimals situated in Mouza Dabgram, appertaining to R.S Plot No.109, recorded in RS Khatian No.116, R.S Sheet No. 3, J.L. No. 02, Pargana Baikunthapur, within the limits of Ward No. 42 of Siliguri Municipal Corporation Area, P.S. Bhaktinagar, District Jalpaiguri. The Road zone is Kalchakra Mandir Road.

#### The said land is bounded and butted as follows:-

North ... 16 wide Road  
South ... Land of Neema Tensing Sherpa  
East ... Land of Sunita Agarwal  
West ... 33 feet wide Road.

### SCHEDULE -D

#### ( LAND BELONGING TO PREMBHOG FOOD PRODUCTS PRIVATE LIMITED )

All that piece or parcel of vacant Sahari land measuring 31 Kathas 4 Chhatak 43 sq.ft. situated in Mouza Dabgram, appertaining to R.S Plot No.109, recorded in RS Khatian No.116, R.S Sheet No. 3, J.L. No. 02, Pargana Baikunthapur, within the limits of Ward No. 42 Siliguri Municipal Corporation Area, P.S. Bhaktinagar, District Jalpaiguri. The Road zone is Kalchakra Mandir Road.

#### The said land is bounded and butted as follows:-

North ... Land of Surendra Singh  
South ... 16 feet wide Road and Land of Neema Tensing Sherpa and others  
East ... Land of Lok Prasad Karki, Amal Paul and Dilip Singh  
West ... Land of Anupam & Shaila and Land of Sunita Agarwal



: 12 :

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

WITNESSES :

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1.

Subrata Panigrahy  
S/o Late S. S. Binkarwar  
Sachin Bhattacharya  
PO, P. Siliguri  
Dist. Darjeeling

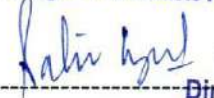
2.

Aspal Roy  
S/o Sri Anand Kumar Roy  
slg.



Supita Agarwal  
Siliguri

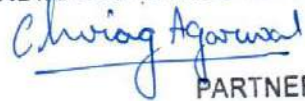
Prem Bhog Food Products Pvt. Ltd.



Director

LAND OWNERS/ FIRST PARTY

INDIRA CONSTRUCTIONS



PARTNER

SECOND PARTY/DEVELOPER

Drafted by me and  
printed in my office




MANOJ AGARWAL

Advocate, Siliguri.

Enrl. No. F-505/434 of 1997

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

  
Signature










		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
<i>Sunita Agarwal</i>	RIGHT HAND					

*Sunita Agarwal*  
Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
<i>Abhinav</i>	RIGHT HAND					









*Abhinav*  
Signature



		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Prabir Singh</i>	LEFT HAND					
	RIGHT HAND					

Prem Bhog Food Products Pvt. Ltd.

*Prabir Singh*  
 Director  
 Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Chirag Agarwal</i>	LEFT HAND					
	RIGHT HAND					

INDIRA CONSTRUCTIONS

*Chirag Agarwal*  
 PARTNER  
 Signature

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SATISH KUMAR GOYAL

RAMNIWAS GOYAL

10/11/1969

Permanent Account Number

ADLPG3053F

Signature

*Satish Goyal*

*Satish Goyal*



# INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

Assessment Year

2013-14

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4, ITR-4S (SUGAM), ITR-5, ITR-6 transmitted electronically with digital signature]

**DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU**

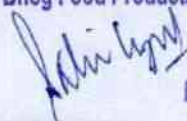
PERSONAL INFORMATION AND THE DATE OF ELECTRONIC TRANSMISSION	Name PREM BHOG FOOD PRODUCTS PRIVATE LIMITED		PAN AACCP9259P		
	Flat/Door/Block No 0001	Name Of Premises/Building/Village		Form No. which has been electronically transmitted ITR-6	
	Road/Street/Post Office SEVOKE ROAD	Area/Locality EAST SALUGARA WARD NO:-42			
	Town/City/District SILIGURI	State WEST BENGAL	Pin 734001	Status Pvt Company	
	Designation of AO(Ward/Circle) ITO WARD 3(1), SILIGURI			Original or Revised ORIGINAL	
	E-filing Acknowledgement Number 148526671280314		Date(DD/MM/YYYY) 28-03-2014		
COMPUTATION OF INCOME AND TAX THEREON	1	Gross total income	1	223841	
	2	Deductions under Chapter-VI-A	2	0	
	3	Total Income	3	223840	
	3a	Current Year loss, if any	3a	0	
	4	Net tax payable	4	69167	
	5	Interest payable	5	210	
	6	Total tax and interest payable	6	69377	
	7: Taxes Paid	a	Advance Tax	7a	0
		b	TDS	7b	65663
		c	TCS	7c	0
d		Self Assessment Tax	7e	3714	
e		Total Taxes Paid (7a+7b+7c+7d)	7e	69377	
8	Tax Payable (6-7e)	8	0		
9	Refund (7e-6)	9			

This return has been digitally signed by SARITA GOYAL in the capacity of DIRECTOR having PAN

ADIPG5210F from IP Address 117.214.10.222 on 27-03-2014 at SILIGURI

Disc SI no & issuer: 227277700495817576275669CN-TCS sub-CA for TCS 2011, OU=Sub-CA, O=Tata Consultancy Services Ltd., C=IN

Prem Bhog Food Products Pvt. Ltd.



Director



आयकर विभागा

INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



नाम / Name  
RATAN AGARWAL

स्थायी लेखा संख्या कार्ड

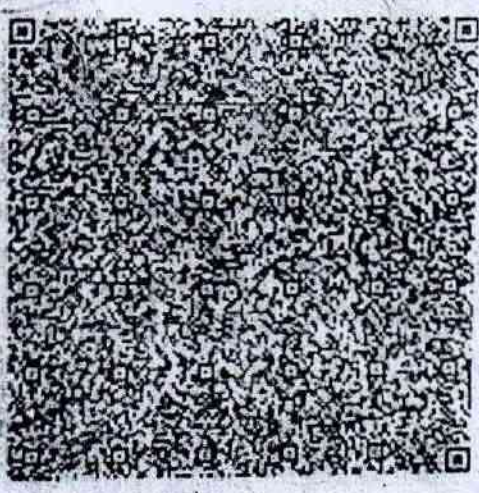
Permanent Account Number Card

ACIPA3262C

पिता का नाम / Father's Name  
RAM KUMAR AGARWAL

जन्म की तारीख /  
Date of Birth  
09/09/1986

हस्ताक्षर / Signature



24112018



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

Income Tax / Account Number Card

AEVPA0021J

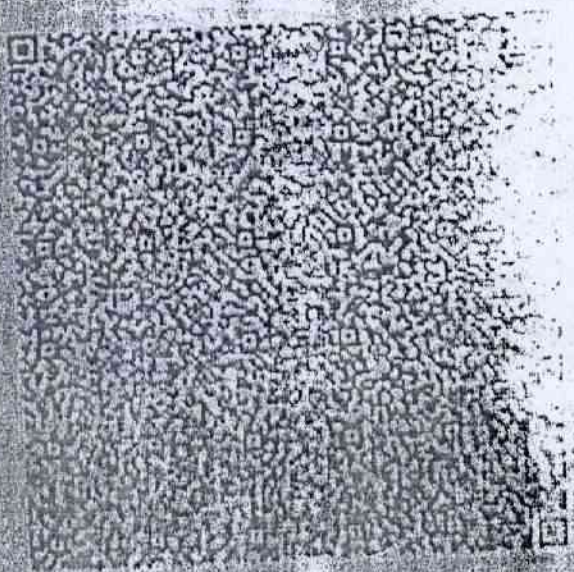
नाम / Name  
SUNITA AGGARWAL

पिता / माता / पिता/माता का नाम / Father's Name  
VADPARKASH SINGHAL

जन्म तिथि / Date of Birth  
24/05/1969

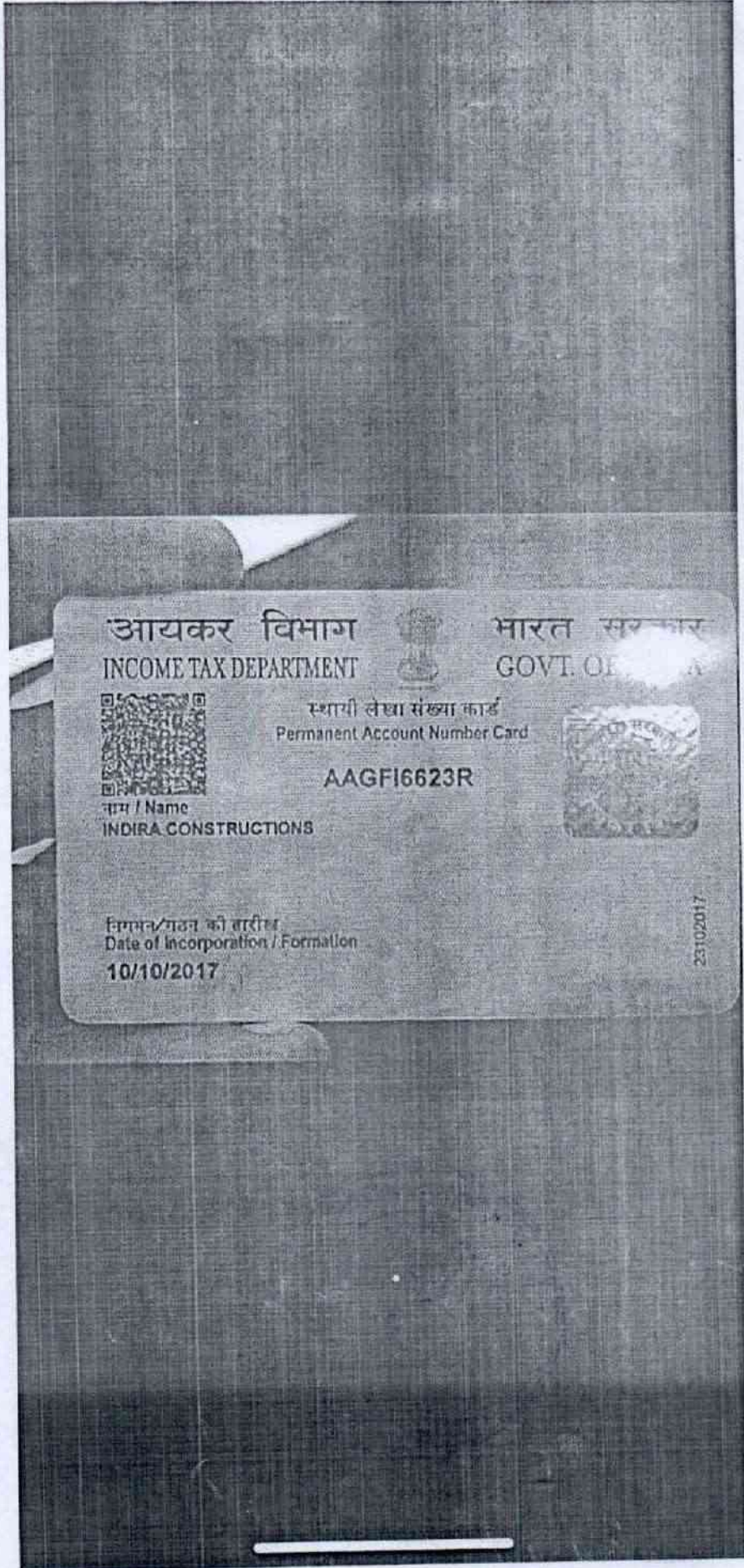
*Sunita Aggarwal*

हस्ताक्षर / Signature



*Sunita Aggarwal*





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAGFI6623R



नाम / Name  
INDIRA CONSTRUCTIONS

संस्थापन/गठन की तारीख  
Date of incorporation / Formation  
10/10/2017

23102017

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  
 S/O Mohan Kumar Agarwal  
 NARAYAN BHAWAN  
 27 SEVOKI ROAD  
 NEAR NANAK COMPLEX  
 SEVOKI ROAD  
 Singur  
 Jalpaiguri  
 West Bengal - 734001  
 Mobile : 9749529190

Date: 13/10/2011

Ref. No. 00000323-00164596-00187972



UB 07428304 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

**4302 1197 2680**

आधार – आम आदमी का अधिकार

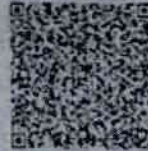


भारत सरकार  
 GOVERNMENT OF INDIA



Chirag Agarwal  
 Year of Birth : 1993  
 Male

4302 1197 2680



आधार – आम आदमी का अधिकार

*Chirag Agarwal*





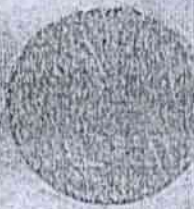
ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

GLQ4165627

পরিচয় পত্র



Elector's Name Subrata Ganguly

নির্বাচকের নাম সূত্রত গাঙ্গুলী

Father's Name Shishir Kumar Ganguly

পিতার নাম শিশির কুমার গাঙ্গুলী

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2005 23

১.১.২০০৫-এ বয়স ২৩

*Subrata*

Address:  
Dakshin Bharatnagar, Ward no 24 Siliguri Darjeeling  
734404

ঠিকানা:  
দক্ষিণ ভারতনগর, ওয়ার্ড নং ২৪ শিলিগুরি দার্জিলিং ৭৩৪৪০৪



Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 25-Siliguri

বিধানসভা নির্বাচন কেন্দ্র : ২৫-শিলিগুরি

District: Darjeeling

Date: 01.04.2005

তারিখ: ০১.০৪.২০০৫



## Major Information of the Deed

Deed No :	I-0711-01677/2020	Date of Registration	05/03/2020
Query No / Year	0711-0000302834/2020	Office where deed is registered	
Query Date	17/02/2020 8:11:30 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
<b>Applicant Name, Address &amp; Other Details</b>	SIDHIKA AGARWAL Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 8250454736, Status :Advocate		
Transaction	Additional Transaction		
<b>[0110] Sale, Development Agreement or Construction agreement</b>	[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. 9,17,30,758/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		










### Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Kalchakra Mandir Road Ward No 42, Mouza: Dabgram Sheet No - 3, JI No: 2, Pin Code : 734008

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-109	RS-116	Bastu	Sahari	10 Katha 9 Chatak 34 Sq Ft		1,15,02,037/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L2	RS-119	RS-116	Bastu	Sahari	1 Katha		10,84,103/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L3	RS-109	RS-116	Bastu	Sahari	17 Katha 6 Chatak 34 Sq Ft		1,88,87,492/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L4	RS-119	RS-116	Bastu	Sahari	1 Katha		10,84,103/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L5	RS-109	RS-116	Bastu	Sahari	38.4 Dec		2,52,30,044/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L6	RS-109	RS-116	Bastu	Sahari	31 Katha 4 Chatak 43 Sq Ft		3,39,42,979/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>139.6138Dec</b>	<b>0 /-</b>	<b>917,30,758 /-</b>	
	<b>Grand Total :</b>				<b>139.6138Dec</b>	<b>0 /-</b>	<b>917,30,758 /-</b>	



**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr RATAN AGARWAL (Presentant)</b> Son of Late RAM KUMAR AGARWAL Executed by: Self, Date of Execution: 05/03/2020 , Admitted by: Self, Date of Admission: 05/03/2020 ,Place : Office			
		05/03/2020	LTI 05/03/2020	05/03/2020
BHARNOBARI TEA GARDEN, OLD HASIMARA, P.O:- HASIMARA, P.S:- Kalchini, Jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN - 735215 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACIPA3262C, Aadhaar No: 54xxxxxxxx4855, Status :Individual, Executed by: Self, Date of Execution: 05/03/2020 , Admitted by: Self, Date of Admission: 05/03/2020 ,Place : Office				
2	<b>Name</b> <b>Mrs SUNITA AGARWAL</b> Wife of Mr RATAN AGARWAL Executed by: Self, Date of Execution: 05/03/2020 , Admitted by: Self, Date of Admission: 05/03/2020 ,Place : Office			
		05/03/2020	LTI 05/03/2020	05/03/2020
BHARNOBARI TEA GARDEN, OLD HASIMARA, P.O:- HASIMARA, P.S:- Kalchini, Jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN - 735215 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEVPA0021J, Aadhaar No: 35xxxxxxxx8049, Status :Individual, Executed by: Self, Date of Execution: 05/03/2020 , Admitted by: Self, Date of Admission: 05/03/2020 ,Place : Office				
3	<b>Name</b> <b>Mr SATISH KUMAR GOYAL, (Alias: Mr SATISH KUMAR AGARWAL)</b> Son of Late RAM NIWAS GOYAL Executed by: Self, Date of Execution: 05/03/2020 , Admitted by: Self, Date of Admission: 05/03/2020 ,Place : Office			
		05/03/2020	LTI 05/03/2020	05/03/2020
MAHALAXMI GARDEN MITTAL COMPLEX, SEVOKE ROAD., P.O:- EKTIALSHAL, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADLPG3053F, Aadhaar No: 32xxxxxxxx6549, Status :Individual, Executed by: Self, Date of Execution: 05/03/2020 , Admitted by: Self, Date of Admission: 05/03/2020 ,Place : Office				





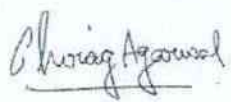


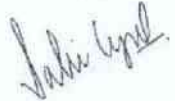
4. **PREMBHOG FOOD PRODUCTS PRIVATE LIMITED**

3RD MILE, SILIGURI, P.O:- SALUGARA, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008 , PAN No.:: AACCP9259P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>INDIRA CONSTRUCTIONS</b> 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 :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr CHIRAG AGARWAL</b> Son of Mr MOHAN KUMAR AGARWAL Date of Execution - 05/03/2020, , Admitted by: Self, Date of Admission: 05/03/2020, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Mar 5 2020 1:45PM</p>	<p><b>Finger Print</b></p>  <p>LTI 05/03/2020</p>	<p><b>Signature</b></p>  <p>05/03/2020</p>
<p>SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCAPA6169H, Aadhaar No: 43xxxxxxxx2680 Status : Representative, Representative of : INDIRA CONSTRUCTIONS (as PARTNER)</p>				
2	<p><b>Name</b></p> <p><b>Mr SATISH KUMAR GOYAL, (Alias Name: Mr SATISH KUMAR AGARWAL)</b> Son of Late RAM NIWAS GOYAL Date of Execution - 05/03/2020, , Admitted by: Self, Date of Admission: 05/03/2020, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Mar 5 2020 1:45PM</p>	<p><b>Finger Print</b></p>  <p>LTI 05/03/2020</p>	<p><b>Signature</b></p>  <p>05/03/2020</p>
<p>MAHALAXMI GARDEN MITTAL COMPLEX, P.O:- EKTIALSHAL, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADLPG3053F, Aadhaar No: 32xxxxxxxx6549 Status : Representative, Representative of : PREMBHOG FOOD PRODUCTS PRIVATE LIMITED (as DIRECTOR)</p>				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUBRATA GANGULY</b> Son of Late SISHIR KUMAR GANGULY SOUTH BHARAT NAGAR, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004			
	05/03/2020	05/03/2020	05/03/2020
Identifier Of Mr RATAN AGARWAL, Mrs SUNITA AGARWAL, Mr SATISH KUMAR GOYAL, Mr CHIRAG AGARWAL, Mr SATISH KUMAR GOYAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr RATAN AGARWAL	INDIRA CONSTRUCTIONS-17.506 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr RATAN AGARWAL	INDIRA CONSTRUCTIONS-1.65 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUNITA AGARWAL	INDIRA CONSTRUCTIONS-28.7467 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUNITA AGARWAL	INDIRA CONSTRUCTIONS-1.65 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr SATISH KUMAR GOYAL	INDIRA CONSTRUCTIONS-38.4 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	PREMBHOG FOOD PRODUCTS PRIVATE LIMITED	INDIRA CONSTRUCTIONS-51.661 Dec

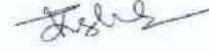


Endorsement For Deed Number : I - 071101677 / 2020

On 04-03-2020

**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 9,17,30,758/-



Tapash Kanti Ghosh  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR

Jalpaiguri, West Bengal

On 05-03-2020

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:11 hrs on 05-03-2020, at the Office of the A.D.S.R. BHAKTINAGAR by Mr RATAN AGARWAL, one of the Executants.

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

Execution is admitted on 05/03/2020 by 1. Mr RATAN AGARWAL, Son of Late RAM KUMAR AGARWAL, BHARNOBARI TEA GARDEN, OLD HASIMARA, P.O: HASIMARA, Thana: Kalchini, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735215, by caste Hindu, by Profession Business, 2. Mrs SUNITA AGARWAL, Wife of Mr RATAN AGARWAL, BHARNOBARI TEA GARDEN, OLD HASIMARA, P.O: HASIMARA, Thana: Kalchini, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735215, by caste Hindu, by Profession Business, 3. Mr SATISH KUMAR GOYAL, Alias Mr SATISH KUMAR AGARWAL, Son of Late RAM NIWAS GOYAL, MAHALAXMI GARDEN MITTAL COMPLEX, SEVOKE ROAD, P.O: EKTIAHAL, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified 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

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

Execution is admitted on 05-03-2020 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

Indetified 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 05-03-2020 by Mr SATISH KUMAR GOYAL, , Mr SATISH KUMAR AGARWAL DIRECTOR, PREMBHOG FOOD PRODUCTS PRIVATE LIMITED (Private Limited Company), 3RD MILE, SILIGURI, P.O:- SALUGARA, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008

Indetified 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 04/03/2020 7:55PM with Govt. Ref. No: 192019200205302181 on 04-03-2020, Amount Rs: 21/-, Bank: Oriental Bank of Commerce ( ORBC0100392), Ref. No. 69069710 on 04-03-2020, 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 1790, Amount: Rs.5,000/-, Date of Purchase: 25/02/2020, Vendor name: Sudhangshu Saran Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/03/2020 7:55PM with Govt. Ref. No: 192019200205302181 on 04-03-2020, Amount Rs: 70,020/-, Bank: Oriental Bank of Commerce ( ORBC0100392), Ref. No. 69069710 on 04-03-2020, 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**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2020, Page from 46666 to 46694

being No 071101677 for the year 2020.



Digitally signed by TAPASH KANTI  
GHOSH

Date: 2020.03.11 17:11:00 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2020/03/11 05:11:00 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)