

SI no: 187/2021

I-187/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 448624

SN: 2-440959/2021
 11.00 AM
 28/02/2021

Navuk Kumar Bhanu

Anshu Agarwal

PRM REAL ESTATE PVT. LTD

Navuk
DIRECTOR

Vijay Kumar Shah

PRM DEVELOPERS

Partner

DEVELOPMENT AGREEMENT

THIS INDENTURE IS MADE ON THIS

THE 28TH DAY OF FEBRUARY, 2021.

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

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[Signature]
DISTRICT SUB-REGISTRAR
DARJEELING

01 MAR 2021

SL. NO. 31203 Date 2.2.2021
PURCHASER PRM Developers
Full Address Devoke Road, Siliguri
Total Value 5000/-
Stamp Purchased from JPG Treasury-1

Naruh Kumar Agarwal



10/2021

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STAMP VENDOR
JAYA RANI DAS
Licence No.1 of 99-2000
Add: DSR Office, Rajganj, Jalpaiguri

Naruh Kumar Agarwal



11/2021

Aushu Agarwal



12/2021

PRM REAL ESTATE PVT. LTD

DIRECTOR



DISTRICT SUB-REGISTRAR
DARJEELING

28 FEB 2021



13/2021

Vijay Kumar Shah



14/2021

PRM DEVELOPERS

Partner

Amit Ka Saha
S/o Bim Pd Saha
Sumantra Saha, Milanpally (E), Siliguri
PO - Siliguri Bazar, PS. Siliguri
Dist - Darjeeling

Naresh Kumar Agarwal

Anshu Agarwal

PRM REAL ESTATE PVT. LTD.

DIRECTOR

: 2 :

Vijay Kumar Singh

PRM DEVELOPERS

Partner

BETWEEN

1. SRI NARESH AGARWAL, son of Late Kailash Chand Agarwal, Indian by Nationality, Hindu by Faith, Business by occupation, residing at 427, Nehru Road, Khalpara, Siliguri, P.O.- Siliguri Bazar, P.S.- Siliguri, District - Darjeeling, PIN - 734005, in the State of West Bengal, (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assignees) (I.T. PAN - ACYPA5122D)

2. SMT. ANSHU AGARWAL, wife of Sri Naresh Agarwal, Indian by Nationality, Hindu by faith, House wife by occupation, residing at 427, Nehru Road, Khalpara, Siliguri, P.O.- Siliguri Bazar, P.S.- Siliguri, District - Darjeeling, PIN - 734005, in the State of West Bengal, (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, successors, representatives, administrators and assignees) (I.T. PAN - ACSPA3310R)

3. PRM REAL ESTATE PRIVATE LIMITED, a Private Limited Company, registered under the Companies Act, 1956, bearing Certificate of Incorporation No.U70101WB2007PTC112485, Dated 10-01-2007, having its Office at 4th Floor, Jeevandeep Building, 4th Mile, Sevoke Road, Siliguri, P.O.- Salugara, P.S.- Bhaktinagar, District- Jalpaiguri, PIN- 734008, in the State of West Bengal, represented by its **Director - SRI UTSAV MITTAL**, son of Sri Prem Kumar Agarwal, Indian by Nationality, Hindu by faith, Business by occupation, residing at Shanti Warehouse, 3rd Mile, Sevoke Road, Siliguri, P.O.- Salugara, P.S.-Bhaktinagar, District- Jalpaiguri, PIN- 734008, in the State of West Bengal (which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors-in-office, representatives, administrators and assignees) (I.T. PAN - AACCV4148F)

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DISTRICT SUB-REGISTRAR
DARJEELING

28 FEB 2021

Naresh Kumar Agarwal

Anshu Agarwal

PRM REAL ESTATE PVT. LTD.

M. Mittal
DIRECTOR

: 3 :

Vijay Kumar Shah
PRM DEVELOPERS
Partner

4. **SRI VIJAY KUMAR SHAH**, son of Late Din Dayal Shah, Indian by Nationality, Hindu by faith, Business by occupation, residing at Mangal Pandey Road, Siliguri, P.O.-Siliguri Bazar, P.S.-Siliguri, District-Darjeeling, PIN-734005, in the State of West Bengal, (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assignees) (I.T. PAN - AHVPS9403M)


hereinafter called the " **FIRST PARTIES / LANDLORDS** " of the " **ONE PART** ".

A N D

PRM DEVELOPERS, a Partnership Firm, having its Office at 4th Floor, Jeevandeep Building, 4th Mile, Sevoke Road, Siliguri, P.O.- Salugara, P.S.- Bhaktinagar, District- Jalpaiguri, PIN- 734008, in the State of West Bengal, represented by its **Partner** – **SRI UMANG MITTAL**, son of Sri Prem Kumar Agarwal, Indian by Nationality, Hindu by faith, Business by occupation, residing at Shanti Warehouse, 3rd Mile, Sevoke Road, Siliguri, P.O.- Salugara, P.S.-Bhaktinagar, District- Jalpaiguri, PIN- 734008, in the State of West Bengal, hereinafter called the " **SECOND PARTY / DEVELOPER** " (which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors-in-office, representatives, administrators and assignees) of the " **OTHER PART** ". (I.T. PAN - AAWFP1389F)

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28 FEB 2021

Naresh Kumar Agarwal

Anshu Agarwal

PRM REAL ESTATE PVT. LTD.

W. J. P.
DIRECTOR

Vijay Kumar Shah

PRM DEVELOPERS

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Partner

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I. A) WHEREAS **SRI NARESH AGARWAL**, son of Late Kailash Chand Agarwal and **SMT. ANSHU AGARWAL**, wife of Sri Naresh Agarwal (The First Party Nos.1 and 2 of these presents), by virtue of five separate Sale Deeds, i) executed on 17-01-2018, being Document No.108 for the year 2018, ii) executed on 18-01-2018, being Document No.152 for the year 2018, iii) executed on 24-01-2018, being Document No.189 for the year 2018, iv) executed on 24-02-2018, being Document No.406 for the year 2018 and v) executed on 22-06-2018, being Document No.1407 for the year 2018, all the Deeds registered in the Office of the Additional District Sub-Registrar, Siliguri, became the sole, absolute and exclusive owners of all that piece or parcel of land measuring 4 Kathas 14 Chattaks forming part of R.S. Plot No.2143 recorded in R.S. Khatian No.180/1, 10 Kathas forming part of R.S. Plot No.2155 recorded in R.S. Khatian No.1143 and 2 Kathas 2 Chattaks forming part of R.S. Plot No.2159 recorded in R.S. Khatian No.182, IN TOTAL MEASURING 17 KATHAS, situated within Mouza - Siliguri, J.L. No.110(88), Pargana - Baikunthapur, P.O., P.S., and Sub-Div.- Siliguri, Ward No. V of Siliguri Municipal Corporation, in the District of Darjeeling, having permanent, heritable and transferable right, title and interest therein.

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Anshu Agarwal


PRM REAL ESTATE PVT. LTD.


DIRECTOR

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Vijay Kumar Shah

PRM DEVELOPERS


Partner

B) AND WHEREAS **PRM REAL ESTATE PRIVATE LIMITED** (The First Party No.3 of these presents), by virtue of five separate Sale Deeds, i) executed on 17-01-2018, being Document No.109 for the year 2018, ii) executed on 18-01-2018, being Document No.131 for the year 2018, iii) executed on 24-01-2018, being Document No.187 for the year 2018, iv) executed on 24-02-2018, being Document No.407 for the year 2018 and v) executed on 20-06-2018, being Document No.1385 for the year 2018, all the Deeds registered in the Office of the Additional District Sub-Registrar, Siliguri, became the sole, absolute and exclusive owner of all that piece or parcel of land measuring 4 Kathas 14 Chattaks forming part of R.S. Plot No.2143 recorded in R.S. Khatian No.180/1, 10 Kathas forming part of R.S. Plot No.2155 recorded in R.S. Khatian No.1143 and 2 Kathas 2 Chattaks forming part of R.S. Plot No.2159 recorded in R.S. Khatian No.182, IN TOTAL MEASURING 17 KATHAS, situated within Mouza - Siliguri, J.L. No.110(88), Pargana - Baikunthapur, P.O., P.S., and Sub-Div.- Siliguri, Ward No. V of Siliguri Municipal Corporation, in the District of Darjeeling, having permanent, heritable and transferable right, title and interest therein.

C) AND WHEREAS **SRI VIJAY KUMAR SHAH**, son of Din Dayal Shah, (The First Party No.4 of these presents), by virtue of two separate Sale Deeds, i) executed on 21-06-2001, being Document No.2523 for the year 2001 and ii) executed on 20-06-2018, being Document No.1386 for the year 2018, both the deeds registered in the Office of the Additional District Sub-Registrar, Siliguri, became the sole, absolute and exclusive owner of all that piece or parcel of land measuring 2 Kathas 11 Chattaks 30 Sq.ft. forming part of R.S. Plot No.2143 recorded in R.S. Khatian No.180/1 and 20 Kathas forming part of R.S. Plot No.2156 recorded in R.S. Khatian No.1142, IN TOTAL MEASURING 22 KATHAS 11 CHATTAKS 30 SQ.FT., situated within Mouza - Siliguri, J.L. No.110(88), Pargana- Baikunthapur, P.O., P.S., and Sub-Div.- Siliguri, Ward No. V of Siliguri Municipal Corporation, in the District of Darjeeling, heritable and transferable right, title and interest therein.

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Nareh Kumar Agarwal

Anshu Agarwal

PRM REAL ESTATE PVT. LTD.

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DIRECTOR

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Vijay Kumar Shah

PRM DEVELOPERS

Vijay
Partner

II. AND WHEREAS SRI NARESH AGARWAL, SMT. ANSHU AGARWAL, PRM REAL ESTATE PRIVATE LIMITED and SRI VIJAY KUMAR SHAH (The First Parties of these presents) being desirous of constructing a commercial building (hereinafter referred to as 'Project' for the sake of convenience and brevity) on their aforesaid respective land had thereafter amalgamated their aforesaid respective land by virtue of Agreement of Amalgamation executed on 11-10-2018.

III. AND WHEREAS the First Parties not being in a position to put their contemplation and scheme into action due to devoid of technical know-how, preoccupation in his daily course of business and shortage of funds have approached the Second Party to promote the said Project on the said amalgamated land in total measuring 56 Kathas 11 Chattaks 30 Sq.ft., more particularly described in the Schedule given hereinbelow.


IV. AND WHEREAS the Second Party finding the offer of the First Parties reasonable and relying on the aforesaid fact has accepted the offer of the First Parties to promote the said Project under certain terms and conditions mentioned hereinunder.

V. AND WHEREAS the Parties are now entering into this Indenture to record their mutual and inter se rights and obligations for jointly developing the said Project and for joint development of the said Project in general.

VI. NOW THEREFORE, in order to avoid future disputes and differences between the parties and in consideration of the foregoing and the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it has been thought fit and proper to put into writing the terms and conditions as mutually agreed by and between the Parties.

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Narsh Kumar Agarwal

Arun Agarwal

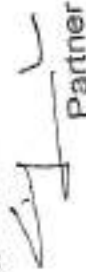
PRM REAL ESTATE PVT. LTD.


DIRECTOR

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Vijay Kumar Sethi

PRM DEVELOPERS


Partner

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

1. DEVELOPMENT RIGHTS

1.1 THAT on the execution of these presents, the Landlords have granted any and all entire development rights, unrestricted access and advertisement rights with respect to the Scheduled Land together with the benefit of the development approvals to the Developer.

1.2 THAT the Developer possesses the right to advertise in the media and/or publish brochure, etc., for the sale of the commercial units / parking spaces / utility spaces in the said Project and the cost shall be borne by the Developer.

1.3 THAT the Landlords hereby grant in favour of the Developer and the Developer hereby accepts from the Landlords, the entire Development Rights over the Schedule Land.

2. CONSIDERATION AND REALISATION

THAT in consideration for the grant of the Development Rights from the Landlords to the Developer, the Developer and the Landlords hereby agree that the sale proceeds realised from the sale / transfer of the commercial units / parking spaces / utility spaces in the said Project shall be distributed between the Landlords and the Developer as follows.

Landlord No.1 and 2	-	12 % of the Sale proceeds
Landlord No.3	-	12 % of the Sale proceeds
Landlord No.4	-	16 % of the Sale proceeds
Developer	-	60 % of the Sale proceeds

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Narish Suman Agarwal

Anshu Agarwal

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DIRECTOR

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PRM DEVELOPERS


Partner

3. PROJECT DEVELOPMENT

3.1 THAT the Developer shall develop the said Project on the Scheduled Land.

3.2 THAT the Developer shall commence the development and construction over the Scheduled Land upon acquiring all necessary plans, elevations, designs, drawings, specifications, approvals and permissions as may be required under the rules and guidelines of Siliguri Municipal Corporation and/or other Applicable Laws from the appropriate authority for the development of the said Project and if any violation as such is made, the Developer will be solely responsible.

3.3 THAT all the approvals which may be required for the development of the said Project shall be obtained by the Developer at its own costs and expense; provided however that the Landlords shall provide full cooperation to the Developer in obtaining such approvals.

3.4 THAT the Developer may undertake the development over the Scheduled Land either by itself or through any contractors and sub-divide the work or appoint sub-contractors as it may deem fit and proper.

THAT the entire cost of development/construction of the said Project, including fees, taxes thereon or other payments (including statutory dues to workmen, employees, etc.) which may be payable to the architect, engineers, contractors, sub-contractors staff and workmen shall be borne by and paid for solely by the Developer.

3.5 THAT the Developer shall be free to develop the said Project in such manner as it may deem fit, but always in accordance with the applicable law. The Developer shall make best endeavours to ensure that quality standards are maintained while developing the Project.

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Anshu Agarwal

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DIRECTOR

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Vijay Kumar Shah

PRM DEVELOPERS
Partner

3.6 THAT the Developer shall, in its sole and absolute discretion, decide the name of the Project.

4. POSSESSION AND RIGHT TO TRANSFER

4.1 THAT the Landlords have handed over the peaceful and vacant possession of the Scheduled Land to the Developer as on the date hereof.

The Developer may store the building materials as per requirement and employ a guard/chowkidar or any other staff or may take other security measures.

4.2 THAT the Landlords have, as on the date hereof, handed over the original title deeds of the Scheduled Land to the Developer.

4.3 THAT the Landlords have, as on the date hereof executed / shall execute power of attorney in favour of the Developer to do all acts and deeds necessary on their behalf for the development of the Scheduled Land, deal with the Scheduled Land in accordance with this Agreement and to give effect to this Agreement and shall execute such power of attorney to enable the Developer to carry out development and completion of the said Project.

4.5 THAT the Landlords agree and undertake that they will execute and deliver such documents, deeds, no-objection certificates, authorizations and take such other actions that may be required for the Developer to market and sell the developed areas and as may be requested by the Developer to consummate more effectively the purposes or subject matter of this Indenture.

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28 FEB 2021

Naveen Kumar Agarwal

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PRM REAL ESTATE PVT. LTD.

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DIRECTOR

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Vijay Kumar Shah

PRM DEVELOPERS

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5. REPRESENTATIONS & WARRANTIES

5.1 THAT the Landlords hereby represent and warrant to the Developer that the Landlords:

- (a) have a clear and marketable title to the Scheduled Land free from all or any encumbrances, charges, liens, lispendens, acquisition, requisitions, claims and demands and the Scheduled Land is capable of being developed into the said Project;
- (b) shall provide all information as concerning any future acquisition of land which is capable of becoming part of the Scheduled Land in accordance with this Indenture;
- (c) have acquired the Scheduled Land free of any attachment by any governmental authority or lender or creditor or other person, including any revenue authority;
- (d) have acquired the Scheduled Land free of it being a HUF property;
- (e) have acquired the Scheduled Land free of any litigation, acquisition proceedings under the Land Acquisition Act, or proceedings under any urban, agricultural or other land ceiling laws;
- (f) ensure that they shall have no objection or claim if the Developer consolidates adjacent land for development and expansion of the said Project;

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DISTRICT SUB-REGISTRAR
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Navin Kumar Agarwal

Anshu Agarwal

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W. S. S.
DIRECTOR

Vijay Kumar Singh

PRM DEVELOPERS

[Signature]
Partner

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(g) shall at the instructions of the Developer execute all such documentation which may be necessary for the development of the Scheduled Land as envisaged by the Developer, including all and any documentation to be submitted with the government departments / bodies;

(h) declare that the Developer shall have the absolute right to claim and utilize any monetary compensation or any other form of compensation in lieu of any acquisition of any portion of the Scheduled Land;

(i) undertake to indemnify and keep indemnified the Developer from any and all claims, actions, disputes, loss, compensation, penalty etc. raised in view of the Landlords defect in the title to the Scheduled Land;

(j) shall take all necessary and effective steps to remove such defects and encumbrance and shall also remove all hurdles in the way of development so as to enable the Developer to carry on the construction work smoothly in the event the title of the Landlords to the said land is found to be defective or encumbered in any way;

(k) undertake to signify their consent to the plans, elevations, designs, drawings, specifications, etc. as proposed by the Developer and to sign it and all other incidental and necessary papers for approval of the building plan;

(l) shall cooperate with the Developer to obtain the requisite statutory approvals, permissions, and licenses to commence the development and construction on the Scheduled Land;

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DISTRICT SUB-REGISTRAR
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28 FEB 2021

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Anshu Agarwal

PRM REAL ESTATE PVT. LTD.

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DIRECTOR

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Vijay Kumar Sethi

PRM DEVELOPERS
Partner

- (c) shall make khazna payments to the concerned authority for the period commencing from the date of execution of these presents, till completion of the said Project;
- (d) shall make timely payments to the Government Agencies;
- (e) shall get the said Project registered under the provisions of the proposed legislations on its effective commencement; and
- (f) shall complete the said Project within three years from the date of Approval of the Building Plan.

The Developer shall not be responsible for any failure to complete the said Project within the stipulated time, if the construction/development is prevented or delayed by an event of *force majeure*.

In an event of *force majeure*, the Developer must immediately notify the Landlords giving full particulars of the event of *force majeure* and the reasons for the event of *force majeure* preventing or delaying the construction/development. Upon completion of the event of *force majeure*, the Developer must as soon as reasonably practicable, recommence construction/ development.

5.3 THAT the Landlords also represent and warrant to the Developer that no one other than the Developer shall be entitled to undertake the development and construction work on the Scheduled Land and the Landlords shall not grant or create any third party rights or interest in respect of development of the Scheduled Land from the date hereof.

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DISTRICT SUB-REGISTRAR
DARJEELING

28 FEB 2021

Narish Kumar Agarwal

Anshu Agarwal

PRM REAL ESTATE PVT. LTD.

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DIRECTOR

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Vijay Kumar Shah

PRM DEVELOPERS
[Signature]
Partner

5.4 THAT the Parties hereby represent and warrant to each other that:

(a) they have the full power, authority and legal right to enter into and engage in the transactions contemplated by this Indenture and have taken or obtained all necessary corporate and other action to authorize the due execution, delivery and performance of this Indenture and have duly executed and delivered this Indenture;

(b) neither the execution of this Indenture nor the performance by the Parties of any of their respective obligations hereunder will conflict with or result in a breach of any provisions of their respective memorandums and articles of association or other similar constituent documents or law, regulation, judgment, order, authorization, agreement or obligation or document binding on or applicable to the Parties; and

(c) all consents, approvals, permissions, authorizations or requirements required from any government authority or from any other persons for or in connection with the creation, execution, validity and performance of this Indenture have been obtained and are in full force and effect.

6. INDEMNITY

6.1 THAT each Party (a "Defaulting Party") shall keep indemnified and hold harmless the other Party (a "Non-defaulting Party") against any losses or liabilities, cost(s) or claim(s), action(s) or proceeding(s) or third party claim(s) that may arise against the Non-defaulting Party on account of:

(a) any delay in completion of the development of the said Project over the Scheduled Land caused at the instance of or attributable to the Defaulting Party;

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Anshu Agarwal

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DIRECTOR

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Vijay Kumar Reddy

PRM DEVELOPERS
[Signature]
Partner

(b) any failure on the part of the Defaulting Party to discharge its liabilities and/or obligations under this Indenture; and/or

(c) on account of any act(s) of omission(s) or commission(s) or misrepresentations or for breach of any obligations, representation and warranties made under this Indenture; and/or

(d) on account of or arising out of any breach of any of the terms or any law, rules and regulations or otherwise howsoever.

6.2 THAT without prejudice to the Developer's rights under Clause 6.1 above, in particular the Landlords shall keep indemnified and hold harmless the Developer against any losses or liabilities, cost(s) or claim(s), action(s) or proceeding(s) or third party claim(s) that may arise against the Developer on account of any defect in or want of title in relation to the Scheduled Land or any part thereof on the part of the Landlords.

7. NOTICES


7.1 THAT any notice required or permitted to be given shall be addressed to the address as given by the parties in this Indenture.

7.2 THAT any notice required or permitted to be given shall be in writing and shall be effectively served :

- (i) if delivered personally, upon receipt by the other Party;
- (ii) if sent by facsimile or other similar means of electronic communication (with confirmed receipt), upon receipt of transmission notice by the sender.

7.3 THAT any Party hereto may change any particulars of his/her/their/its address for notice, by notice to the other in the manner as aforesaid.




DISTRICT SUB-REGISTRAR
DARJEELING

28 FEB 2021

Naradh Kumar Agarwal

Anshu Agarwal

PRM REAL ESTATE PVT. LTD.

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DIRECTOR

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Vijay Kumar Singh

PRM DEVELOPERS

[Signature]
Partner

8. CONFIDENTIALITY

THAT this Indenture, its existence and all information exchanged between the Parties under this Indenture shall not be disclosed to any person by the Landlords. The Landlords shall hold in strictest confidence, shall not use or disclose to any third party, and shall take all necessary precautions to secure any confidential information of the Developer. Disclosure of such information shall be restricted solely to employees, agents, consultants and representatives who have been advised of their obligation with respect to the confidential information. The obligations of confidentiality do not extend to information which:

- (a) is disclosed to employees, legal advisers, auditors and other consultants of a Party provided such persons have entered into confidentiality obligations similar to those set forth herein;
- (b) is disclosed with the consent of the Party who supplied the information;
- (c) is, at the date this Indenture is entered into, lawfully in the possession of the recipient of the information through sources other than the Party who supplied the information;
- (d) is required to be disclosed pursuant to applicable law or is appropriate in connection with any necessary or desirable intimation to the Government of India; or
- (e) is generally and publicly available, other than as a result of breach of confidentiality by the Person receiving the information.

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DISTRICT SUB-REGISTRAR
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Naveen Kumar Agarwal

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PRM REAL ESTATE PVT. LTD.

W. J. J.
DIRECTOR

: 17 :

Vijay Kumar Shah

PRM DEVELOPERS

[Signature]
Partner

9. GOVERNING LAW AND JURISDICTION

9.1 THAT this Indenture shall be governed and interpreted by, and construed in accordance with the laws of India. Subject to Clause 10 below, the Courts at Siliguri shall have the territorial jurisdiction over the subject matter of this Indenture.

9.2 THAT if the First Parties fails to execute any documents as required by the Second Party, then the Second Party shall be entitled to file suit for specific performance and all the costs, damages, charges and expenses on account of filing of the suit and damages shall be payable by the First Parties to the Second Party and the same shall be applicable and binding upon the parties vice-versa.

10. DISPUTE RESOLUTION

THAT in the event any dispute or difference arises out of or in connection with the interpretation or implementation of this Indenture, or out of or in connection with the breach, or alleged breach of this Indenture, such dispute shall be referred to arbitration under the Arbitration and Conciliation Act, 1996. The arbitration tribunal shall consist of arbitrators, to be mutually appointed by the Parties. The arbitration shall be held at Siliguri in the manner as stated hereinafter.

- (a) All proceedings in any such arbitration shall be conducted in English;
- (b) The arbitration award made by the arbitrators shall be final and binding on the Parties and the Parties agree to be bound thereby and to act accordingly; and
- (c) The award shall be in writing.

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DISTRICT SUB-REGISTRAR
DARJEELING

28 FEB 2021

Narsh Kumar Agarwal

Aashu Agarwal


PRM REAL ESTATE PVT. LTD.


DIRECTOR

: 18 :

Vijay Kumar Shah

PRM DEVELOPERS


Partner

11. MISCELLANEOUS

11.1 *No Partnership*: Nothing contained in this Indenture shall constitute or be deemed to constitute a partnership between the Parties or as a joint venture/ Association of persons in any manner, and no Party shall hold himself / itself out as an agent for the other Party, except with the express prior written consent of the other Party.

11.2 *Independent Rights*: Each of the rights of the Parties hereto under this Indenture are independent, cumulative and without prejudice to all other rights available to them, and the exercise or non-exercise of any such rights shall not prejudice or constitute a waiver of any other right of the Party, whether under this Indenture or otherwise.

11.3 *Amendments/ Supplements/ Variation*: No amendments/ supplements/ variation of this Indenture (including its Annexure and Schedules) shall be binding on any Party unless such variation is in writing and signed by each Party.

11.4 *Assignment*: No rights or liabilities under this Indenture shall be assigned by any of the Parties hereto. Notwithstanding anything contained to the contrary, the Developer however shall have the right to assign any of its rights and/or liabilities arising from this Indenture to any third party.

For the purposes of this Clause, it is clarified that such an assignment shall not require any consent from the Landlords and the Landlords shall upon the request of the Developer, execute such documents and no objection certificates as may be required by the Joint Developer for giving effect to such an assignment.

11.5 *Waiver*: No waiver of any breach of any provision of this Indenture shall constitute a waiver of any prior, concurrent or subsequent breach of the same of any other provisions hereof, and no waiver shall be effective unless made in writing and signed by an authorized representative of the waiving Party.

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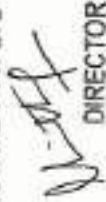
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DISTRICT SUB-REGISTRAR
DARJEELING

28 FEB 2021

Navab Kuma Agarwal
Navab Kuma Agarwal

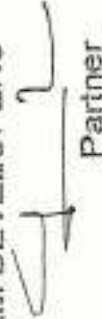
PRM REAL ESTATE PVT. LTD


DIRECTOR

: 19 :


Navab Kuma Agarwal

PRM DEVELOPERS


Partner

11.6 *Severability*: If any provision of this Indenture is invalid, unenforceable or prohibited by law, this Indenture shall be considered divisible as to such provision and such provision shall be inoperative and shall not be part of the consideration moving from any Party hereto to the others, and the remainder of this Indenture shall be valid, binding and of like effect as though such provision was not included herein.

11.7 *Hindrance-free movement*: The articles of display or otherwise shall not be kept by the either party in any place of common use in the Project so as to cause hindrance in any manner in the free movement of users of places of common use in the Project.

11.8 *Death of Landlords*: In case of death of any of the First Parties, his/her/its successors / heirs will remain bound to execute the Sale Deed / any other instrument of transfer in favour of prospective buyers / transferees to be selected by the Developer and also remain bound to execute a Power of Attorney authorizing the same power in favour of the Developer. The successors / heirs of the First Parties shall remain bound by the terms and conditions of this Indenture.

11.9 *Supersession*: Except as otherwise agreed between the Parties, this Indenture constitutes the entire agreement between the Parties as to its subject matter and supersedes any previous understanding or agreement on such subject matter between the Parties.

11.10 *Government Approval*: All the obligations of the Developer under this Indenture are subject to Applicable Laws and receipt of approvals from the Government Authorities, if so required under any Applicable Law.

11.11 *Specific Performance*: This Indenture shall be specifically enforceable in accordance with the terms hereof, at the instance of either of the Parties.

G:



[Handwritten signature]

CHIEF SECRETARY
BANGALORE

28 FEB 2021

Naradh Kumar Agarwal

Arun Agarwal

PRM REAL ESTATE PVT. LTD.

W. J. J.
DIRECTOR

: 20 :

Vijay Kumar Shah

PRM DEVELOPERS

Partner

11.12 *Transfer of Property Act*: Nothing contained in this Indenture shall be deemed to be an agreement of sale under Section 53-A of the Transfer of Property Act. Further the Parties agree and acknowledges that nothing in this Indenture shall be deemed to be a conveyance or sale or transfer of any right, title or interest of the Scheduled Land from the Landlords to the Developer save and except as otherwise provided in this Indenture. The title in the Scheduled Land shall continue to be with the Landlords and the same shall vest in the name of the Landlords, till such time the same is transferred in accordance with this Indenture.

11.13 *Counterparts*: This Indenture or any amendments thereto may be executed in several counterparts, all of which shall be considered one and the same instrument and shall become effective when one or more counterparts have been signed by each of the Parties and delivered to the other Party.

11.14 *Costs*: The Developer shall bear the costs and expenses in relation to the preparation, execution, registration, administration, modification and amendment of this Indenture. The stamp duty and any registration charges payable in connection with this Indenture shall be borne by the Developer herein.

11.15 *Tax Liabilities*: The parties shall bear their respective proportionate statutory impositions and/or tax liabilities. The capital gain, wealth tax, income tax and/or any other taxes that may arise due to the development of the Project shall be borne by the parties in proportion to their share in the said Project.

That the Goods and Services Tax (GST) to be imposed on the sale of the constructed area of the said Project shall be paid by the intending Purchaser/s of the constructed units to the Developer and the Developer may further pay the same in favour of the Government.

69.



DISTRICT SUB-REGISTRAR
DARJEELING

28 FEB 2021

Narub Kumar Agarwal

Ashu Aggarwal

PRM REAL ESTATE PVT. LTD.

DIRECTOR

: 21 :

Vijay Kumar Deb

PRM DEVELOPERS

Partner

SCHEDULE

All that piece or parcel of vacant land measuring 56 Kathas 11 Chattaks 30 Sq.ft. situated within Mouza - Siliguri, J.L. No.110(88), Pargana - Baikunthapur, P.O., P.S., and Sub-Div. - Siliguri, Burdwan Road, located in the Zone between Jhankar More to Jalpai More, bearing Holding Nos.760/A/1/12/611/426, 768/1/12/611/426 and 769/13/612/428 in Ward No. V of Siliguri Municipal Corporation, District - Darjeeling.

R.S. Khatian No.	R.S. Plot No.	Area
180/1	2143	12 Kathas 7 Chattaks 30 Sq.ft.
1143	2155	20 Kathas
1142	2156	20 Kathas
182	2159	4 Kathas 4 Chattaks
TOTAL:-		56 Kathas 11 Chattaks 30 Sq.ft.

The said land is bound and butted as follows :-

- By North : Land of M/s Mech Industries Pvt. Ltd. and Land forming part of R.S. Plot No.2143,
- By South : Land of East India Pharmaceutical Works Ltd.,
- By East : 100 Feet wide Burdwan Road,
- By West : Municipal Drain and then 20 Feet wide Road and land of Manoranjan Ghosh.

G.



DISTRICT SUB-REGISTRAR
DARJEELING

28 FEB 2021

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THIS INDENTURE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :

1. Amit K. Saha
S/O Bhim Pd. Saha
Milonpally (E)
Sukanta Sarani
Siliguri
PO- Siliguri Bazar
PS- Siliguri
Dist. Darjeeling.

2. Mahit Shah
S/O. Shri Vijay K. Shah
Mangal Pandey Road
Khalpara, Siliguri - 05
Dist. Darjeeling
West Bengal.

The contents of this document have been gone through and understood by the parties hereto.

Namh Gopal Agawal
Anshu Agawal

PRM REAL ESTATE PVT. LTD.


DIRECTOR

Vijay Kumar Shah
(FIRST PARTIES / LANDLORDS)

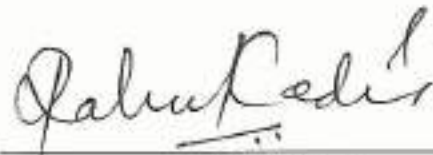
PRM DEVELOPERS


Partner

(SECOND PARTY / DEVELOPER)

Drafted as per the instruction of the parties in the Office of Kamal Kumar Kedia & Associates, Siliguri.

Read over and explained by me.



Rahul Kedia

Advocate, Siliguri.

E.No. F/1379/1449/2017.



[Handwritten signature]
DISTRICT SUB-REGISTRAR
DARJEELING

28 FEB 2021



Nareh Kumar Agarwal

FINGER PRINTS OF SRI NARESH AGARWAL (FIRST PARTY / LANDLORD NO.1)

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

Nareh Kumar Agarwal

SIGNATURE



Anshu Agarwal

FINGER PRINTS OF SMT. ANSHU AGARWAL (FIRST PARTY / LANDLORD NO.2)

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

Anshu Agarwal

SIGNATURE




DISTRICT SUB-REGISTRAR
DARJEELING

28 FEB 2021



FINGER PRINTS OF SRI UTSAV MITTAL DIRECTOR OF PRM REAL ESTATE PRIVATE LIMITED (FIRST PARTY / LANDLORD NO.3)

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

PRM REAL ESTATE PVT. LTD.

DIRECTOR

SIGNATURE



Vijay Kumar Shah

FINGER PRINTS OF SRI VIJAY KUMAR SHAH (FIRST PARTY / LANDLORD NO.4)

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

Vijay Kumar Shah
SIGNATURE













DISTRICT SUB-REGISTRAR
DARJEELING

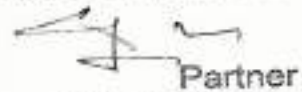
28 FEB 2021



**FINGER PRINTS OF SRI UMANG MITTAL PARTNER OF PRM DEVELOPERS
(SECOND PARTY / DEVELOPER)**

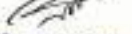
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

PRM DEVELOPERS


Partner

SIGNATURE




DISTRICT SUB-REGISTRAR
DARJEELING

28 FEB 2021

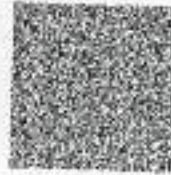
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACYPA5122D



नाम Name
NARESH AGARWAL

पिता का नाम Father's Name
KAILASH CHAND AGARWAL

जन्म की तिथि Date of Birth
29/08/1977

Signature

24062019

Naresh Kumar Agarwal

Aushu Agarwal

इस कार्ड के खोले/पाने पर कृपया सूचित करें/लौटायें।

आयकर सेवा इकाई, एन एन के एन,
प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल कौन्टी, नज़द डीप बंगलोर चौराह,
पुणे - 411 016.




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

Income Tax PAN Services Unit, NSDL,
4th Floor, Maxis Sterling,
Plot No. 341, Survey No. 997/8,
Model County, Near Deep Bangalore Chowk,
Pune - 411 016.

Tel: 91-20-2771 0000, Fax: 91-20-2724 8081
www.itsinfopanel.gov.in




DISTRICT SUB-REGISTRAR
DARJEELING

28 FEB 2021



भारत सरकार
Government of India



नाresh अगरोल
Naresh Agarwal
ना.सं. 3662 3470 6533
Father - Kalash Chand Agarwal

जन्म तिथि: 29/08/1977
लिंग: Male



3662 3470 6533

आधार - आम आदमी का अधिकार

Naresh Kumar Agarwal

Au



एनआईए
Unique Identification Authority of India

एन. अगरोल, एन.एस. 366234706533
सिडार्थ बजार, दार्जिलिंग, बंगाल
दार्जिलिंग, पश्चिम बंगाल 734005

Address: 437, NEHRU
ROAD, KHAL PARA, Bidpur
Bazar, Darjeeling, Sikkim
Bazar, West Bengal 734005

3662 3470 6533

1887
1887 300 1887


www.uidai.gov.in

www.uidai.gov.in





DISTRICT SUB-REGISTRAR
DARJEELING

28 FEB 2021


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD
 পরিচয় পত্র

WB/04/025/0573157


Elector's Name : Agarwala Nareshkumar
 নির্বাচকের নাম : আগরওয়াল নাreshকুমার

Father/Mother/
 Husband's Name : Kallshachand
 পিতা/মাতা/স্বামীর নাম : কৈলাশচন্দ

Sex : Male
 লিঙ্গ : পুরুষ

Age as on 01.01.95 : 19
 ০১.০১.৯৫ -এ বয়স : ১৯

Address :
 Khulpara
 Siliguri
 Darjeeling
 ঠিকানা :
 খালপারা
 শিলিগুড়ি
 দার্জিলিং


 Electoral Registration Officer
 নির্বাচক-নিবন্ধন অফিসার
 For Siliguri Assembly Constituency
 শিলিগুড়ি বিধানসভা নির্বাচন কেন্দ্র


Place : Siliguri
 স্থান : শিলিগুড়ি

Date : 24.02.95
 তারিখ : ২৪.০২.৯৫

192 217

Naresh Kumar Agarwal




DISTRICT SUB-REGISTRAR
DARJEELING

28 FEB 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANSHU AGARWAL

RAJENDER KUMAR AGARWAL

10/10/1980

Permanent Account Number

ACSPA3310R

Anshu Agarwal

Signed by



240600715

Anshu Agarwal

यस कार्ड को खोने / खोने पर कृपया सूचित करें / नोट करें -
आयकर सेवा सेवा इकाई, एनएसडीएस
5 वीं मंजिल, मास्त्री स्ट्रीट, प्लॉट नं. 341, सर्वे नं. 997/4,
मॉडल कॉलोनी, नजदीक डीप बंगला चौक,
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, Masteri Street,
Plot No. 341, Survey No. 997/4,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016

Tel: 91-20-2721 4088, Fax: 91-20-2721 4081
e-mail: unitn@nsdl.co.in



DISTRICT SUB-REGISTRAR
DARJEELING

28 FEB 2021



ভারত সরকার

Government of India

আপনું সাধারণ

Anshu Agarwal

পতি : নরেশ আগরওয়াল

Husband: Naresh Agarwal

জন্মতারিখ/DOB: 10/10/1990

লিঙ্গ / Female



3382 3851 2358

আধার - সাধারণ মানুষের অধিকার

Anshu Agarwal



আধার

উত্তরা, খালপারা, দক্ষিণ মেদ
সিলিগুরি বাজার, সিলিগুরি (সীএমসি)
সিলিগুরি বাজার, দার্জিলিং
পশ্চিম বঙ্গ

ভারত সরকারের অধীনস্থ প্রাধিকরণ

Unique Identification Authority of India

Address: KHALPARA,
NEHRU ROAD, SILIGURI
BAZAR, Siliguri (M Corp.),
Siliguri Bazar, Darjeeling,
West Bengal, 734005


3382 3851 2358

1947
1800 300 1947

enp@uidai.gov.in

www.uidai.gov.in




DISTRICT SUB-REGISTRAR
DARJEELING

28 FEB 2021


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

XEQ1351121




নির্বাচকের নাম : অন্সু আগরওয়াল
 Elector's Name : Anshu Agarwal
 স্বামীর নাম : নরেশ আগরওয়াল
 Husband's Name : Naresh Agarwal
 লিঙ্গ/Sex : ছি/F
 জন্ম তারিখ
 Date of Birth : 10/10/1950

XEQ1351121

ঠিকানা:
 মন্তুরাম কমপাউন্ড, সিলিগুরি (ম
 কর্প.), সিলিগুরি/দারজেলিং, 734005

Address:
 MANTURAM COMPOUND, SILIGURI (M
 CORP.), SILIGURI/DARJEELING, 734005




Date: 11/05/2011

১০-সিলিগুরি নির্বাচন কেন্দ্রে নির্বাচন সনদের তথ্যবিশিষ্ট
 সনদের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 28-Siliguri Constituency

বিবেচনা করুন: এই সনদের তথ্যবিশিষ্ট সিলিগুরি নির্বাচন কেন্দ্রে
 মন্তুরাম কমপাউন্ড, সিলিগুরি/দারজেলিং, 734005
 ঠিকানা পরিবর্তন হলে সনদের তথ্যবিশিষ্ট সিলিগুরি নির্বাচন কেন্দ্রে
 অনুলিপি
 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.

Anshu Agarwal




DISTRICT SUB-REGISTRAR
DARJEELING

~~01 MAR 2021~~
28 FEB 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AACCV4148F

राम / Name
PRM REAL ESTATE PRIVATE
LIMITED

निगमन / गठन की तारीख
Date of Incorporation / Formation
10/01/2007

17092017


PRM REAL ESTATE PVT. LTD.


DIRECTOR

ST. 719-81923 24/08/2021

RECEIVED




DISTRICT SUB-REGISTRAR
DARJEELING

~~01 MAR 2021~~
28 FEB 2021



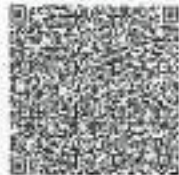
ভারত সরকার
Unique Identification Authority of India
Government of India

স্বাক্ষরিত আইডি / Enrollment No. : 1215/10501/00380

To
Utsav Mittal
উৎসব মিতাল
3rd MILE SEVOKE ROAD
SALUGARA
WARD NO 42
Siliguri (m.corp.)
Sevoke Road, Jalpaiguri
West Bengal - 734001

05/03/2014

KL914415974FT
91441597



আপনার আধার সংখ্যা / Your Aadhaar No. :

7048 4934 0284

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



উৎসব মিতাল
Utsav Mittal
পিতা : প্রেম কুমার আগরওয়াল
Father : Prem Kumar Agarwal

স্বকীয়তা / DOB: 05/03/1985
পুরুষ / Male

7048 4934 0284



আধার - সাধারণ মানুষের অধিকার



Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

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



স্বাক্ষরিত আইডি
Unique Identification Authority of India

ঠিকানা: ৩ম মাইল সেবক রোড
মালুগারা, জর্পাইগুড়ি
সিলিগুড়ি (সি.কর্প.), সেবক রোড
জালপাইগুড়ি, পশ্চিম বঙ্গ,

Address: 3rd MILE SEVOKE
ROAD, SALUGARA, WARD
NO 42, Siliguri (m.corp.),
Jalpaiguri, Sevoke Road,
West Bengal, 734001

7048 4934 0284

1547
1800 330 1947

help@uidai.gov.in

www.uidai.gov.in

Handwritten signature



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DISTRICT SUB-REGISTRAR
DARJEELING

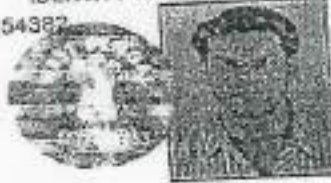
✓ ~~01 MAR 2021~~

28 FEB 2021



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WDB1254382



নির্বাচকের নাম : উৎসব মিতাল
Elector's Name : Utsav Mittal
পিতার নাম : প্রম কুমার মিতাল
Father's Name : Prem Kumar Mittal
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ/ Date of Birth : 06/09/1989

WDB1254382

ঠিকানা:
চিহ্নরাজোত আংশিক(কামলা নগর), সিলিগুরি বিভাগ;
কর্পোরেট, ভক্তিনগর, জলপাইগুড়ি, 734008

Address:
GHIHARUJOT MANGSHIK(KAMALA
NAGAR), SILIGURI (M CORP.),
BHAKTINAGAR, JALPAIGURI, 734008

Date: 28/09/2010

19-ডেবগ্রাম-ফুলবারি নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
অফিসের পক্ষে স্বাক্ষর
Facsimile Signature of the Electoral
Registration Officer for
19-Debgram-Phulbari Constituency

কিছু পরিবর্তন হলে নতুন ঠিকানা লিখে লিট নং কার্ড নং বদলে
নতুন কার্ড নংটা পরিবর্তন করতে হবে। (১৫টি বর্ডে এ
পরিবর্তন করে দিতে হবে।)
In case of change in address mention the 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.



[Signature]
DISTRICT SUB-REGISTRAR
DARJEELING

✓ ~~01 MAR 2021~~

28 FEB 2021

PERMANENT ACCOUNT NUMBER
ANVPS9403M



NAME
VIJAY KUMAR SHAH


FATHER'S NAME
DIN DAYAL SHAH

DATE OF BIRTH
15-04-1966

COMMISSIONER OF INCOME TAX SYSTEMS, BANGALORE

Vijay Kumar Shah




DISTRICT SUB-REGISTRAR
DARJEELING

✓ ~~01 MAR 2021~~

28 FEB 2021


ভারত সরকার
Government of India


বিজয় কুমার শাহ
Vijay Kumar Shah
 পিতা: দীনেশ শাহ
Father: Dindayal Shah

মোটর / DOB: 15/04/1960
 পুং / Male



6218 7130 9863

আধার - সাধারণ মানুষের অধিকার


অধার
Unique Identification Authority of India

বিশেষ, মঙ্গল পাণ্ডে রোড
অপারিট বক্স এপার্টমেন্ট, খালবারা
সিগুন (M. Corp), সিগুন বাজার
দার্জিলিং, পশ্চিম বঙ্গ,

Address: MANGAL PANDEY
ROAD, OPPOSITE BANGA
APARTMENT, KHALBARA,
Siliguri (M. Corp),
Darjeeling, Siliguri Bazar,
West Bengal, 734005

6218 7130 9863



1800 200 1200


uaid@uaid.gov.in


www.uai.gov.in

Vijay Kumar Shah




DISTRICT SUB-REGISTRAR
DARJEELING

~~01 MAR 2021~~
28 FEB 2021

Duplicate


 भारतीय निर्वाचन आयोग
 भारत सरकार
 ELECTION COMMISSION OF INDIA
 INDIA

GLO4531414




निर्वाचक नाम : विजय कुमार शाह
 Elector's Name : Vijay Kumar Shah
 पिता/पति : दीनमाल शाह
 Father's Name : Dindamal Shah
 लिंग/Sex : पुरु/ M
 जन्म तिथि/Date of Birth : 15/04/1955

Vijay Kumar Shah

GLO4531414

पता:
 KHALPARA, SILIGURI (N CORP),
 SILIGURI, DARJEELING - 734005

Address:
 KHALPARA, SILIGURI (N CORP),
 SILIGURI, DARJEELING - 734005



Date: 08/02/2013

To: Privately held or owned by the person whose name is written above.
 Facsimile Signature of the Electoral Registration Officer for
 26-Siliguri Constituency

धारा 10(1) के अन्तर्गत निर्वाचक को सूचित किया जाता है कि वह अपने नाम और पता का अद्यतन कर सकता है।
 इसके लिए निर्वाचक को अपने नाम और पता का अद्यतन करने के लिए निर्वाचक को सूचित किया जाता है।
 In case of change of address, the voter should send the request to the Electoral Registration Officer at the changed address and to update the voter's name and address.



DISTRICT SUB-REGISTRAR
DARJEELING

✓ ~~01 MAR 2021~~

28 FEB 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAWFP1389F



नाम / Name
PRM DEVELOPERS

24/7/2018

दिनांक / Date of Incorporation
14/05/2013

PRM DEVELOPERS



Partner

इस कार्ड को खोना / पाने पर कृपया सूचित करें / नोटिस -
आयकर विभाग सेवा केंद्र, 341 एन सी 997/8
ए सी नगर, मंत्रि स्टीलिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल कॉलोनी, डीप बंगला चौक,
पुणे - 411 016.

If this card is lost / someone's card is found,
please inform / return to -
Income Tax PAN Services Unit, NSDL
Sri Thote, Muzri Stealing,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bangla Chowk,
Pune - 411 016.

Tel: 91-20-2721 0380, Fax: 91-20-2721 4981
e-mail: umm@nsdl.co.in



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DISTRICT SUB-REGISTRAR
DARJEELING

~~01 MAR 2021~~

28 FEB 2021



ভারতের বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
 Unique Identification Authority of India
Government of India

অপেক্ষাকৃতিক আই ডি / Enrollment No.: 1215/10274/71935

To
 উমা মিতাল
 Umang Mittal
 CHIHARU JOTE PRAKASH NAGAR
 SALUGARA WARD NO 42
 Bilguri (m.coop.)
 Sevoke Road
 Rajgarh Jajpaur
 West Bengal 734001



আপনার আধার সংখ্যা / Your Aadhaar No. :

9441 0996 0568

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



উমা মিতাল
 Umang Mittal
 পিতা : প্রেম কুমার আগারওয়াল
 Father: PREM KUMAR AGARWAL
 জন্মতারিখ / DOB : 14/07/1992
 পুংস / Male



9441 0996 0568

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা দাখল করুন।

INFORMATION

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

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



ভারতের বিশিষ্ট পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

ঠিকানা:
 চিহরু জোত, প্রকাশ নগর,
 খালুগারা, ওয়ার্ড নং 42,
 শিবগুরি (মৌসমতা), অলপাইগুড়ি,
 সেক্টর রোড, পশ্চিম বঙ্গ,
 734001

Address:
 CHIHARU JOTE, PRAKASH
 NAGAR, SALUGARA, WARD NO
 42, Bilguri (m.coop.), Jajpaur,
 Sevoke Road, West Bengal,
 734001

9441 0996 0568



1047
 1026 300 1047



help@uidai.gov.in



www.uidai.gov.in

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[Signature]
DISTRICT SUB-REGISTRAR
DARJEELING

01 MAR 2021 ✓

28 FEB 2021



[Signature]
DISTRICT SUB-REGISTRAR
DARJEELING

✓ 01 MAR 2021 ✓

28 FEB 2021



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

জাতিকার্ডের আই ডি / Enrollment No 1215/10138/02285

To,
অমিত কুমার সাহা
Amit Kumar Saha
S/33D
SUKANTA SARANI MILAN PALLY EAST
SILIGURI BAZAR ward NO 26
Siliguri (M. Corp)
Siliguri Bazar Siliguri Darjeeling
West Bengal 734006
9434324972

17/12/2014

Ref: 522 / 24Y / 357706 / 359259 / P



SE358971985FT



আসনার আধার সংখ্যা / Your Aadhaar No. :

7432 4583 4858

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



অমিত কুমার সাহা
Amit Kumar Saha
পিতা : ভীম প্রসাদ সাহা
Father : BHIM PRASAD SAHA
জন্মতারিখ / DOB : 12/01/1989
পুরুষ / Male




7432 4583 4858

আধার - সাধারণ মানুষের অধিকার

Amit K Saha.




DISTRICT SUB-REGISTRAR
DARJEELING

~~01 MAR 2021~~

28 FEB 2021












Government of West Bengal

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


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

Signature / LTI Sheet of Query No/Year 04012000440959/2021

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 NARESH AGARWAL 427, Nehru Road, Khalpara, Siliguri,, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005	Land Lord			
2	Smt ANSHU AGARWAL 427, Nehru Road, Khalpara, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005	Land Lord			
3	Shri VIJAY KUMAR SHAH Mangal Pandey Road, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005	Land Lord			




DISTRICT SUB-REGISTRAR
DARJEELING

✓ ~~01 MAR 2021~~
28 FEB 2021

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
4	Shri UTSAV MITTAL Shanti Warehouse, 3rd Mile, Sevoke Road, Siliguri., P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734008	Representative of Land Lord [PRM REAL ESTATE PRIVATE LIMITED]			 PRM REAL ESTATE PVT. LTD DIRECTOR
5	Shri UMANG MITTAL Shanti Warehouse, 3rd Mile, Sevoke Road, Siliguri, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734008	Representative of Developer [PRM DEVELOPERS]			 PRM DEVELOPERS Partner
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Amit Kumar Saha Son of Bhim Prasad Saha Sukanta Sarani, Milanpally, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005	Shri NARESH AGARWAL, Smt ANSHU AGARWAL, Shri VIJAY KUMAR SHAH, Shri UTSAV MITTAL, Shri UMANG MITTAL			 Amit K Saha


(Tseten Dolma)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R.
DARJEELING
Darjeeling, West Bengal



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DISTRICT SUB-REGISTRAR
DARJEELING

✓ ~~01 MAR 2021~~

28 FEB 2021

Major Information of the Deed

Deed No :	I-0401-00187/2021	Date of Registration	01/03/2021
Query No / Year	0401-2000440959/2021	Office where deed is registered	
Query Date	25/02/2021 8:03:34 PM	0401-2000440959/2021	
Applicant Name, Address & Other Details	Kamal Kumar Kedia And Associates S.F. Road, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9832657444, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 46,43,56,557/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: BURDWAN ROAD, Road Zone : (Jhankar More – Jalpai More) , Mouza: Siliguri, JI No: 88, Pin Code : 734005

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2143	RS-180/1	Commercial use	Commercial use	12 Katha 7 Chatak 30 Sq Ft		10,21,48,211/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L2	RS-2155	RS-1143	Commercial use	Commercial use	20 Katha		16,37,09,987/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L3	RS-2156	RS-1142	Commercial use	Commercial use	20 Katha		16,37,09,987/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L4	RS-2159	RS-182	Commercial use	Commercial use	4 Katha 4 Chatak		3,47,88,372/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
		TOTAL :			93.6031Dec	0 /-	4643,56,557 /-	
		Grand Total :			93.6031Dec	0 /-	4643,56,557 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri NARESH AGARWAL (Presentant) Son of Late Kailash Chand Agarwal 427, Nehru Road, Khalpara, Siliguri,, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx2D, Aadhaar No: 36xxxxxxxx6533, Status :Individual, Executed by: Self, Date of Execution: 28/02/2021 , Admitted by: Self, Date of Admission: 28/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/02/2021 , Admitted by: Self, Date of Admission: 28/02/2021 ,Place : Pvt. Residence
2	Smt ANSHU AGARWAL Wife of Shri Naresh Agarwal 427, Nehru Road, Khalpara, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx0R, Aadhaar No: 33xxxxxxxx2358, Status :Individual, Executed by: Self, Date of Execution: 28/02/2021 , Admitted by: Self, Date of Admission: 28/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/02/2021 , Admitted by: Self, Date of Admission: 28/02/2021 ,Place : Pvt. Residence
3	PRM REAL ESTATE PRIVATE LIMITED 4th Floor, Jeevandeep Building, 4th Mile, Sevoke R, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734008 , PAN No.:: AAxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	Shri VIJAY KUMAR SHAH Son of Late Din Dayal Shah Mangal Pandey Road, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx3M, Aadhaar No: 62xxxxxxxx9863, Status :Individual, Executed by: Self, Date of Execution: 28/02/2021 , Admitted by: Self, Date of Admission: 28/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/02/2021 , Admitted by: Self, Date of Admission: 28/02/2021 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PRM DEVELOPERS 4th Mile, Sevoke Road, Siliguri, Block/Sector: 4th Floor, Jeevandeep Building,, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008 , PAN No.:: AAxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri UTSAV MITTAL Son of Late PREM KUMAR AGARWAL Shanti Warehouse, 3rd Mile, Sevoke Road, Siliguri,, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 70xxxxxxxx0284 Status : Representative, Representative of : PRM REAL ESTATE PRIVATE LIMITED (as Director)
2	Shri UMANG MITTAL Son of Shri Prem Kumar Agarwal Shanti Warehouse, 3rd Mile, Sevoke Road, Siliguri, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 94xxxxxxxx0568 Status : Representative, Representative of : PRM DEVELOPERS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Amit Kumar Saha Son of Bhim Prasad Saha Sukanta Sarani, Milanpally, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005			

Identifier Of Shri NARESH AGARWAL, Smt ANSHU AGARWAL, Shri VIJAY KUMAR SHAH, Shri UTSAV MITTAL, Shri UMANG MITTAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri NARESH AGARWAL	PRM DEVELOPERS-4.02186 Dec
2	Smt ANSHU AGARWAL	PRM DEVELOPERS-4.02186 Dec
3	PRM REAL ESTATE PRIVATE LIMITED	PRM DEVELOPERS-8.04373 Dec
4	Shri VIJAY KUMAR SHAH	PRM DEVELOPERS-4.50317 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri NARESH AGARWAL	PRM DEVELOPERS-8.25 Dec
2	Smt ANSHU AGARWAL	PRM DEVELOPERS-8.25 Dec
3	PRM REAL ESTATE PRIVATE LIMITED	PRM DEVELOPERS-16.5 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri VIJAY KUMAR SHAH	PRM DEVELOPERS-33 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri NARESH AGARWAL	PRM DEVELOPERS-1.75312 Dec
2	Smt ANSHU AGARWAL	PRM DEVELOPERS-1.75312 Dec
3	PRM REAL ESTATE PRIVATE LIMITED	PRM DEVELOPERS-3.50625 Dec

On 26-02-2021

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 46,43,58,557/-



Tseten Dolma
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. DARJEELING
Darjeeling, West Bengal

On 28-02-2021

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

Presented for registration at 11:25 hrs on 28-02-2021, at the Private residence by Shri NARESH AGARWAL, one of the Executants.

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

Execution is admitted on 28/02/2021 by 1. Shri NARESH AGARWAL, Son of Late Kailash Chand Agarwal, 427, Nehru Road, Khalpara, Siliguri,, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 2. Smt ANSHU AGARWAL, Wife of Shri Naresh Agarwal, 427, Nehru Road, Khalpara, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession House wife, 3. Shri VIJAY KUMAR SHAH, Son of Late Din Dayal Shah, Mangal Pandey Road, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Shri Amit Kumar Saha, . . Son of Bhim Prasad Saha, Sukanta Sarani, Milanpally, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

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

Execution is admitted on 28-02-2021 by Shri UTSAV MITTAL, Director, PRM REAL ESTATE PRIVATE LIMITED (Private Limited Company), 4th Floor, Jeevandeep Building, 4th Mile, Sevoke R, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District-Jalpaiguri, West Bengal, India, PIN - 734008

Indetified by Shri Amit Kumar Saha, . . Son of Bhim Prasad Saha, Sukanta Sarani, Milanpally, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

Execution is admitted on 28-02-2021 by Shri UMANG MITTAL, Partner, PRM DEVELOPERS (Partnership Firm), 4th Mile, Sevoke Road, Siliguri, Block/Sector: 4th Floor, Jeevandeep Building,, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District-Jalpaiguri, West Bengal, India, PIN - 734008

Indetified by Shri Amit Kumar Saha, . . Son of Bhim Prasad Saha, Sukanta Sarani, Milanpally, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others



Tseten Dolma
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. DARJEELING
Darjeeling, West Bengal

Gn 01-03-2021

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 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/02/2021 12:46PM with Govt. Ref. No: 192020210235371881 on 26-02-2021, Amount Rs: 21/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 59479631 on 26-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 31803, Amount: Rs.5,000/-, Date of Purchase: 08/02/2021, Vendor name: Jaya Rani Das Of Jalpaiguri

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/02/2021 12:46PM with Govt. Ref. No: 192020210235371881 on 26-02-2021, Amount Rs: 70,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 59479631 on 26-02-2021, Head of Account 0030-02-103-003-02



Tseten Dolma
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. DARJEELING
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0401-2021, Page from 4471 to 4520

being No 040100187 for the year 2021.



Digitally signed by Tseten Dolma
Date: 2021.03.03 13:14:05 +05:30
Reason: Digital Signing of Deed.

(Tseten Dolma) 2021/03/03 01:14:05 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. DARJEELING
West Bengal.

(This document is digitally signed.)

Major Information of the Deed

Deed No :	I-0401-00187/2021	Date of Registration	01/03/2021
Query No / Year	0401-2000440959/2021	Office where deed is registered	
Query Date	25/02/2021 8:03:34 PM	0401-2000440959/2021	
Applicant Name, Address & Other Details	Kamal Kumar Kedia And Associates S.F. Road, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9832657444, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 46,43,56,557/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: BURDWAN ROAD, Road Zone : (Jhankar More – Jalpai More) , Mouza: Siliguri, JI No: 88, Pin Code : 734005

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2143	RS-180/1	Commercial use	Commercial use	12 Katha 7 Chatak 30 Sq Ft		10,21,48,211/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L2	RS-2155	RS-1143	Commercial use	Commercial use	20 Katha		16,37,09,987/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L3	RS-2166	RS-1142	Commercial use	Commercial use	20 Katha		16,37,09,987/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L4	RS-2159	RS-182	Commercial use	Commercial use	4 Katha 4 Chatak		3,47,88,372/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
		TOTAL :			93.6031Dec	0 /-	4643,56,557 /-	
		Grand Total :			93.6031Dec	0 /-	4643,56,557 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri NARESH AGARWAL (Presentant) Son of Late Kailash Chand Agarwal 427, Nehru Road, Khalpara, Siliguri,, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx2D, Aadhaar No: 36xxxxxxxx6533, Status :Individual, Executed by: Self, Date of Execution: 28/02/2021 , Admitted by: Self, Date of Admission: 28/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/02/2021 , Admitted by: Self, Date of Admission: 28/02/2021 ,Place : Pvt. Residence
2	Smt ANSHU AGARWAL Wife of Shri Naresh Agarwal 427, Nehru Road, Khalpara, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx0R, Aadhaar No: 33xxxxxxxx2358, Status :Individual, Executed by: Self, Date of Execution: 28/02/2021 , Admitted by: Self, Date of Admission: 28/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/02/2021 , Admitted by: Self, Date of Admission: 28/02/2021 ,Place : Pvt. Residence
3	PRM REAL ESTATE PRIVATE LIMITED 4th Floor, Jeevandeep Building, 4th Mile, Sevoke R, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734008 , PAN No.:: AAxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	Shri VIJAY KUMAR SHAH Son of Late Din Dayal Shah Mangal Pandey Road, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx3M, Aadhaar No: 62xxxxxxxx9863, Status :Individual, Executed by: Self, Date of Execution: 28/02/2021 , Admitted by: Self, Date of Admission: 28/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/02/2021 , Admitted by: Self, Date of Admission: 28/02/2021 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PRM DEVELOPERS 4th Mile, Sevoke Road, Siliguri, Block/Sector: 4th Floor, Jeevandeep Building,, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008 , PAN No.:: AAxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri UTSAV MITTAL Son of Late PREM KUMAR AGARWAL Shanti Warehouse, 3rd Mile, Sevoke Road, Siliguri,, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 70xxxxxxxx0284 Status : Representative, Representative of : PRM REAL ESTATE PRIVATE LIMITED (as Director)
2	Shri UMANG MITTAL Son of Shri Prem Kumar Agarwal Shanti Warehouse, 3rd Mile, Sevoke Road, Siliguri, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 94xxxxxxxx0568 Status : Representative, Representative of : PRM DEVELOPERS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Amit Kumar Saha Son of Bhim Prasad Saha Sukanta Sarani, Milanpally, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005			
Identifier Of Shri NARESH AGARWAL, Smt ANSHU AGARWAL, Shri VIJAY KUMAR SHAH, Shri UTSAV MITTAL, Shri UMANG MITTAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri NARESH AGARWAL	PRM DEVELOPERS-4.02186 Dec
2	Smt ANSHU AGARWAL	PRM DEVELOPERS-4.02186 Dec
3	PRM REAL ESTATE PRIVATE LIMITED	PRM DEVELOPERS-8.04373 Dec
4	Shri VIJAY KUMAR SHAH	PRM DEVELOPERS-4.50317 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri NARESH AGARWAL	PRM DEVELOPERS-8.25 Dec
2	Smt ANSHU AGARWAL	PRM DEVELOPERS-8.25 Dec
3	PRM REAL ESTATE PRIVATE LIMITED	PRM DEVELOPERS-16.5 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Shri VIJAY KUMAR SHAH	PRM DEVELOPERS-33 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Shri NARESH AGARWAL	PRM DEVELOPERS-1.75312 Dec
2	Smt ANSHU AGARWAL	PRM DEVELOPERS-1.75312 Dec
3	PRM REAL ESTATE PRIVATE LIMITED	PRM DEVELOPERS-3.50625 Dec

On 28-02-2021

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 46,43,56,557/-



Tseten Dolma
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. DARJEELING
Darjeeling, West Bengal

On 28-02-2021

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

Presented for registration at 11:25 hrs on 28-02-2021, at the Private residence by Shri NARESH AGARWAL , one of the Executants.

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

Execution is admitted on 28/02/2021 by 1. Shri NARESH AGARWAL, Son of Late Kailash Chand Agarwal, 427, Nehru Road, Khalpara, Siliguri,, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 2. Smt ANSHU AGARWAL, Wife of Shri Naresh Agarwal, 427, Nehru Road, Khalpara, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession House wife, 3. Shri VIJAY KUMAR SHAH, Son of Late Din Dayal Shah, Mangal Pandey Road, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Shri Amit Kumar Saha, , , Son of Bhim Prasad Saha, Sukanta Sarani, Milanpally, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

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

Execution is admitted on 28-02-2021 by Shri UTSAV MITTAL, Director, PRM REAL ESTATE PRIVATE LIMITED (Private Limited Company), 4th Floor, Jeevandeep Building, 4th Mile, Sevoke R, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008

Indetified by Shri Amit Kumar Saha, , , Son of Bhim Prasad Saha, Sukanta Sarani, Milanpally, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

Execution is admitted on 28-02-2021 by Shri UMANG MITTAL, Partner, PRM DEVELOPERS (Partnership Firm), 4th Mile, Sevoke Road, Siliguri, Block/Sector: 4th Floor, Jeevandeep Building,, P.O:- Salugara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008

Indetified by Shri Amit Kumar Saha, , , Son of Bhim Prasad Saha, Sukanta Sarani, Milanpally, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others



Tseten Dolma
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. DARJEELING
Darjeeling, West Bengal

C-1 01-03-2021

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 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/02/2021 12:46PM with Govt. Ref. No: 192020210235371881 on 26-02-2021, Amount Rs: 21/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 59479631 on 26-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 31803, Amount: Rs.5,000/-, Date of Purchase: 08/02/2021, Vendor name: Jaya Rani Das Of Jalpaiguri

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/02/2021 12:46PM with Govt. Ref. No: 192020210235371881 on 26-02-2021, Amount Rs: 70,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 59479631 on 26-02-2021, Head of Account 0030-02-103-003-02



Tseten Dolma
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. DARJEELING
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0401-2021, Page from 4471 to 4520
being No 040100187 for the year 2021.



Digitally signed by Tseten Dolma
Date: 2021.03.03 13:14:05 +05:30
Reason: Digital Signing of Deed.

(Tseten Dolma) 2021/03/03 01:14:05 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. DARJEELING
West Bengal.

(This document is digitally signed.)