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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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17-5-23

Signature
M. Pradyumn Kumar

Mr. Neetu Agarwal

1
SANGHVI J. ANANDAN PRIVATE LIMITED
Signature

DIRECTOR

AMILALKA DEVELOPERS

Signature
PARTNER

DEVELOPMENT AGREEMENT

Key

02001259141/23



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

Signature
Adm. District Sub-Registrar
Bhaktinagar, Jalpaiguri

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U 7 MAY 2023

SL. NO. 3966 Date 28.4.2023

PURCHASER Amilaka Developers

Full Address Siliguri Dist. Jalpaiguri

Total Value 5000/-

Stamp Purchased from JPG Treasury-1

STAMP VENDOR *JDs*
JAYA RANI DAS
Licence No.1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiguri



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

17 MAY 2023



Sri Sanjay Agarwal
Sri Manoj Kumar Agarwal
Neetu Agarwal

Sri B. J. AVASTHAN PRIVATE LIMITED
Sri Sanjay Agarwal
DIRECTOR

AMILALKA DEVELOPERS
PARTNER

DEVELOPMENT AGREEMENT

THIS INDENTURE MADE ON THIS THE
17th DAY OF May 2023

BETWEEN

1. SRI SANJAY KUMAR AGARWAL (P. A. No. AFAPA7090M) (Aadhaar No. 9941 3939 4682) S/O Sri Kishan Lal Agarwal, Hindu by Religion, Business by Occupation, Citizen by Indian, residing at Green Valley Apartment, Upper Bhanunagar, Siliguri, P.O.-Sevoke Road, P.S.-Bhaktinagar, Dist. Jalpaiguri, Pin-734001, in the State of West Bengal, hereinafter called the "**FIRST PARTIES/OWNER NO. 1**" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, administrators, legal representatives and assigns as the case may be)

2. SRI MANOJ KUMAR AGARWAL (P. A. No. ACLPA2380E) (Aadhaar No. 5206 4307 4018) S/O Sri Kishan Lal Agarwal, Hindu by Religion, Business by Occupation, Citizen by Indian, residing at Green Vista Apartment, Upper Bhanunagar, Siliguri, P.O.-Sevoke Road, P.S.-Bhaktinagar, Dist. Jalpaiguri, Pin-734001, in the State of West Bengal, hereinafter called the "**FIRST PARTIES/OWNER NO. 2**" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, administrators, legal representatives and assigns as the case may be)

3. SMT. NEETU AGARWAL (P. A. No. AFSPA3218H) (Aadhaar No. 6165 7437 3364) W/O Sri Sanjay Kumar Agarwal, Hindu by Religion, Business by Occupation, Citizen by Indian, residing at Green Valley Apartment, Upper Bhanunagar, Siliguri, P.O.-Sevoke Road, P.S.-Bhaktinagar, Dist. Jalpaiguri, Pin-734001, in the State of West Bengal, hereinafter called the "**FIRST PARTIES/OWNER NO. 3**" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, administrators, legal representatives and assigns as the case may be)

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May



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

1 / MAY 2023

Shylokar Aggarwal
Manoj Kumar Agarwal
Neetu Agarwal

J. J. AVASHAN PRIVATE LIMITED
Sajib Agarwal
DIRECTOR

AMILALKA DEVELOPERS
Mrinal Agarwal
PARTNER

4. "J. J. AVASHAN PRIVATE LIMITED" (P. A. No. AAACJ7929G), a Private limited company, having its registered Office at 159, Rabindra Sarani, Kolkata, Pin-700007, represented by one of its Director **SRI SANJIB AGARWALA** (P. A. No. ACRPA9644F) (Aadhaar No. 2729 6345 5868) S/O Late Amilal Agarwal, Hindu by Religion, Business by Occupation, Citizen by Indian, residing at M.R. Road, Khalpara, Ward No. 8, Siliguri, P.O-Siliguri Bazar, P.S-Siliguri, Dist. Darjeeling, Pin-734005, in the State of West Bengal, hereinafter called the **"FIRST PARTIES/OWNER NO. 4"** (which expression shall mean and include unless excluded by or repugnant to the context its directors/authorized representative, executors, successors, administrators, legal representatives and assigns as the case may be) of the **ONE PART.**

AND

"AMILALKA DEVELOPERS", (P. A. No. ABTFA6614N), a Partnership Firm, having its Registered Office at Ganesh Steel Syndicate, 2.5 Mile, Sevoke Road, Siliguri-734001, P.O-Sevoke Road, P.S-Bhaktinagar, Dist. Jalpaiguri, in the State of West Bengal, represented by one of its partner **SRI MRINAL AGARWAL** (P.A. No AKSPA1033F) (Aadhaar No. 7138 5840 4131) S/O Sri Naresh Kumar Agarwal, Hindu by Religion, Citizen by Indian, Business by Occupation, residing at Cigarette Company Compound, S. F. Road, Siliguri, P.O.-Siliguri Bazar, P.S. Siliguri, Dist. Darjeeling, Pin-734005, in the State of West Bengal, herein after called the **"SECOND PARTY/DEVELOPER/PROMOTER"** (which expression shall mean and include unless excluded by or repugnant to the context be deemed to be its legal heirs, administrators, legal representatives, and/or assigns) of the **OTHER PART.**

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

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

17 MAY 2023

1).

Shri Manoj Agarwal
manojkumar Agarwal
Neelam Agarwal

J. J. AVASHAN PRIVATE LIMI

Sanjay Agarwal DIRECTOR

AMILALKA DEVELOPERS

PARTNER

WHEREAS one **Champa Devi Agarwala** was the absolute owner of land total measuring 5(Five) Kathas, by Virtue of Deed of Conveyance, being Document No. I-1294/1993 and Document No. I-1295/1993, registered at 2nd Sadar Joint Sub-Registry Office Jalpaiguri at Rajganj, the said **Champa Devi Agarwala** died on 15/06/2013 intestate leaving behind her 1. Sri Kishan Lal Agarwal, 2. Sri Binod Kumar Agarwal, 3. Sri Sanjay Kumar Agarwal, 4. Sri Manoj Kumar Agarwal & 5. Smt. Mamta Agarwal as her only legal heirs and after the death of **Champa Devi Agarwala**, her aforesaid land has been devolved upon the said successors/legal heirs by virtue of law of inheritance, according to Hindu Succession Act, 1956 and each have equal $\frac{1}{5}$ th inherited undivided shares in the said land.

AND WHEREAS the First Parties No. 1 & 2 namely **Sanjay Kumar Agarwal and Manoj Kumar Agarwal** as per law of inheritance are the absolute owner of all that piece or parcel of land measuring 2(Two) Kathas undivided shares from the above said Land, appertaining to R. S. Plot No. 80, recorded in R. S. Khatian No. 90/1, under R. S. Sheet No. 8, J. L. No 2, situated at Mouza-Dabgram, Pargana-Baikunthapur, P.S. Bhaktinagar, within S. M. C Ward No. 41, A.D.S.R. Bhaktinagar, Dist-Jalpaiguri and shall ever since then the First Parties No. 1 & 2 have been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule herein below.

AND WHEREAS the First Parties No. 1 namely **Sanjay Kumar Agarwal** is the absolute owner of all that piece or parcel of land measuring 3(Three) Kathas, appertaining to R. S. Plot No. 80, recorded in R. S. Khatian No. 90/1, under R. S. Sheet No. 8, J. L. No 2, situated at Mouza-Dabgram, Pargana-Baikunthapur, P.S. Bhaktinagar, within S. M. C Ward No. 41, A.D.S.R. Bhaktinagar, Dist-Jalpaiguri, by virtue of Deed of Sale, recorded in Book No. I, Volume No. 0711-2021, pages from 285027 to 285044, being Document No. 10357, for the year 2021, registered at A.D.S.R. Bhaktinagar, Dist-Jalpaiguri, executed by **Smt. Seema Devi Goel** W/O Ratan Kumar Goel of Siliguri and shall ever since then the First Parties No. 1 has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule herein below.

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17 MAY 2023

MO. LI. SUB-REGISTRAR
BHAKTI NAGAR, DIST. PANJAJUR



Manoj Kumar Agarwal
Manoj Kumar Agarwal
Manoj Kumar Agarwal

J. J. AVASHAN PRIVATE LIMITED

Sanjib Agarwal
DIRECTOR

AMILALKA DEVELOPERS

Prinal Agarwal
PARTNER

AND WHEREAS the First Parties No. 1 & 2 namely **Sanjay Kumar Agarwal** and **Manoj Kumar Agarwal** are also the absolute owner of all that piece or parcel of land measuring 1(One) Katha, appertaining to R. S. Plot No. 80, recorded in R. S. Khatian No. 90/1, under R. S. Sheet No. 8, J. L. No 2, situated at Mouza-Dabgram, Pargana-Baikunthapur, P.S. Bhaktinagar, within S. M. C Ward No. 41, A.D.S.R Bhaktinagar, Dist-Jalpaiguri, by virtue of Deed of Gift, recorded in Book No. I, Volume No. 0711-2021, pages from 102512 to 102537, being Document No. 03626, for the year 2021, registered at A.D.S.R Bhaktinagar, Dist- Jalpaiguri, executed by **Sri Kishan Lal Agarwal** of Siliguri and shall ever since then the First Parties No. 1 & 2 namely **Sanjay Kumar Agarwal** and **Manoj Kumar Agarwal** have been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule herein below.

AND WHEREAS First Parties No. 1 namely **Sanjay Kumar Agarwal** is the absolute owner of all that piece or parcel of land measuring 1(One) Katha, appertaining to R. S. Plot No. 80, recorded in R. S. Khatian No. 90/1, under R. S. Sheet No. 8, J. L. No 2, situated at Mouza-Dabgram, Pargana-Baikunthapur, P.S. Bhaktinagar, within S. M. C Ward No. 41, A.D.S.R Bhaktinagar, Dist-Jalpaiguri, by virtue of Deed of Gift, recorded in Book No. I, Volume No. 0711-2022, pages from 185358 to 185374, being Document No. 07951, for the year 2022, registered at A.D.S.R Bhaktinagar, Dist-Jalpaiguri, executed **Smt. Mamta Agarwal** of Gangtok and shall ever since then the First Parties No. 1 namely **Sanjay Kumar Agarwal** has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule herein below.

AND WHEREAS the First Parties No. 2 namely **Manoj Kumar Agarwal** is the absolute owner of all that piece or parcel of land measuring 5(Five) Kathas, appertaining to R. S. Plot No. 80, recorded in R. S. Khatian No. 90/1, under R. S. Sheet No. 8, J. L. No 2, situated at Mouza-Dabgram, Pargana-Baikunthapur, P.S. Bhaktinagar, within S. M. C Ward No. 41, A.D.S.R Bhaktinagar, Dist-Jalpaiguri, by virtue of Deed of Sale, recorded in Book No. I, Volume No. 25, pages from 397 to 406, being Document No. 02290, for the year 1992, registered at Dist-Sub Registrar Jalpaiguri, Dist-Jalpaiguri,

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Manoj



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

17 MAY 2023

Manoj Kumar Agarwal
Manoj Kumar Agarwal
Manoj Kumar Agarwal

J. J. AVASHAN PRIVATE LIMITED

Sayib Agarwal
DIRECTOR

AMILALKA DEVELOPERS

PARTNER

executed Sri Madhu Prasad Sharma S/O Late Bed Prasad Sharma and others of Dabgram, Jalpaigur and shall ever since then the First Parties No. 2 namely **Manoj Kumar Agarwal** has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule herein below.

AND WHEREAS the First Parties No. 2 namely **Manoj Kumar Agarwal** is the absolute owner of all that piece or parcel of land measuring 2(Two) Kathas, appertaining to R. S. Plot No. 80, recorded in R. S. Khatian No. 90/1, under R. S. Sheet No. 8, J. L. No 2, situated at Mouza-Dabgram, Pargana-Baikunthapur, P.S. Bhaktinagar, within S. M. C Ward No. 41, A.D.S.R Bhaktinagar, Dist-Jalpaiguri, by virtue of Deed of Sale, recorded in Book No. I, Volume No. 0711-2022, pages from 6405 to 6424, being Document No. 10824, for the year 2021, registered at A.D.S.R Bhaktinagar, executed by Smt. Seema Devi Goel of Siliguri, and shall ever since then the First Parties No. 2 namely **Manoj Kumar Agarwal** has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule herein below.

AND WHEREAS First Parties No. 2 namely **Manoj Kumar Agarwal** is the absolute owner of all that piece or parcel of land measuring 1(One) Katha, appertaining to R. S. Plot No. 80, recorded in R. S. Khatian No. 90/1, under R. S. Sheet No. 8, J. L. No 2, situated at Mouza-Dabgram, Pargana-Baikunthapur, P.S. Bhaktinagar, within S. M. C Ward No. 41, A.D.S.R Bhaktinagar, Dist-Jalpaiguri, by virtue of Deed of Gift, recorded in Book No. I, Volume No. 0711-2021, pages from 102512 to 102537, being Document No. 03626, for the year 2021, registered at A.D.S.R Bhaktinagar, Dist- Jalpaiguri, executed by Sri Binod Kumar Agarwal of Siliguri and shall ever since then the First Parties No. 2 namely **Manoj Kumar Agarwal** has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule herein below.

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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist. of Jharkhand
Bhakti Nagar, Dist. of Jharkhand

37 MAY 2023

Sanjay Kumar Agarwal

Manoj Kumar Agarwal
Neetu Agarwal

J. J. AVASHAN PRIVATE LIMITED
Sanjay Agarwal
DIRECTOR

AMTALKA DEVELOPERS

Partner

AND WHEREAS the First Parties No. 3 namely **Neetu Agarwal** is the absolute owner of all that piece or parcel of land measuring 5(Five) Kathas, appertaining to R. S. Plot No. 80, recorded in R. S. Khatian No. 90/1, under R. S. Sheet No. 8, J. L. No 2, situated at Mouza-Dabgram, Pargana-Baikunthapur, P.S. Bhaktinagar, within S. M. C Ward No. 41, A.D.S.R Bhaktinagar, Dist-Jalpaiguri, by virtue of Deed of Gift, recorded in Book No. 1, pages from 167 to 172, being Document No. 00038, for the year 2006, registered at A.D.S.R Rajganj, Dist- Jalpaiguri, executed by Sanjay Kumar Agarwal S/O Kishan Lal Agarwal of Siliguri, and shall ever since then the First Parties No. 3 namely **Neetu Agarwal** has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule herein below.

AND WHEREAS the First Parties No. 4 namely **J. J. Avashan Pvt. Ltd.** is the absolute owner of all that piece or parcel of land measuring 7(Seven) Kathas 6 (Six) Chahtak or 7.375 (Seven Point Three Seven Five) Kathas, appertaining to R. S. Plot No. 81, recorded in R. S. Khatian No. 90/1, under R. S. Sheet No. 8, J. L. No 2, situated at Mouza-Dabgram, Pargana-Baikunthapur, P.S. Bhaktinagar, within S. M. C Ward No. 41, A.D.S.R Bhaktinagar, Dist-Jalpaiguri, by virtue of Deed of Sale, recorded in Book No. 1, Volume No. 0702-2021, Pages from 40455 to 40474 being Document No. 1747, for the year 2021, registered at D.S.R. Jalpaiguri, Dist- Jalpaiguri, executed by **Sri Subhash Roy** of Champasari and shall ever since then the First Parties No. 4 namely **J. J. Avashan Pvt. Ltd.** has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule herein below.

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

17 MAY 2022

विजय कर्मा अग्रवाल
Manoj Kumar Agarwal
Neelam Agarwal

J. J. AVASHAN PRIVATE LIMITED
Sanyal Agarwal
DIRECTOR

AMILALKA DEVELOPERS

Partner
PARTNER

AND WHEREAS the First Parties No. 4 namely **J. J. Avashan Pvt. Ltd.** is the absolute owner of all that piece or parcel of land measuring 52.36(Five Two Point Three Six) Kathas, appertaining to R. S. Plot Nos. 80/777 & 81/780, recorded in R. S. Khatian No. 90/1, under R. S. Sheet No. 8, J. L. No 2, situated at Mouza-Dabgram, Pargana-Baikunthapur, P.S. Bhaktinagar, within S. M. C Ward No. 41, A.D.S.R Bhaktinagar, Dist-Jalpaiguri, by virtue of Deed of Sale, recorded in Book No. 1, Volume No. 69, pages from 83 to 90, being Document No. 05651, for the year 2002, registered at D.S.R. Jalpaiguri, Dist- Jalpaiguri, executed by **Mr. Jiv Raj Petel & Others** of 2nd Mile, Sevoke Road, Siliguri and shall ever since then the First Parties No. 4 namely **J. J. Avashan Pvt. Ltd.** has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule herein below.

AND WHEREAS by virtue of aforesaid Deeds the First Parties(Land Owners) have become the sole absolute owner of the aforesaid land total measuring **79.735 (Seventy Nine Point Seven Three Five)** Kathas, having permanent heritable & transferable right, title & interest therein, as fully described in the schedule herein below.

AND WHEREAS subsequently the said First Parties (Land Owners) also recorded the aforesaid land in its/his/her/their names in the record of right at the Office of B. L. & L. R. O Rajganj, Dist. Jalpaiguri and shall ever since separate individual L. R. Khatian was framed in the name of First Parties (Land Owners), as per provision of W.B.L.R Act, 1955, as fully described in the schedule herein below.



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

17 MAY 2021

Suby (Owner) -
Munish Kumar Agarwal
Neelie Agarwal

J. J. AVASHAN PRIVATE LIMITED

Sanjiv Agarwal
DIRECTOR

AMILKA DEVELOPERS

PARTNER

WHEREAS:

A. For the purpose of an integrated development of the aforesaid land, the land owners/ First Parties approached Second Party (Developer) to develop the said plot of land total measuring **79.735 (Seventy Nine Point Seven Three Five) Kathas**, and for that purpose approached the developer firm herein to develop the said premises by constructing a multistoried building thereon to which the developer firm has agreed on the terms and conditions stated hereunder.

B. The owners/ First Parties hereby declare that the said premises are free from all encumbrances, charges, liens, lispendences, and attachments or trust whatsoever or however created.

C. All costs, charges and expenses in connection with preparation of the plan for construction of the building at the said premises and getting the same approved and/ or sanctioned by the Siliguri Municipal Corporation/Siliguri Jalpaiguri Development Authority, and for completing the construction of building at the said premises in accordance with the said plan or plans with or without any modification, shall be borne and met by the developer.

D. Owner/First Parties have agreed to grant an exclusive right of development of the said premises in favour of the developer for the construction and on the terms and conditions stated hereinafter. The developer shall be at liberty to appoint any contractor/s, if required for the development of the said premises. And the developer shall have also liberty to include any partner or financier on his part before or during the continuation of this project and if for the said purpose if any addition is required in this agreement or a fresh agreement is required to be executed in this respect without harming any interest of the owners part then the owners shall comply with it.

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Sub-Registrar
Jhansi, District, Uttar Pradesh

17 MAY 2023



Sub-Registrar
Dindigul, Dist. Dindigul

17 MAY 2023

11
11/10/2019
Rajiv Kumar Agarwal
Director
Vaeta Agarwal

J. J. AVASHAN PRIVATE LIMITED

Rajiv Kumar Agarwal
DIRECTOR

AMILALKA DEVELOPERS

Partner
PARTNER

1.6 Saleable area shall mean the spaces in the new building available for independent use and occupation after making due provisions for common facilities and the space required there for.

1.7 Owners' allocation shall be:

The Land Owners/First Parties No.1, 2 & 3 allocation shall be only to get 16100(Sixteen Thousand One Hundred) Sq. Ft. approx (Residential Flats) & 2(Two) Shops at Lower Ground Floor, 2(Two) Shops at Upper Ground Floor, 2(Two) Shops at First Floor & 2(Two) Shops at Second Floor.(all Shops Shall be allotted from the Left Side of the Building).

J. J. AVASHAN PRIVATE LIMITED (Land Owner/First Party No. 4) shall get one Parking space measuring 120(One Two Zero) Sq. Ft. at Ground Floor of the said Building. constructed upon the said land measuring 79.735(Seventy Nine Point Seven Three Five) Kathas.

Developer' allocation shall be:

AMILALKA DEVELOPERS (Second Party) allocation shall be only to get the Balance Constructed Flats & Shops of the Building constructed upon the said land measuring 79.735(Seventy Nine Point Seven Three Five) Kathas.

ARTICLE II – COMMENCEMENT.

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

Rajiv



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

17 MAY 2023

Jyoti Kumar Aggarwal
 Manik Kumar Aggarwal
 Neelam Aggarwal

J. J. AVASHAN PRIVATE LIMITED

Sanjib Aggarwal
DIRECTOR

AMILALKA DEVELOPERS

PARTNER

Manish Aggarwal

ARTICLE III – OWNERS' RIGHTS & REPRESENTATIONS

3.1 The owners are absolutely seized and possessed or otherwise well and sufficiently entitled to all that the entirety of the said premises, more fully and particularly described in the first schedule hereunder written.

3.2 There is no subsisting agreement for sale and/or development of the said premises with any other party or parties by the owners or any of the person/s claiming under him/her.

3.3 In case of any capital gains arising out of the said land, the liability of such capital gains shall be held by the First Parties and no other tax liability is imposed on the First Parties.

3.4 The said premises is free from all encumbrances, lien, lispendences, attachment, trust, acquisition and requisition whatsoever or howsoever.

ARTICLES IV – DEVELOPER'S RIGHTS

4.1 The owners do hereby grant, subject to the provision contained herein, exclusive right to the developer to build upon and to commercially exploit the said premises and constructing the multistoried building namely "AMILALKA DWARIKA CASTLE" at the said premises in accordance with the plan to be sanctioned by the Siliguri Municipal Corporation /Siliguri Jalpaiguri Development Authority.

All applications, plans as may be required by the developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the developer at his own cost and shall be signed by the owners and/or the developer and submitted by the developer at the developer's own cost and expenses for sanction. However the owners shall give their full co-operation by their signature and also by their presence if so required at anytime during the project. All costs, charges and expenses

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Key



Asst. Dist Sub-Registrar
Bhakti Nagar, District of Jalpaiguri

17 MAY 2022

Sanjeev Kumar Agarwal
Munoj Kumar Agarwal
Neetu Agarwal

J. J. AVASHAN PRIVATE LIMITED

Sanjeev Agarwal
DIRECTOR

AMILAKA DEVELOPERS

Harindraj
PARTNER

required to be paid or deposited for submission of such plan or plans to the Siliguri Municipal Corporation and other authorities shall be borne and made by the developer provided however that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposits made by the Developer in connection therewith.

4.2 The developer/ second party shall have right to purchase and also shall enter into the any agreement/joint venture agreement/ or any other agreement of the same for any piece & parcel of land adjacent to this land premises with any intimation/notice to the First Parties, they are authorized to construct the Building as per the plan to be approved by concerned authority in the entire land premises.

4.3 The developer/ second party shall arrange to sale the total constructed area of the said building including the shares of land owner shares to the intending purchasers.

4.4 The developer/ second party shall have right to collect the GST from the intending purchasers & pay the GST directly.

4.5 That if any GST or Income Tax Liability arises in respect of any area retained or sold by the Landowner from the area allotted to them then the Landowner shall be liable to pay the same to the Developer.

ARTICLES – V CONSIDERATION

5.1 In consideration of the owner's allowing the developer to develop the said premises, the developer shall allocate The Developer(Second Party) allocation shall be only to get the Balance Constructed Flats & Shops of the Building constructed upon the said land measuring **79.735(Seventy Nine Point Seven Three Five) Kathas.**

Shylohor Aggarwal
Naresh Kumar Agarwal
Naresh Agarwal

14

J. J. AVASHAN PRIVATE LIMITED

Sajid Aggarwal
DIRECTOR

AMILALKA DEVELOPERS

Mrinal Aggarwal
PARTNER

ARTICLE VI -PROCEDURE

6.1 The owners shall grant a power of attorney in favour of the developer namely **"AMILALKA DEVELOPERS"**, (P. A. No. ABTFA6614N), a Partnership Firm, having its Registered Office at Ganesh Steel Syndicate, 2.5 Mile, Sevoke Road, Siliguri-734001, P.O-Sevoke Road, P.S-Bhaktinagar, Dist. Jalpaiguri, in the State of West Bengal, represented by one of its partner **SRI MRINAL AGARWAL**(P.A. No AKSPA1033F)(Aadhaar No. 7138 5840 4131) S/O Sri Naresh Kumar Agarwal, Hindu by Religion, Citizen by Indian, Business by Occupation, residing at Cigerete Company Compound, S. F. Road, Siliguri, P.O.-Siliguri Bazar, P.S. Siliguri, Dist. Darjeeling, Pin-734005, in the State of West Bengal, for obtaining necessary permission and/or sanctions from different authorities such as SMC, SJDA and all other Government and Semi government departments and authorities for Building Plan, LUCC, Aviation, Pollution, Traffic in Siliguri Municipal Corporation in connection with the development of the new building at the said premises and also for pursuing and following up the matter with the Siliguri Municipal Corporation/Siliguri Jalpaiguri Development Authority and other statutory authorities and for all other matter concerning or related to the project of development which shall remain in force until completion of the project finally or till the validity of this agreement.

6.2 That as soon as the said agreement is executed, the owners shall provide vacant land within the (30) thirty days from the date of execution of said instrument for the Developer to start Development/construction in the land. It is hereby clarified that the Owners shall grant a right to develop the land in favour of the Developer by virtue of this agreement, the legal and beneficial possession of the land shall remain with the Owners which the Owners shall deliver to the Developer and/or its prospective customers to the extent of Developer's Allocation after completion of the proposed building & no possession right is delivered to the developer by the owners by virtue of this agreement.

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Agg



Adm. Dist. Sub-Registrar,
Bhakti Nagar, Bhaktinagar

17 MAY 2023

श्री कमल अग्रवाल
 मनीष कुमार अग्रवाल
 वेंकट अग्रवाल

J. J. AVASHAN PRIVATE LIMITED

Sanjiv Agarwal
 DIRECTOR

AMILKA DEVELOPERS

PARTNER

Anil K
 PARTNER

6.3 That the Developer shall complete the construction of the proposed building and handover all the agreed premises to the Owners as falling under Owner's Allocation within a period of next 36 month from the day of sanctioning of the Building plan from the concerned authority, until and unless there is any problem beyond the control of the developer.

ARTICLE VII- SALE SPECIFICATION

7.1 The area falling under "Developers Allocation" shall go to the share of the developer in consideration of its having constructed the said building at the said premises at his own costs and expenses. The allocation as aforesaid is made with mutual consent.

7.2 A amount brokerage may be charged on the property being sold by any broker/agent.

7.3 Subject as aforesaid, the common portion of the said new building and open space shall belong to the owners and developer in proportion to their allocated area in the proposed building as aforesaid.

ARTICLE VII- BUILDING

8.1 The developer shall at its own costs, construct and complete the new building consisting with flats & parking's at the said premises in accordance with the sanctioned plan with good and standard materials as may be specified by the architects and as set out in the second schedule hereunder written.

8.2 Subject as aforesaid, the decision of developer regarding the quality of the materials and the specification as stated in the second schedule hereunder shall be final and binding upon the parties hereto.



↖
Asst. Dist Sub-Registrar
Bhadr Nagar, Dist. Jalgaon

17 MAY 2023


 Neeraj Kumar Agarwal
 Neetu Agarwal

J. J. AVASHAN PRIVATE LIMITED


 Sanjib Agarwal
 DIRECTOR

AMILKA DEVELOPERS


 PARTNER

8.3 the developer shall install and erect in the said building, at its own cost water storage tanks and other facilities as are required to be provided in a multi-storied building in Siliguri having self-contained units and constructed for sale of construed areas therein on ownership basis and as mutually agreed to.

ARTICLE IX – COMMON FACILITIES

9.1 The developer shall pay and bear all corporation taxes, insurance premiums and other statutory outgoings as would be levied by the government or any statutory authorities in respect of the said premises accruing as and from the date of handing over vacant possession by the Owner to the developer, till the date of the Owner receiving the Owner allocation as stated herein in the new building and thereafter the developer and/or it's nominee or transferees shall bear such taxed, fees etc. in respect of the developer allocation only.

9.2 As soon as the new building is completed, the developer shall give notice to the flat Owners requiring the Owners to take possession of the flat Owners allocation in the building and after 15(fifteen) days from the date of service of such a notice and at all times thereafter the flat Owners shall be exclusively responsible for payment of all municipal and property taxes rates duties dues and other public outgoings and impositions whatsoever

(hereinafter for the sake of brevity referred to as the said rates)with effect from the date of delivery of possession of the said flat Owner's Allocation payable in respect of the said flat Owners Allocation the said rates to be apportioned pro-rata with reference to the saleable space in the building if they are levied on the building as a whole.

Key



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

17 MAY 2023

श्री जयशंकर अग्रवाल
 मनीष कुमार अग्रवाल
 वेदिका अग्रवाल

J. J. AVASHAN PRIVATE LIMITED

Sanjiv Agrawala
 DIRECTOR

AMILAKA DEVELOPERS

PARTNER

Manish Ag


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

9.4 The owners shall not do any act deed or thing where by the developer shall be prevented from construction and completion of the said new building at the said premises.

9.5 That the common electric infrastructure expenses for obtaining common and individual electric connection in proposed commercial building shall be incurred/borne by the owner/occupier of the respective flats/units of the building in proportionate manner/share.

9.6 The Owner and the Developer can jointly sell the property and keep the share as per the allocation after paying all the taxes.

ARTICLE X- COMMON RESTRICTIONS

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



Asst. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalore

17 MAY 2023

Shri Hemant Agrawal
Munish Kumar Agrawal
Neelam Agrawal

J. J. AVASHAN PRIVATE LIMITED

Sanjib Agrawala
 DIRECTOR

AMILALKA DEVELOPERS

Hemant Agrawal
 PARTNER

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

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

10.4 Both the parties shall abide by all laws, by-rules and regulations of the Government, Local Bodies and other statutory bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any said laws, by-laws, by-rules and regulation and/or procedures.

10.5 The respective allottees shall keep the interior and walls, drains, pipes and other fitting and fixtures and appurtenances and floors and ceilings in each of their respective allocation in the new building in good working condition and repair and in particular so as not to cause any damage to the new building or any other space or accommodation therein and shall keep the other occupiers of the new building properly and effectively indemnified from and against the consequences of any breach.

10.6 The parties hereto shall not do or cause or permit to be done act or thing which may render void or violable any insurance of the new building or any part thereof and shall keep each other and other occupiers of the said building harmless and indemnified from against the consequence of any breach.

Contd. To next Sheet



Arif, Dist Sub-Registrar
Bhaktinagar, Dist. Jalpaiguri

17 MAY 2023

Jyoti Agarwal
 Mumukshu Agarwal
 Neelam Agarwal

J. J. AVASHAN PRIVATE LIMITED

Srijish Agarwal
 DIRECTOR

AMILALKA DEVELOPERS

PARTNER

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

10.8 The prospective buyers may take loan from the bank or any financial institution for the purchase of the premises which is constructed on the below mentioned schedule land.

ARTICLE XI- OWNERS' OBLIGATION:

11.1 The Owners hereby agree and convent with the Developer not to cause any interference or hindrance in the construction of the new building at the said premises by the Developer.

11.2 The Land Owners covenant with the Developer that at the time of Development Works, if any dispute arise in the land of owners as described in the schedule below, then the Land Owners shall clear said disputes from their own funds.

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

11.4 The Owners hereby agree and convent with the Developer not to let out, mortgage, and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction. However, the Owner shall always have the right to enter into agreement for sale/transfer in respect of the Owner's Allocation with the consent of the Developer during the period of the construction work and fulfillment of all the obligations under this agreement and/or any further agreement, the Owner shall be entitled to deal with or dispose of the portion of Owners' Allocation.

Contd. To next Sheet



✓
Addl. Sub-Registrar
Bhami Nagar, Dist-Jalpaiguri

17 MAY 2023

श्री. केशव अग्रवाल
 श्री. केशव अग्रवाल
 श्री. केशव अग्रवाल

J. J. AVASHAN PRIVATE LIMITED

श्री. राजेश अग्रवाल
 DIRECTOR

AMILAKA DEVELOPERS

PARTNER

श्री. राजेश अग्रवाल
 PARTNER

ARTICLE XII- DEVELOPER'S OBLIGATION

12.0 The Developer hereby agrees and covenants with the Owner to complete the construction of the new building at the said premises in terms of the sanctioned plan within a period of 36(Thirty Six) months from the Owners for the purpose of development after obtaining the sanctioned plan from the Siliguri Municipal Corporation Such period shall however exclude any delay which does not occasion due to any fault or negligence on the part of the Developer in the course of construction.

12.1 The Developer shall complete the said projects within 36(Thirty Six) months from the date of obtaining the sanctioned plan from the Siliguri Municipal Corporation.

12.2 If any dispute arises in the land, the owners shall settle the disputes at their expenses. The Developer shall not be liable for any types of disputes on the land.

ARTICLE XIII- OWNER'S INDEMNITY

13.1 The owners hereby undertake that the developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbance provided the Developer performs and fulfills all the terms and conditions herein contained and on its part to be observed and performed.

13.2 The Owners hereby undertake to keep the Developer indemnified against all third party claim and action against the said premises in respect of the Owners Allocation and Developer's Allocation at the said premises.

13.3 That in case, if any situation desire, the legal heirs shall also be bound by the terms & conditions of this agreement, if needed they shall also participate in the execution of deeds/sale deeds/Power attorney/ instruments of transfer.

राजेश



✓
Addl. Dist. Registrar
Bhakti Nagar, Dist. Jalpaiguri

17 MAY 2023

Shri. Kumar Agasth
 Pradyuman Agasth
 Neetu Agasth

J. J. AVASHAN PRIVATE LIMITED

Sayib Agasth
DIRECTOR

AMILALKA DEVELOPERS

PARTNER

13.4 That the second party shall be entitled to enter in to any separate agreement/deeds with any other land's owners.

13.5 In case of death of any of the Landlords, then in that event, their respective successors/heirs will remain bound by this Development Agreement as well as to execute the Sale Deeds in favour of prospective buyers 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.

ARTICLE XIV- DEVELOPER'S INDEMNITY

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

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

POWER OF ATTORNEY

1. The owners shall grant a power of attorney in favour of the developer for obtaining necessary permission and/or sanctions from different authorities in connection with the development of the new building at the said premises and also for pursuing and following up the matter with the Siliguri Municipal Corporation/Siliguri Jalpaiguri Development Authority and other statutory authorities and for all other matter concerning or related to the project of development which shall remain in force until completion of the project finally or till the validity of this agreement.

Contd. To next Sheet



Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

17 MAY 2023

1st Party -
 Premises Agreed
 Beate Agarwal

J. J. AVASHAN PRIVATE LIMITED
 Sajib Agarwal
 DIRECTOR

AMILALKA DEVELOPERS

PARTNER

2. That the First Parties shall arrange to execute a General Power of Attorney appointing the Second Party or any other person as nominated by the Second Party for this purpose to sale and convey the Second Party's Share/developer allocation in the said building premises to the intending purchaser/s as may be desired by the Second Party.

3. That the Land Owner & Developer jointly put their seal & delivered their signature on the Deed/Documents namely at the time of registration of flats of owner allocation & developer allocation.

ARTICLE XV- MISCELLANEOUS

15.1 The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be construed as a Partnership Between the Developer and the Owner or as a joint venture between the parties hereto in any manner nor shall the parties hereto be deemed to have constituted an Association of Persons.

15.2 It is hereby understood that from time to time in order to facilitate the construction of the new building at the said premises by the developer, various deeds, matters and things not herein specified may be required to be done by the developer and for which the developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specified provisions may not have made herein and the Owners hereby undertake to do all such act, deeds, matter and things that may be reasonably required to be done in the matter and the Owners shall execute any such additional Power(s) of Attorney and/or authority as may be required by the Developer for the purpose and the Owner also undertake to sign and execute all such additional applications and other documents as the case may be; provided that all such acts, deeds, matters and things do not in anyway Infringe the right of the Owners and/or go against the sprit of this Agreement.

Play



Registrar of Companies
Jhalpaiguri, Dist. Jalpaiguri

17 MAY 2023

श्री. विमल अग्रवाल -
 प्रमोद कुमार अग्रवाल -
 नीलेश अग्रवाल

J. J. AVASHAN PRIVATE LIMITED

Sonjib Aggarwal
 DIRECTOR

AMILALKA DEVELOPERS

PARTNER

15.3 Any notice required to be given by the Developer shall without prejudice to any other mode of service available, be deemed to have served on the Owners, if delivered by hand and duly acknowledged or sent by pre-paid Registered Post with acknowledgement due and shall likewise be deemed to have been served on Developer if delivered by hand or sent by pre-paid registered Post with acknowledgement due to the officer of the developer, the proper address in all cases being the respective addresses as reflected in this Agreement.

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

15.5 The entire top roof/terrace of new building shall belong to the Developer and owners in the ratio of 70% & 30% respectively.

15.6 The original deeds in respect of the land shall be held by the Owners. The Owners shall produce the original Deeds promptly before any authority as and when required.

15.7 In case of any capital gain of landowner will be borne by them and any tax liability of developer will be borne by developer only.

ARTICLE XVI- FOR MAJEURE

16.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of Force Measure and shall be suspended from the obligation during the duration of Force Measure.

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



✓
Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

17 MAY 2023

July 19th 2014
Rajiv Kumar Agarwal
Partner Agarwal

J. J. AVASHAN PRIVATE LIMITED

Rajiv Agarwal
DIRECTOR

AMILALKA DEVELOPERS

Partner
PARTNER

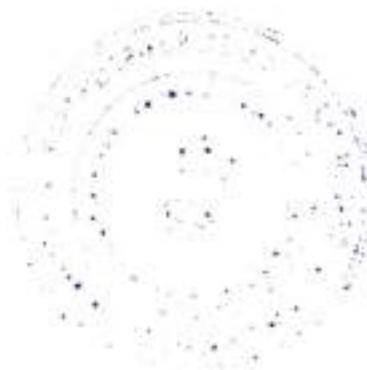
ARTICLE XVII- ARBITRATION

17.0 In case of any dispute, differences or question arising between the parties hereto with regard to this Agreement, the same shall be referred to the arbitration of an arbitrator to be appointed by the parties herein. If the parties do not agree upon an arbitrator, each party shall be entitled to appoint an arbitrator and the arbitrators shall appoint an umpire and the proceedings shall be in accordance with the provisions of Arbitration and Conciliation Act, 1996 and/or any other statutory modification and/or enactment relating thereto.

ARTICLE XVIII- JURISDICTION

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

Key





ANDHRA DIST SUB-REGISTRAR
Warangal, Dist. Andhra Pradesh

17 MAY 2023

Shri Hemu Singh
 Manoj Kumar Agarwal
 Director Agarwal

J. J. AVASHAN PRIVATE LIMITED
 Sanjib Agarwal
 DIRECTOR

ANILAKA DEVELOPERS

PARTNER

Manoj Singh

THE FIRST SCHEDULE ABOVE REFERED TO DESCRIPTION OF THE LAND

All that piece or parcel of Vacant land measuring **79.735 (Seventy Nine Point Seven Three Five)** Kathas in R. S. Plot Nos. **80, 81, 80/777 & 81/780** corresponding to L. R. Plot Nos. **8, 10 & 11**, recorded in R. S. Khatian No. **90/1** corresponding to L. R. Khatian Nos. **192, 413, 232, 414 & 415**, under R. S. Sheet No. **8** corresponding to L.R. Sheet No. **24, No 2**, situated at Mouza-DABGRAM, Pargana-Baikunthapur, P.S. Bhaktinagar, Dist-Jalpaiguri, within Siliguri Municipal Corporation in Ward No. "XXXXI", **Located at Jyotinagar Siliguri Sevoke Road, Addl. Dist. Sub-Registry Office Bhaktinagar, Dist. Jalpaiguri.**

PLOT WISE DETAILS OF ABOVE SCHEDULE

LAND USED		PLOT NO.	KHATIAN NO.	AREA
PROPOSED	R. O. R	R. S.	R. S.	
BASTU	SAHARI	80	90/1	33 Dec
BASTU	DAHALA	81	90/1	12.1688 Dec
BASTU	BASTU	80/777	90/1	60 Dec
BASTU	DANGA	81/780	90/1	26.4 Dec
Total =				131.5688 Dec

The said land is butted and bounded as follows:-

By the North: Land of Bhabani Chhetri & Others

By the South: Land of Bhutan Guest House

By the East : Land of Sushil Agarwal & Others

By the West : 60 Ft: wide Sevoke Road

Contd. To next Sheet



[Handwritten signature]

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

17 MAY 2023

IN WITNESS WHEREOF THE PARTIES have signed and have set and subscribed their respective hands and seals on these presents and on a duplicate thereof, the day and year first hereinabove written

WITNESS:-

1.

Abhisit Chakraborty

Abhijit Chakraborty
S/O Late Ashim Chakraborty
R/O-Khalpara, Siliguri
P.O-Siliguri Bazar
P.S-Siliguri
Dist. Darjeeling
Pin-734005

1. *Manoj Kumar Agarwal*

2. *Manoj Kumar Agarwal*

3. *Neetu Agarwal*

J. J. AVASHAN PRIVATE LIMITED

4. *Sanjib Agarwala*
DIRECTOR

2.

Hina Agarwal
D/O - *Vijay Agarwal*
R/O - *Khalpara, Siliguri*

FIRST PARTIES/LAND OWNERS

AMILALKA DEVELOPERS

Manoj Kumar

PARTNER

SECOND PARTY/DEVELOPER

Drafted and Printed in my Office
As per instruction of the party

Manoj Kumar Kedia

(Manoj Kumar Kedia)

Advocate, Siliguri

Regn No. WB/94/1997



Asst. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalgaon

17 MAY 2023

LAND OWNER FINGER PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

[Handwritten signature]

[Handwritten signature]
Signature

LAND OWNER FINGER PRINT SHEET

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	Left Hand					
	Right Hand					

[Handwritten signature]

[Handwritten signature]
Signature

[Faint handwritten notes]



REGISTRAR, DISTRICT JALPAIGURI,
WEST BENGAL

17 MAY 2023

LAND OWNER FINGER PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Neetu Agarwal	Left Hand					
	Right Hand					

Neetu Agarwal

Neetu Agarwal
Signature

LAND OWNER FINGER PRINT SHEET

		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Sanjib Agarwal	Left Hand					
	Right Hand					

Sanjib Agarwal

Jd. AVASHAN PRIVATE LIMITED
Sanjib Agarwal
 Signature



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

17 MAY 2023

DEVELOPER FINGER PRINT SHEET

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	Left Hand					
	Right Hand					

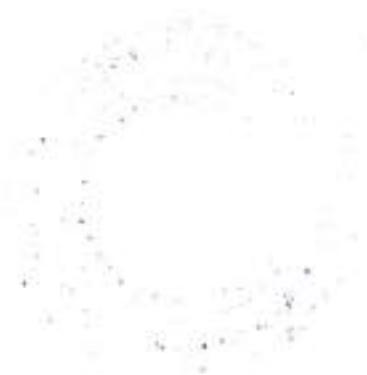
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AMITAJKA DEVELOPERS

Handwritten signature

Signature

PARTNER



Faint text or markings at the bottom of the page.



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

17 MAY 2023

IDENTIFIER FINGERPRINT SHEET

PHOTO



LEFT THUMB IMPRESSION



Abhisht Chakraborty

Signature of Identifier





✓

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

17 MAY 2023

Major Information of the Deed

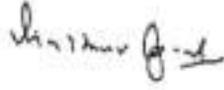
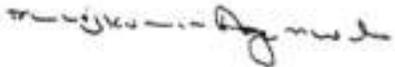
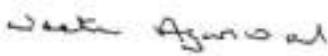
Deed No :	I-0711-03556/2023	Date of Registration	17/05/2023
Query No / Year	0711-2001259141/2023	Office where deed is registered	
Query Date	17/05/2023 12:07:12 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Manoj Kedia Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9144416171, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 18,07,29,557/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Sevoke Road, Road Zone : (Cosmos Mall – Orbit Mall) , Mouza: Dabgram Sheet No - 8, JI No: 2, Pin Code : 734001

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-80	RS-90/1	Bastu	Sahari	20 Katha		4,53,30,486/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L2	RS-81	RS-90/1	Bastu	Dahala	7 Katha 6 Chatak		1,67,15,617/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L3	RS-80/777	RS-90/1	Bastu	Bastu	60 Dec		8,24,19,066/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L4	RS-81/780	RS-90/1	Bastu	Danga	26.4 Dec		3,62,64,388/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
		TOTAL :			131.5688Dec	0 /-	1807,29,557 /-	
		Grand Total :			131.5688Dec	0 /-	1807,29,557 /-	

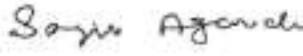
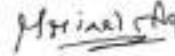
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SANJAY KUMAR AGARWAL (Presentant) Son of Mr KISHAN LAL AGARWAL Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office			
	17/05/2023	LTI	17/05/2023	17/05/2023
GREEN VALLEY APARTMENT, UPPER BANDHUNAGAR, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx0M, Aadhaar No: 99xxxxxxxx4682, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office				
2	Name Mr MANOJ KUMAR AGARWAL Son of Mr KISHAN LAL AGARWAL Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office			
	17/05/2023	LTI	17/05/2023	17/05/2023
GREEN VISTA APARTMENT, UPPER BHANUNAGAR, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx0E, Aadhaar No: 52xxxxxxxx4018, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office				
3	Name Mrs NEETU AGARWAL Wife of Mr SANJAY KUMAR AGARWAL Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office			
	17/05/2023	LTI	17/05/2023	17/05/2023
GREEN VALLEY APARTMENT, UPPER BHANUNAGAR SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx8H, Aadhaar No: 61xxxxxxxx3364, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office				
4	J. J. AVASHAN PRIVATE LIMITED 159, RABINDRA SARANI, KOLKATA, City:- Kolkata, P.O:- BARA BAZAR, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700007 , PAN No.:: AAXxxxxx9G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

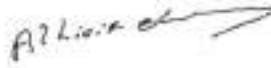
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AMILALKA DEVELOPERS GANESH STEEL SYNDICATE,2.5 MILE SEVOKE ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: ABxxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANJIB AGARWALA Son of Late AMILAL AGARWAL Date of Execution - 17/05/2023, , Admitted by: Self, Date of Admission: 17/05/2023, Place of Admission of Execution: Office			
		May 17 2023 4:58PM	LTI 17/05/2023	17/05/2023
	M.R. ROAD, KHALPARA WARD NO 8, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx4F, Aadhaar No: 27xxxxxxxx5868 Status : Representative, Representative of : J. J. AVASHAN PRIVATE LIMITED (as DIRECTOR)			
2	Name	Photo	Finger Print	Signature
	Mr MRINAL AGARWAL Son of Mr NARESH KUMAR AGARWAL Date of Execution - 17/05/2023, , Admitted by: Self, Date of Admission: 17/05/2023, Place of Admission of Execution: Office			
		May 17 2023 4:57PM	LTI 17/05/2023	17/05/2023
	CIGERETE COMPANY, S. F. ROAD, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx3F, Aadhaar No: 71xxxxxxxx4131 Status : Representative, Representative of : AMILALKA DEVELOPERS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABHIJIT CHAKRABORTY Son of Late ASHIM CHAKRABORTY KHALPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005			
	17/05/2023	17/05/2023	17/05/2023
Identifier Of Mr SANJAY KUMAR AGARWAL, Mr MANOJ KUMAR AGARWAL, Mrs NEETU AGARWAL, Mr SANJIB AGARWALA, Mr MRINAL AGARWAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJAY KUMAR AGARWAL	AMILALKA DEVELOPERS-11.0022 Dec
2	Mr MANOJ KUMAR AGARWAL	AMILALKA DEVELOPERS-10.9989 Dec
3	Mrs NEETU AGARWAL	AMILALKA DEVELOPERS-10.9989 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	J. J. AVASHAN PRIVATE LIMITED	AMILALKA DEVELOPERS-12.1687 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	J. J. AVASHAN PRIVATE LIMITED	AMILALKA DEVELOPERS-60 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	J. J. AVASHAN PRIVATE LIMITED	AMILALKA DEVELOPERS-26.4 Dec

On 17-05-2023

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

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

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

Presented for registration at 13:59 hrs on 17-05-2023, at the Office of the A.D.S.R. BHAKTINAGAR by Mr SANJAY KUMAR AGARWAL , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 18,07,29,557/-

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

Execution is admitted on 17/05/2023 by 1. Mr SANJAY KUMAR AGARWAL, Son of Mr KISHAN LAL AGARWAL, GREEN VALLEY APARTMENT, UPPER BANDHUNAGAR, SILIGURI, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Mr MANOJ KUMAR AGARWAL, Son of Mr KISHAN LAL AGARWAL, GREEN VISTA APARTMENT, UPPER BHANUNAGAR, SILIGURI, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. Mrs NEETU AGARWAL, Wife of Mr SANJAY KUMAR AGARWAL, GREEN VALLEY APARTMENT, UPPER BHANUNAGAR SILIGURI, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Identified by Mr ABHIJIT CHAKRABORTY, , , Son of Late ASHIM CHAKRABORTY, KHALPARA, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

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

Execution is admitted on 17-05-2023 by Mr SANJIB AGARWALA, DIRECTOR, J. J. AVASHAN PRIVATE LIMITED (Private Limited Company), 159, RABINDRA SARANI, KOLKATA, City:- Kolkata, P.O:- BARA BAZAR, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700007

Identified by Mr ABHIJIT CHAKRABORTY, , , Son of Late ASHIM CHAKRABORTY, KHALPARA, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

Execution is admitted on 17-05-2023 by Mr MRINAL AGARWAL, PARTNER, AMILALKA DEVELOPERS (Partnership Firm), GANESH STEEL SYNDICATE, 2.5 MILE SEVOKE ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Identified by Mr ABHIJIT CHAKRABORTY, , , Son of Late ASHIM CHAKRABORTY, KHALPARA, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/05/2023 12:33PM with Govt. Ref. No: 192023240057140841 on 17-05-2023, Amount Rs: 21/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1002725651 on 17-05-2023, 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 5,000.00/-, by online = Rs 70,020/-

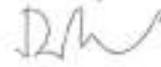
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3966, Amount: Rs.5,000.00/-, Date of Purchase: 28/04/2023, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 17/05/2023 12:33PM with Govt. Ref. No: 192023240057140841 on 17-05-2023, Amount Rs: 70,020/-,

Bank: ICICI Bank (ICIC0000006), Ref. No. 1002725651 on 17-05-2023, Head of Account 0030-02-103-003-02



Biswarup Goswami

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR**

Jaipalguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2023, Page from 75785 to 75822

being No 071103556 for the year 2023.



Biswarup Goswami

Digitally signed by BISWARUP
GOSWAMI
Date: 2023.05.22 13:57:35 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 2023/05/22 01:57:35 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)