

For Prakash Jockey & Chemical Co Pvt. Ltd.

Bijay Saha
Director

For Bhojnaray Tea Co Ltd

Proswil Saha
Director

Canon Paper Industries Pvt. Ltd.

Atijit Saha
Director

For Sanath Finance Private Limited

Ganesh Saha
Director

SHANTI DEVELOPERS

Madanta Niketan Pvt. Ltd.

Radiant Nirman (P) Ltd.

Radiant Nirman (P) Ltd.
Director

Nipm Approval
Director

Nipm Approval

Ranjana Agarwal
PARTNER

then, the Developer shall be entitled to receive the compensation awarded for all constructions/developments till then made at the said Property and the Owners shall be entitled to the compensation in respect of the land of the said Property. Further the Owners shall refund to the Developer interest free security deposit forthwith and all other expenses incurred by the Developer in connection with the said Property and/or this agreement, including costs charges and expenses incurred by the Developer in getting plan prepared and/or sanctioned.

14.4 That in case of acquisition or requisition of the said Property or any part thereof after construction and completion of the Buildings, then the Owners shall be entitled to the entire compensation in respect of the Owners' Allocation and the Developer shall be entitled to the entire compensation in respect of the Developer's Allocation.

14.5 That the Owner's/First Party confirms that the Owner's shall not be required to join in as party to the agreements and other documents of transfer that may be entered into by the Developer for sale or otherwise transfer of flats, units, parking spaces and other areas comprised in the Developer's Allocation and belonging to the Developer together with or independent of or independently the land comprised in the Said Landed Property attributable thereto and the consent of the Owners in that regard shall be deemed to have been given by the Owners to the Developer by these presents itself and also by Power of Attorney to be executed by the Owner in favour of the Developer **Provided However That** if so required by the Developer, the Owners shall be bound to join in as Vendor/Confirming Party at the costs and expenses of the Developer, to all such agreements and other documents of transfer they may be entered into by the Developer for sale and/or otherwise transfer of flats, units, parking spaces and other constructed areas belonging to the Developer in the Buildings without raising any objection and without claiming any additional consideration money for the same.

For Prakash Distillery & Chemical Co. Pvt. Ltd.

Bijoy Saha
Director

For Bhojnarair Tea Co. Ltd

Bhaskar Saha
Director

Canon Paper Industries Pvt. Ltd.

G. J. Saha
Director

Page - 38

For Sahaji Finance Private Limited

G. Saha
Director

SHANTI DEVELOPERS

Vedanta Niketan Pvt. Ltd.

K. Saha
Director

Radiant Nirman (P) Ltd.

K. Saha
Director

Nilam Agastwal

Ranjana Agastwal
PARTNER

Similarly, the Developer confirms that the Developer shall not be required to join in as a party to the Agreements and other documents of transfer for sale or otherwise transfer of the flats, units, parking spaces and other areas comprised in the forming part of the Owners' Allocation and belonging to the Owners and the consent of Developer in that regard shall be deemed to have been given by the Developer to the Owners by these presents itself Provided However That if so required by the Owners, the Developer shall be bound to join in as confirming party/ Developer at the costs and expenses of the Owners, to all such agreements and other documents of transfer to the effect that the Developer is obliged towards the Owners to fulfill their obligations hereunder contained.

14.6 That for the mutual convenience the first party and the second party shall sign execute register irrevocable power of attorney in each other's favour whereby appointing each other as their attorney to represent themselves and act on their behalf as and when required by the parties of this AGREEMENT. That both the parties of this presents agree that in no circumstances the intending buyers shall suffer any loss, harassment for the acts of the parties of this presents.

14.7 That the First Party/owner shall not be entitled to sell, transfer, gift, lease any portion of the below "A" Scheduled land to any Third Party.

14.8 That in case of any transfer of land within the family members of the existing directors shall be allowed only with the consent of the developer/second party and all such transfer shall be subject to this agreement and all such transfer shall be subject to the rights created herein in favor of the Developer or Second party and terms and conditions as embodied in this agreement.

For Prakash Dairy & Chemical Co. Pvt. Ltd.

Bijay Saha
Director

For Bhuvanaraj Tea Co Ltd

Rossif Saha
Director

Canon Paper Industries Pvt. Ltd.

Gjit Saha
Director

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For Sanjay Finance Private Limited
Gurdeep Singh
Director

SHANTI DEVELOPERS

Verdanta Niketan Pvt. Ltd.

Kumar

Director
Radiant Nirman (P) Ltd.

[Signature]
Director

Nilam Agarwal

Ranjana Agarwal
PARTNER

14.9 That in case if the project is delayed over 3(Three) months as per the reasons mentioned in Para 5 point No. 5.5, in such circumstances the developer shall be at liberty to rescind this agreement and in such event the First Party/Owner shall be bound to refund the entire amount of Security Deposit, expenses incurred till date along with interest and the amount of compensation to be decided by the arbitrator or as dealt in Para 10.4.

14.10 That the developer shall appoint one marketing company to offer for selling the residential flats, commercial shops and other saleable units to various intending buyers its and owners allocation and keep proper accounts thereof.

14.11 That both the parties hereof shall have excess to the head of the committee to get the updates of their respective share.

14.12 That both the party shall be bound to fulfill all the promises made to the third party in furtherness of this agreement.

PART - XV
(WARRANTY)

15. The construction shall be carried with the materials approved by the concerned architects / engineers. The construction work shall be closely monitored by the same.

PART - XVI
POWER OF ATTORNEY

16.1 The owners shall sign, execute and register one General Power of Attorney in favour of the developer and/or its nominee or nominees for:

(a) compliance of the obligations on the part of the developer to be observed, fulfilled and performed hereunder,

1

For Prakash Distillery & Chemical Co. Pvt. Ltd.

Bijay Saha
Director

For Bhoinaraj Tea Co Ltd

Prasanna Saha
Director

Canon Paper Industries Pvt. Ltd.

Pijit Saha
Director

Page - 40

For Sanjay Finance Private Limited

Sanjay Saha
Care.tor

SHANTI DEVELOPERS

Vedanta Niketan Pvt. Ltd.

Kamini
Director

Radhani Nirmal (P. I. V.)
Director

Nilam Agarwal

Ranjana Agarwal
PARTNER

(b) the proper and uninterrupted exercise of implementing the rights and authorities granted or intended to be granted to the developer hereunder (including those relating to entering into agreement to sale, execute deed of conveyance or gift or for receiving full consideration money, or otherwise transfer of the developer's allocated share).

16.2 It is further understood that to facilitate the construction of the new building and/or buildings by the developer various deeds, matters and things not herein specified may be required to be borne by the developer and for which the developer may need the authority of the owner and various applications and other documents may be required to be signed or made by the owner from time to time relating to which specific provisions may not have been mentioned herein and the owner hereby agrees to do at the costs and expenses of the developer all such acts, deeds, matters and things and execute such application, papers and/or authorization as may be required by the developer.

16.3 By virtue of the powers and authorities granted by the owner in pursuance hereof from time to time, the developer shall not do any such acts, deeds, matters and things whereby the rights of the owner hereunder or otherwise are affected and/or which go against the spirit of this agreement, it is expressly agreed that the owner shall not be absolved of any of their obligations hereunder notwithstanding the power or authority being granted by it to the developer or its nominee or nominees in that regard.

16.4 The owner agrees not to revoke the power of attorney granted by the owner for the purpose and as herein contained during the subsistence of this agreement not prejudicial to the original contents of the agreement.

16.5 Similarly, the Developer shall also execute and register a Power in favour of the owner and/or its nominee or nominees for:

For Probash Debbari & Chemical Co. Pvt. Ltd.

Bijay Saha
Director

For Bhonarar Tea Co Ltd

Prasanna Saha
Director

Canon Paper Industries Pvt. Ltd.

Prasanna Saha
Director

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For Sankar Finance Private Limited

Ganpat Saha

SHANTI DEVELOPERS

Madanta Niketan Pvt. Ltd.

Krupa
Director
Radiant Nirman (P) Ltd.

Director

Nilam Agrawal

Renjana Agarwal
PARTNER

(a) compliance of the obligations on the part of the owner to be observed, fulfilled and performed hereunder;

(b) the proper and uninterrupted exercise of implementing the rights and authorities granted or intended to be granted to the owner hereunder (including those relating to entering into agreement to sale, execute deed of conveyance or gift or for receiving full consideration money, or otherwise transfer of the owner's allocated share).

16.6 That both the party shall authorize one individual from each of themselves to act and deal on behalf of the same and the individual shall be named in the said power of attorney.

PART - XVII
(ARBITRATION)

17.1 DISPUTES TO BE SETTLED BY ARBITRATION: Any dispute, controversy or claims between the Developer/ Second Party and the Owner/First Party arising out of or relating to this Agreement or the breach, termination or invalidity thereof, including claims for damages losses etc., shall be settled by arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996 as amended upto date.

17.2 COMPOSITION OF THE TRIBUNAL: The arbitral tribunal shall be composed of three arbitrators, one to be appointed by the Developer, one to be appointed by the Owners and a third arbitrator to be appointed by the above named 2 (two) arbitrators.

17.3 PLACE OF ARBITRATION: The place of arbitration shall be Siliguri and any award made, whether interim or final, shall be deemed for all purposes between the Parties to be made in Siliguri.

For Prakash Dastidar & Chemical Co. Pvt. Ltd.

Bijoy Saha
Director

For Shanti Developments

Prasanna Saha
Director

Canon Paper Industries Pvt. Ltd.

Pijit Saha
Director

For Sahaji Finance Private Limited

Ganesh Saha
Director

SHANTI DEVELOPMENTS

Vedanta Niketan Pvt. Ltd.

Radiant Nirman
Director

Radiant Nirman (P) Ltd.

Nilam Agarwal
Director

Nilam Agarwal

Ranjana Agarwal
PARTNER

17.4 **LANGUAGE AND APPLICABLE LAW:** The arbitral proceeding shall be conducted in the English language and any award or awards shall be rendered in English. The procedural law of the arbitration shall be Indian law.

17.5 **AWARD FINAL AND BINDING:** The award of the arbitral tribunal shall be final and conclusive and binding upon the Parties and the Parties shall be entitled (but not obliged) to enforce the award. The Parties further agree (to the maximum extent possible and allowed to them) that such enforcement shall be subject to the provisions of the Arbitration and Conciliation Act, 1996.

17.6 **SUMMARY PROCEEDINGS AND INTERIM AWARDS:** The Arbitrators shall have the right to proceed summarily and to make interim awards.

PART - XVIII
(SCHEDULES)

SCHEDULE "A"

SCHEDULE OF THE LANDED PROPERTY ON WHICH RESIDENTIAL CUM MULTISTORIED BUILDING(S)/TOWERS OR MIXED USE BUILDINGS SHALL BE CONSTRUCTED AND DEVELOPED BY THE SECOND PARTY/DEVELOPER.

All that piece and parcel of land measuring 677 (Six Seven Seven) Decimals appertaining to and forming part of R.S. Plot No. 312 (Three One Two) corresponding to L.R. Plot No. 424 (Four Two Four), 425 (Four Two Five), 426 (Four Two Six), 427 (Four Two Seven), 428 (Four Two Eight), 429 (Four Two Nine) recorded in R.S. Khatian No. 6/1 (Six by One) corresponding to L.R. Khatian No. 75 (Seven Five) of Mouza - Baroghoria, J.L. No. 82 (Eight Two), Paragana - Patharghata in the District of Darjeeling.

For Prakash Dyeing & Chemical Co. Pvt. Ltd.

Bijay Saha
Director

For Bhognarair Tea Co. Ltd

Harshid Saha
Director

Canon Paper Industries Pvt. Ltd.

Dijit Saha
Director

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For Sahaji Furniture Private Limited
Alankar Saha
Director

SHANTI DEVELOPERS

Medania Niketan Pvt. Ltd.

Radiani Nurman
Director

Director

Nilam Agarwal

Ranjana Agarwal

PARTNER

SCHEDULE "B"

SCHEDULE OF THE SPECIFICATION OF THE MATERIALS TO BE USED IN THE CONSTRUCTION OF THE RESIDENTIAL CUM MULTISTORIED BUILDING(S)/TOWERS OR MIXED USE BUILDINGS.

1. **STRUCTURE** : Earthquake resistant RCC frame structure with infill brick walls;
2. **ELEVATION** : Skilled and quality craftsmanship of textured/normal paint to make the complex a symbol of class;
3. **WALL FINISH**
 - INTERNAL** : Wall Putty of reputed brand like JK Wall Putty or Birla;
 - EXTERNAL** : Painted in Combination;
4. **WINDOWS** : Aluminum windows with glass panels;
5. **DOOR FRAMES** : Wooden Frames;
6. **SHUTTERS** : Flush Door;
7. **KITCHEN**
 - WALLS** : Ceramic tiles upto 2 Ft. above counter;
 - COUNTER** : Marble/Granite table top with stainless steel sink.
8. **TOILET WALLS** : Glazed ceramic tiles upto 5 Ft. from floor level;
9. **FLOORING**
 - BEDROOM, DRAWING ROOM, DINING ROOM & BALCONY** : Vitrified tiles of reputed brands.
 - TOILET & KITCHEN** : Anti-skid ceramic tiles;
10. **ELECTRICALS** : Concealed wiring with fire resistant ISI grade copper conductor having provision for adequate points, TV & telephone Sockets in drawing/dining and master bedrooms. Protective MCBs and elegant modular switches from a reputed brand.

IN WITNESSETH WHEREOF THE PARTIES HAVE HEREUNTO SET & SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THIS THE DAY, MONTH & YEAR FIRST ABOVE MENTIONED.

For Prakash Distillery & Chemical Co. Pvt. Ltd.

By *Byjay Saha*
Director

For Sahaji Finance Private Limited

Gurdeep Saha
Director

For Bhognara Tea Co. Ltd

Bansajit Saha
Director

Canon Paper Industries Pvt. Ltd.

Ajit Saha
Director

SHANTI DEVELOPERS (FIRST PARTY)

Vedanta Niketan Pvt. Ltd.

Kunz
Director

Radiant Nirman (P) Ltd.

[Signature]
Director

Nilam Agarwal

Ranjana Agarwal

(SECOND PARTY)

PARTNER

WITNESSES

1. *Arnavprakash Saha*
S/O Ajit Saha
A.P.C. Sarani
Seshbandhupara
Siliguri

2. *Lajay Agarwal*
S/O Arjun Agarwal
purabipara, Sarda
sig. Drajecing

Drafted by me and printed at my office.

[Signature]
RAJESH KUMAR AGARWAL
ADVOCATE/SILIGURI
REG. NO. WB/73/97

Cont.P/45

PART - XIX
MEMO OF RECEIPT

Rs. 7,00,00,000/-

Received a sum of Rs. 7,00,00,000/- (Rupees Seven Crore) only by the First Party from the second Party/ Developer as an interest free Refundable security deposit and bind ourselves with the aforesaid Stipulations and shall be bound to provide all assistance to the second party for the developing the above "A" scheduled land more fully described in the PART - XVIII of this agreement.

RECEIPTANT	AMOUNT	SIGNATURE
PRAKASH DISTILLERY & CHEMICAL COMPANY PRIVATE LIMITED	1,00,00,000/-	For Prakash Distillery & Chemical Co. Pvt. Ltd. <i>Bijay Saha</i> Director
BHOJNARAIN TEA COMPANY LIMITED	1,50,00,000/-	For Bhojnarain Tea Co. Ltd. <i>Bosejit Saha</i> Director
CANON PAPER INDUSTRIES PRIVATE LIMITED	2,25,00,000/-	Canon Paper Industries Pvt. Ltd. <i>Hijit Saha</i> Director
SAHAJI FINANCE PRIVATE LIMITED	2,25,00,000/-	For Sahaji Finance Private Limited <i>Gandam Saha</i> Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PREM KUMAR AGARWAL

GANGADHAR AGARWAL

23/09/1984

Permanent Account Number
AGIPA6182D

Signature



160000710

यदि कार्ड खो जाए, इसे खो पाए हुए व्यक्ति को / जहाँ
आयकर विभाग प्रेषित करें, या यात्रा से पूर्व
सीआई एनएस, सहायक सेवाएं
आसे टेलिफोन एक्सचेंज के पास करें।
दफ्तर, पुणे - 411 005

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

Income Tax PAN Services Unit, NSDL,
1st Floor, Saptemare Chambers,
Near Humpy Telephone Exchange,
Breach, Pune - 411 005

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

NILAM AGARWAL

BIBHUTI PRASAD AGARWAL

26/12/1967

Permanent Account Number
AUXPA2676B

Nilam Agarwal
Signature



आयकर विभाग, एन एन सी एन
सीटी सीटी, कलकत्ता नगर,
कोलकाता, पश्चिम बंगाल के राज्य
कोलकाता - 700 001

Income Tax Department
New Delhi
Income Tax Department
New Delhi
Income Tax Department
New Delhi

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VEDANTA NIKETAN PRIVATE LIMITED

10/01/2007

Permanent Account Number
AACCV4148F

05 1209114

इस कार्ड को खोने / वापस कर चुकना सुनिश्चित करें / लौटाने /
आयकर सेवा केंद्र को, एन एस डी यू
5 वीं मंजिल, मास्टर स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल कोलोन, नैर देव बंगला चौक,
पाने - 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, Master Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Banglow Chowk,
Pune - 411 016.

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RANJANA AGARWAL
JAI PRAKASH AGARWAL
29/06/1975
Permanent Account Number
ALSPA4933B



Ranjana Agarwal
Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, CITENL
Plot No 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खोया/प्राप्त हुआ, कृपया सूचित करें/वापस करें :
आयकर सेवा केंद्र, एन.एम.डी.ए.ए.
प्लॉट नं. 3, सेक्टर 11, नवी मुंबई, महाराष्ट्र,
पिन संख्या - 400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AJAY AGARWAL

GANGADHAR AGARWAL

18/08/1973

Permanent Account Number

AGIPA6181A



[Handwritten Signature]
Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTISI,
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614.

यदि कार्ड खो जाये तब कृपया सूचित करें/ लौटाएं :
आयकर पैन सेवा यूनिट, UTISI,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलगुडा,
नवी मुंबई-400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RADIANT NIRMAN PRIVATE LIMITED



09/03/2004

Permanent Account Number

AADCR2251G

12/22/2012

COMMISSIONER OF INCOME TAX, WB. XI

Form No. 10, XI



22-08-1971

PERMANENT ACCOUNT NUMBER

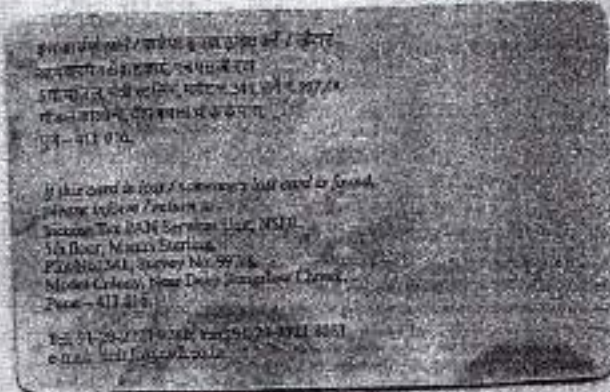
PRAKASH DISTILLERY & CHEMICAL CO (P) LIMITED

IN NAME

AARCP8268M

PERMANENT ACCOUNT NUMBER







Ajit Lal

PERMANENT ACCOUNT NUMBER
AABC2967M

COMPANY NAME
BHOJNARAIN TEA COMPANY LTD

DATE OF INCORPORATION/FORMATION
20-07-1925

B. Das
COMMISSIONER OF INCOME-TAX, W.B. - II

Prasenjit Saha

PERMANENT ACCOUNT NUMBER
AMBPS6741H

THE HON'BLE
GAUTAM SAHA

THE HON'BLE FATHER'S NAME
PRAKASH CHANDRA SAHA

DATE OF BIRTH
17-03-1983

FRONT SIGNATURE
Gautam Saha

K. Das
COMMISSIONER OF ECON. TAX. AB.



Gautam Saha



Prosenjit Saha

बनाई जायेगा / PERMANENT ACCOUNT NUMBER
AMBPS6738A

188

THE NAME
AJIT SAHA

DATE OF BIRTH / FATHER'S NAME
PRAKASH CHANDRA SAHA

DATE OF BIRTH / DATE OF BIRTH
18-08-1958

PERSON'S SIGNATURE
Ajit Saha

[Signature]
COMMISSIONER OF INCOME TAX, W.B. XI

Ajit Saha

जायक विभाग
INDIRECT TAX DEPARTMENT

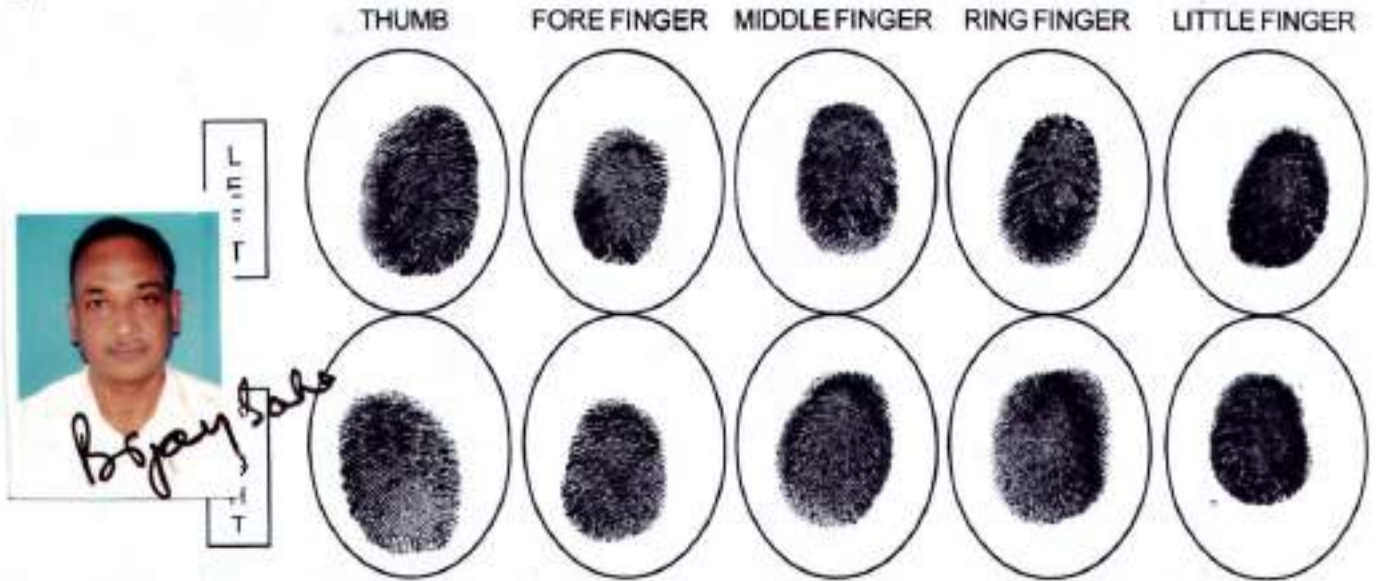
संघ सरकार
GOVT. OF INDIA

BIJAY SAHA
PRAKASH CHANDRA SAHA
18.02/1961
PAN Card No. AVWPS94469G



Bijay Saha

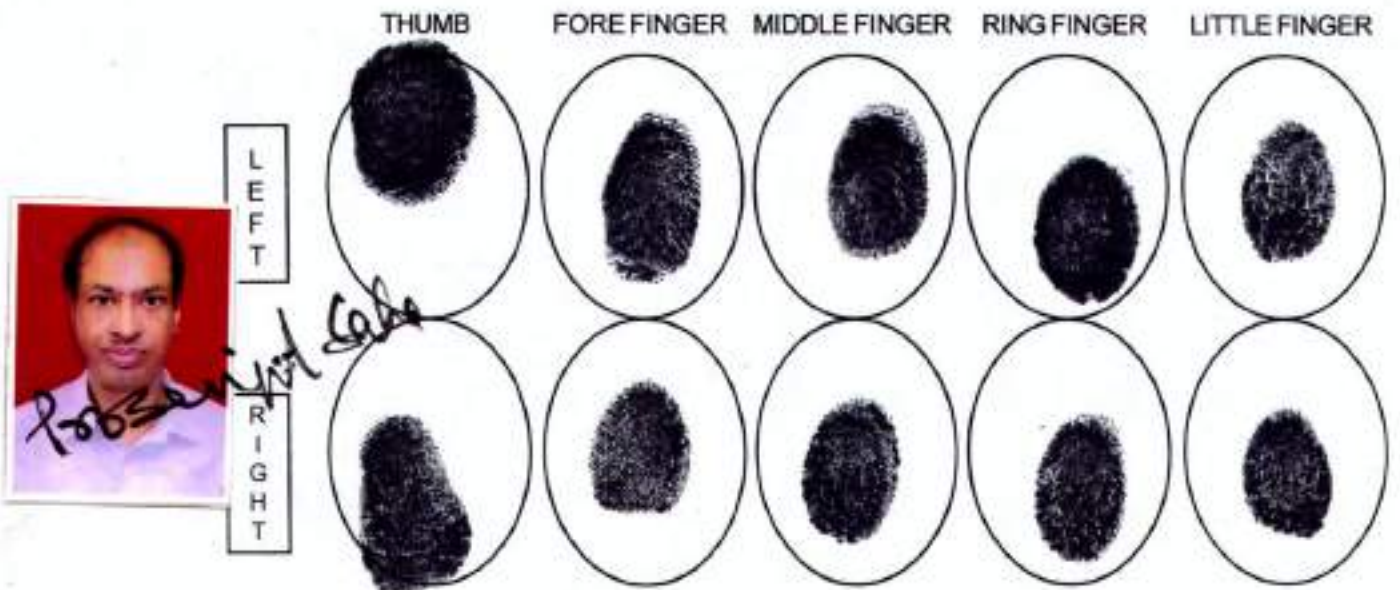
FINGER IMPRESSION



For Pragash Distillery & Chemical Co. Pvt. Ltd.

Bijay Saha

SIGN. WITH DATE Director











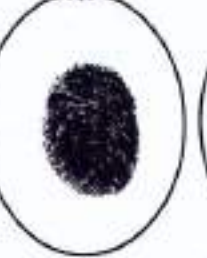



For Bhojnagar Tea Co. Ltd.

Prasenjit Saha

SIGN. WITH DATE Director













FINGER IMPRESSION

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

Canon Paper Industries Pvt. Ltd.

Ajit Saha

SIGN. WITH DATE

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

For Sahas Finance Private Limited

Ajit Saha

SIGN. WITH DATE

FINGER IMPRESSION

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



Vedanta Niketan Pvt. Ltd.

[Handwritten Signature]
Director

SIGN. WITH DATE

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



Radiant Nirman (P) Ltd.

[Handwritten Signature]
Director

SIGN. WITH DATE

FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



Nilam Agarwal

SIGN. WITH DATE

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



Ranjana Agarwal

SIGN. WITH DATE








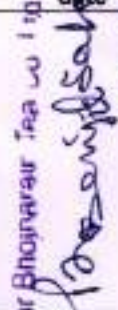
Government of West Bengal

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

OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04030001577010/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri BIJAY SAHA C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District-Darjeeling, West Bengal, India, PIN - 734001	Representative of Land Lord [PRAKASH DISTILLERY & CHEMICAL COMPANY PRIVATE LIMITED]			 For Prakash Distillery & Chemical Co. Pvt. Ltd. Director
2	Shri PRASENJIT SAHA C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District-Darjeeling, West Bengal, India, PIN - 734001	Representative of Land Lord [BHOJNA RAIN TEA COMPANY LIMITED]			 For Bhojnarain Tea Co. Ltd. Director

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri AJIT SAHA C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001	Representative of Land Lord [CANON PAPER INDUSTRIES PRIVATE LIMITED]			Canon Paper Industries Pvt. Ltd. Ajit Saha Director
4	Shri GOUTAM SAHA C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001	Representative of Land Lord [SAHAJI FINANCE PRIVATE LIMITED]			Sahaaji Finance Private Limited Goutam Saha CEO
5	Shri PREM KUMAR AGARWAL Shanti Warehouse, 3rd Mile, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001	Representative of Developer [SHANTI DEVELOPERS]			Medanta Niketan Pvt. Ltd. Prem Kumar Agarwal Director

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Shri AJAY AGARWAL Shanti Warehouse, 3rd Mile, Sevoke Road, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001	Representative of Developer [SHANTI DEVELOPERS]			 Radiant Nirman (P) Ltd. Director
7	Smt NILAM AGARWAL Shanti Warehouse, 3rd Mile, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001	Representative of Developer [SHANTI DEVELOPERS]			 Nilam Agarwal
8	Smt RANJANA AGARWAL Shanti Warehouse, 3rd Mile, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001	Representative of Developer [SHANTI DEVELOPERS]			 Ranjana Agarwal

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Shri Arnab Prakash Saha Son of Shri Ajit Saha C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District-Darjeeling, West Bengal, India, PIN - 734005	Shri BIJAY SAHA, Shri PRASENJIT SAHA, Shri AJIT SAHA, Shri GOUTAM SAHA, Shri PREM KUMAR AGARWAL, Shri AJAY AGARWAL, Smt NILAM AGARWAL, Smt RANJANA AGARWAL	<i>Arnab Prakash Saha</i>

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

Major Information of the Deed

Deed No :	I-0403-07078/2016	Date of Registration	12/7/2016 12:07:07 PM
Query No / Year	0403-0001577010/2016	Office where deed is registered	
Query Date	03/12/2016 11:43:17 AM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Rajesh Kumar Agarwal S.P. Mukherjee Road, Khaipara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9434020016, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 7,00,00,000/-	Rs. 14,03,82,720/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082)

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-312	RS-6/1	Industrial use	Rupni	677 Dec	7,00,00,000/-	14,03,82,720/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
Grand Total :					677Dec	700,00,000 /-	1403,82,720 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PRAKASH DISTILLERY & CHEMICAL COMPANY PRIVATE LIMITED 4th Floor, Hotel Prakash Building, Hill Cart Road,, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 PAN No. AABCP8268M, Status :Organization, Executed by: Representative
2	BHOJNARAIN TEA COMPANY LIMITED Hotel Prakash Building, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 PAN No. AABCB2967M, Status :Organization, Executed by: Representative
3	CANON PAPER INDUSTRIES PRIVATE LIMITED 4TH Floor, Hotel Prakash Building, Hill Cart Road,, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 PAN No. AABCC5922B, Status :Organization, Executed by: Representative
4	SAHAJI FINANCE PRIVATE LIMITED 4TH Floor, Hotel Prakash Building, Hill Cart Road,, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 PAN No. AAICS4808F, Status :Organization, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHANTI DEVELOPERS Orbit Mall, 3rd Mile, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001 PAN No. ACSFS7828Q, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri BIJAY SAHA Son of Late Prakash Chandra Saha C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : PRAKASH DISTILLERY & CHEMICAL COMPANY PRIVATE LIMITED (as Director)
2	Shri PRASENJIT SAHA Son of Late Prakash Chandra Saha C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : BHOJNARAIN TEA COMPANY LIMITED (as Director)
3	Shri AJIT SAHA Son of Late Prakash Chandra Saha C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : CANON PAPER INDUSTRIES PRIVATE LIMITED (as Director)
4	Shri GOUTAM SAHA Son of Late Prakash Chandra Saha C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : SAHAJI FINANCE PRIVATE LIMITED (as Director)
5	Shri PREM KUMAR AGARWAL Son of Late Gangadhar Agarwal Shanti Warehouse, 3rd Mile, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : SHANTI DEVELOPERS (as Partner)
6	Shri AJAY AGARWAL Son of Late Gangadhar Agarwal Shanti Warehouse, 3rd Mile, Sevoke Road, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : SHANTI DEVELOPERS (as Director)
7	Smt NILAM AGARWAL Wife of Prem Kumar Agarwal Shanti Warehouse, 3rd Mile, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : SHANTI DEVELOPERS (as Partner)
8	Smt RANJANA AGARWAL Wife of Ajay Agarwal Shanti Warehouse, 3rd Mile, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : SHANTI DEVELOPERS (as Partner)

Identifier Details :

Name & address	
Shri Anab Prakash Saha Son of Shri Ajit Saha C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Shri BIJAY SAHA, Shri PRASENJIT SAHA, Shri AJIT SAHA, Shri GOUTAM SAHA, Shri PREM KUMAR AGARWAL, Shri AJAY AGARWAL, Smt NILAM AGARWAL, Smt RANJANA AGARWAL	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	PRAKASH DISTILLERY & CHEMICAL COMPANY PRIVATE LIMITED	SHANTI DEVELOPERS-119.7 Dec
2	BHOJNARAIN TEA COMPANY LIMITED	SHANTI DEVELOPERS-71.7 Dec
3	CANON PAPER INDUSTRIES PRIVATE LIMITED	SHANTI DEVELOPERS-237 Dec
4	SAHAJI FINANCE PRIVATE LIMITED	SHANTI DEVELOPERS-248.6 Dec

Endorsement For Deed Number : I - 040307078 / 2016

On 05-12-2016

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

Presented for registration at 10:12 hrs on 05-12-2016, at the Private residence by Shri PRASENJIT SAHA .,

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 14,03,82,720/-

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

Execution is admitted on 05-12-2016 by Shri PREM KUMAR AGARWAL, Partner, SHANTI DEVELOPERS, Orbit Mall, 3rd Mile, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001

Indetified by Shri Arnab Prakash Saha, ., Son of Shri Ajit Saha, C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

Execution is admitted on 05-12-2016 by Shri AJAY AGARWAL, Director, SHANTI DEVELOPERS, Orbit Mall, 3rd Mile, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001

Indetified by Shri Arnab Prakash Saha, ., Son of Shri Ajit Saha, C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

Execution is admitted on 05-12-2016 by Smt NILAM AGARWAL, Partner, SHANTI DEVELOPERS, Orbit Mall, 3rd Mile, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001

Indetified by Shri Arnab Prakash Saha, ., Son of Shri Ajit Saha, C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

Execution is admitted on 05-12-2016 by Smt RANJANA AGARWAL, Partner, SHANTI DEVELOPERS, Orbit Mall, 3rd Mile, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001

Indetified by Shri Arnab Prakash Saha, ., Son of Shri Ajit Saha, C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

Execution is admitted on 05-12-2016 by Shri BIJAY SAHA, Director, PRAKASH DISTILLERY & CHEMICAL COMPANY PRIVATE LIMITED, 4th Floor, Hotel Prakash Building, Hill Cart Road,, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001

Indetified by Shri Arnab Prakash Saha, ., Son of Shri Ajit Saha, C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

Execution is admitted on 05-12-2016 by Shri PRASENJIT SAHA, Director, BHOJNARAIN TEA COMPANY LIMITED, Hotel Prakash Building, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001

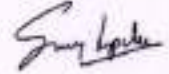
Identified by Shri Arnab Prakash Saha, , Son of Shri Ajit Saha, C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

Execution is admitted on 05-12-2016 by Shri AJIT SAHA, Director, CANON PAPER INDUSTRIES PRIVATE LIMITED, 4TH Floor, Hotel Prakash Building, Hill Cart Road,, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Shri Arnab Prakash Saha, , Son of Shri Ajit Saha, C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

Execution is admitted on 05-12-2016 by Shri GOUTAM SAHA, Director, SAHAJI FINANCE PRIVATE LIMITED, 4TH Floor, Hotel Prakash Building, Hill Cart Road,, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Shri Arnab Prakash Saha, , Son of Shri Ajit Saha, C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others



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

On 07-12-2016

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7/-

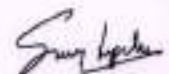
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/12/2016 10:56AM with Govt. Ref. No: 192016170034294301 on 07-12-2016, Amount Rs: 7/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1097655849 on 07-12-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15584, Amount: Rs.5,000/-, Date of Purchase: 11/11/2016, Vendor name: J Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/12/2016 10:56AM with Govt. Ref. No: 192016170034294301 on 07-12-2016, Amount Rs: 70,000/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1097655849 on 07-12-2016, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2016, Page from 147057 to 147128

being No 040307078 for the year 2016.



Suraj Lepcha

Digitally signed by SURAJ LEPCHA
Date: 2016.12.07 16:14:32 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 07/12/2016 16:14:31
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)



Addl. Dist. Sub Registrar
Sikkim II - at Bagdogra, Dist. Darjeeling

05 DEC 2016