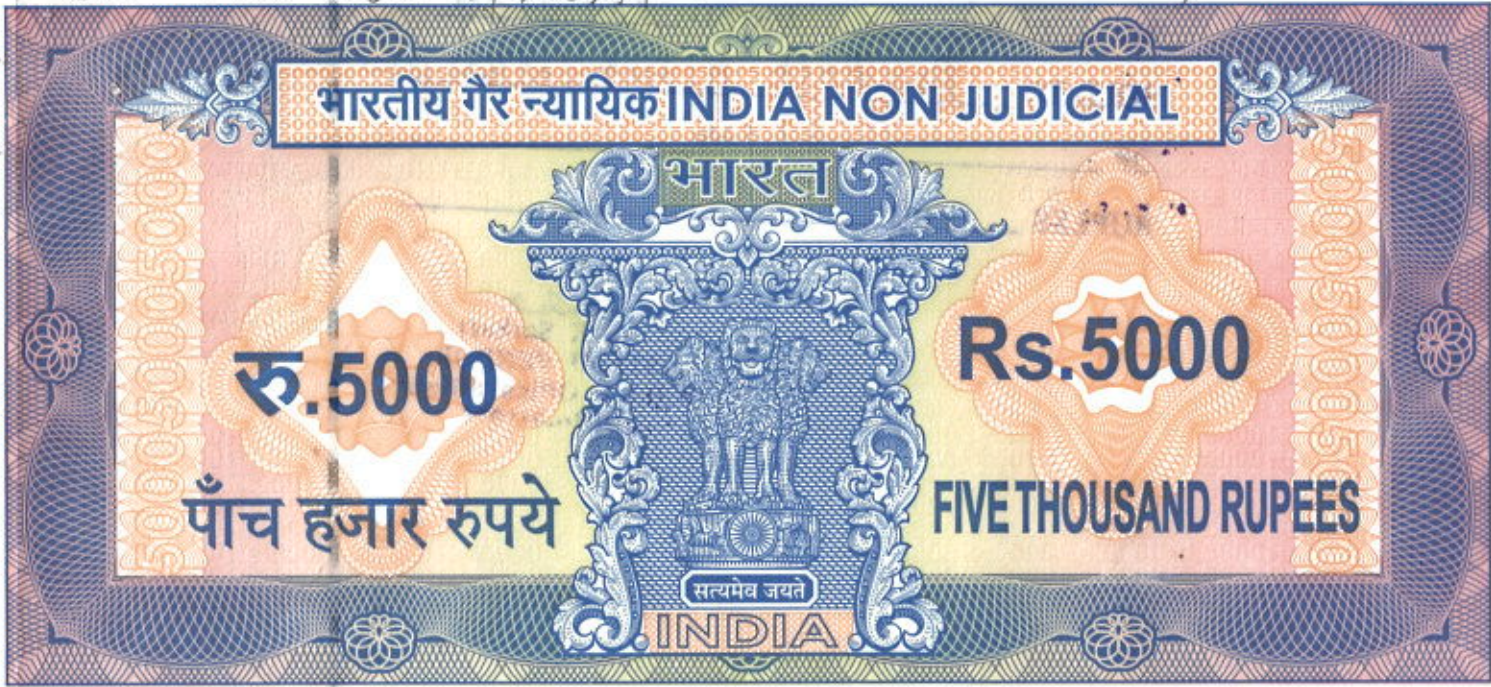


Sl. No. 2304/2024

T-2179/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Pradosh Kumar Sarkar

Kakali Sarkar

Anuram Sarkar

Arijit Sarkar

Saurav Sarkar

Shree Dwarika Enclave LLP

Deepak

Partner

SUPPLEMENTARY DEVELOPMENT AGREEMENT

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

ADOL DIST. SUB-REGISTRAR
SILIGURI



1

1466 DATED 10/9/24
SOLD TO Pradosh Kumar Sarkar and others
OF Siliguri
RUPEES 5107

S. K. Sarkar
(S. K. Sarkar)
STAMP VENDOR,
A.D.S.R. Office, Siliguri
T./No. 2/107C



RECEIVED BY THE REGISTRAR
ON 12 SEP 2024
THE REGISTRAR
SILIGURI-I, Dt. Darjeeling

ADDL. DIST. SUB-REGISTRAR
SILIGURI-I, Dt. Darjeeling

12 SEP 2024

Pradosh Kumar Sarkar

Kakali Sarkar

Anirban Sarkar

Arijit Sarkar

Saurov Sarkar

Shree Dwarka Enclave LLP
Deepika Singh
Partner

THIS INDENTURE IS MADE ON THIS THE
12th DAY OF SEPTEMBER, 2024

B E T W E E N

- 1) **SHRI PRADOSH KUMAR SARKAR [PAN : AIMPS0048Q & AADHAAR : 3868 6667 5532]**, son of Late Satya Pada Sarkar Hindu by Religion, Indian by Nationality, Business by Occupation, residing at Swamiji Sarani, Hakimpura, Siliguri, P.O. & P.S. Siliguri, Pin - 734001, Dist. Darjeeling, in the State of West Bengal;
- 2)
 - (i) **SMT KAKALI SARKAR [PAN : AJRPS1485R & AADHAAR : 6821 7420 6325]** wife of Late Debasis Sarkar, Hindu by Religion, Indian by Nationality, Housewife by Occupation, residing at Swamiji Sarani, Hakimpura, Siliguri, P.O & P.S. Siliguri, Pin 734001, District- Darjeeling, in the State of West Bengal
 - (ii) **SHRI ANIRBAN SARKAR [PAN : BJOPS8732F & AADHAAR : 9419 6281 0605]**, S/o Late Debasis Sarkar, Hindu by Religion, Indian by Nationality, Professional by Occupation, residing at F-1101, Ajmera Green Acres, Bennerghatta Road, Kalena Agrahara, Bangalore South, Karnataka - 560076
 - (iii) **SHRI ARIJIT SARKAR, [PAN : CPQPS7299J & AADHAAR : 2286 9909 0591]**, S/o Late Debasis Sarkar, Hindu by Religion, Indian by Nationality, Professional by Occupation, residing at Swamiji Sarani, Hakimpura, Siliguri, P.O & P.S. Siliguri, Pin 734001, District- Darjeeling, in the State of West Bengal,
- 3) **SHRI SAUROV SARKAR [PAN: AVQPS9577F & AADHAAR: 7691 0127 5262]**, son of Late Arun Prakash Sarkar Hindu by Religion, Indian by Nationality, Business by Occupation, residing at Swamiji Sarani, Hakimpura, Siliguri, P.O. & P.S. Siliguri, Pin - 734001, Dist. Darjeeling, in the State of West Bengal;

- hereinafter referred to as the **"LANDOWNERS / FIRST PARTY"** (which expression shall mean and include unless excluded by or repugnant to the context be deemed to be their heirs, executors, administrators, legal representatives and assigns) of the **"ONE PART"**.






Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling
12 SEP 2024

Pradish Kumar Sarkar

Nakali Sarkar

Shivan Sarkar

Arpit Sarkar

Saurav Sarkar

Shree Dwarka Enclave LLP

Deepak Kumar Agarwal

Partner

A N D

SHREE DWARIKA ENCLAVE LLP, [PAN : ACGFS0929N], A LLP registered under Limited Liabilities Partnership Act, 2008, having its LLP Incorporation Number : AAB-2043 dated 06/11/2012, having its Registered Office at 2/5, Sarat Bose Road, Sukhsagar, Kolkata-700020 in the State of West Bengal and represented by one of its **PARTNER – SRI DEEPAK KUMAR AGARWAL, [PAN : ACZPA4957D & AADHAAR : 6195 0242 1028]**, son of Late Shyam Sundar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, residing at Rasraj Sweets Parlour, Railgate, Mahabirathan, P.O. Siliguri Town, P.S. Siliguri, Pin – 734004, District Darjeeling, in the State of West Bengal, India - hereinafter referred to as the **“DEVELOPER / SECOND PARTY”** (which expression shall mean and include unless excluded by or repugnant to the context its partners, executors, administrators, successors, representatives and assigns) of the **“OTHER PART”**.

WHEREAS vide three separate Gift Deeds, one Sale Deed, as per WILL and as per Legal Heir as detailed below, the Landowners became the owner of 0.7250 Acres of land and has entered into this Development Agreement.

I. (A.) AND WHEREAS one Satyapada Sarkar had acquired a piece and parcel of land measuring 0.64 Acres with all Structures, Sheds, Machineries, Materials, Timbers of the Saw Mill Known as “Shivananda Saw Mill” at Sevoke Road in Mouza Siliguri, J.L. No 110(Now 88), P.S., Sub Division and Sub Registry Office Siliguri, Dist. Darjeeling being part of Holding No 409/243 of Ward No 05 of Siliguri Municipality appertaining to R.S. Plot No. 750(0.530 Acres) recorded in R.S. Khatian No. 1689, R.S. Plot No. 1247(0.090 Acres) recorded in R.S. Khatian No. 1665, R.S. Plot No. 1200(0.015 Acres) recorded in R.S. Khatian No. 1690, R.S. Plot No. 1204(0.005 Acres) recorded in R.S. Khatian No. 1687, by virtue of Deed of Partition, executed on 29th July, 1987, being Deed No. I 5189 for the year 1987 registered in the office of the Sub-Registrar Siliguri and shall ever since then the Satyapada Sarkar had been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

(B.) AND WHEREAS subsequently the above-named Satyapada Sarkar had died on 2003, leaving behind a WILL on 07/09/1993.

Pradosh Kumar Sarkar

Kakali Sarkar

Arun Sarkar

Arif Sarkar

Saurov Sarkar

Shree Dwarika Enclave LLP

Deputy Registrar

Partner

(C.) AND WHEREAS thereafter IN THE DISTRICT DELEGATE AT SILIGURI was pleased to grant Probate of the said WILL on 24/07/2015, being MISC JUDICIAL (PROBATE) CASE No. 40 of 2015 in favour of his three sons – Sri Arun Prakash Sarkar, Sri Pradosh Kumar Sarkar and Sri Debasis Sarkar to all immovable properties of Late Satyapada Sarkar and each having 1/3rd undivided share of all immovable properties left behind their father Late Satyapada Sarkar.

(D.) AND WHEREAS the above-named 1. Sri Arun Prakash Sarkar, 2. Sri Pradosh Kumar Sarkar & 3. Sri Debasis Sarkar have jointly owned through aforesaid WILL of their father Late Satyapada Sarkar each having 1/3rd undivided share i.e., 0.2133 Acres little more or less out of total land measuring 0.64 Acres and shall ever since then the 1. Sri Arun Prakash Sarkar, 2. Sri Pradosh Kumar Sarkar & 3. Sri Debasis Sarkar have been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

(E.) AND WHEREAS the above-named Sri Arun Prakash Sarkar had transfer vide two Separate Deed of Gift, being Document No's. I-1066 of 2015 and I-1895 of 2015 both registered at the Office of the A.D.S.R., Siliguri, District Darjeeling unto and in favour of **Sri Saurov Sarkar**, S/o Sri Arun Prakash Sarkar @ Arun Prakash Sarkar and thereafter the above-named Sri Saurov Sarkar became the owner of 0.0914 Acres + 0.1219 = **0.2133 Acres** i.e., 1/3rd share of total land measuring 0.64 Acres, appertaining to R.S. Plot No. 750 recorded in R.S. Khatian No. 1689, R.S. Plot No. 1247 recorded in R.S. Khatian No. 1665, R.S. Plot No. 1200 recorded in R.S. Khatian No. 1690, R.S. Plot No. 1204 recorded in R.S. Khatian No. 1687, situated within Mouza Siliguri, J.L. No. 110 (Now 88), P.S., Sub Division and Sub Registry Office Siliguri, Sevoke Road, Dist. Darjeeling.

II. (A.) AND WHEREAS the above-named 1. Sri Arun Pokash Sarkar @ Arun Prakash Sarkar, 2. Sri Pradosh Kumar Sarkar & 3. Sri Debasis Sarkar have jointly acquired another 0.085 Acres of Land appertaining to R.S. Plot No. 751 recorded in R.S. Khatian No. 1667, situated within Mouza Siliguri, J.L. No. 110 (Now 88), P.S., Sub Division and Sub Registry Office Siliguri, Sevoke Road, Dist. Darjeeling, executed by Amirul Haque Khan & Others, by virtue of Deed of Conveyance, executed on 30/03/2005 and registered on 27/06/2008 after Deficit payment, being Document No. I-1377 for the year 2008, recorded in Book No. I, CD Volume No. 10, Pages from 2221 to 2241, registered at the office of The ADSR Siliguri, Dist. Darjeeling and shall ever



Pradosh Kumar Sarkar

Kakali Sarkar

Arun Sarkar

Anjit Sarkar

Saurov Sarkar

Shree Dwarika Enclave LLP

Deafels 12-4-2018

Partner

since then the 1. Sri Arun Prakash Sarkar, 2. Sri Pradosh Kumar Sarkar & 3. Sri Debasis Sarkar have been joint and in exclusive and peaceful possession of the said land and each having 1/3rd undivided share i.e., 0.0283 Acres little more or less, without any act of hindrance or obstruction from anybody.

(B.) AND WHEREAS the above-named Sri Arun Prakash Sarkar had transferred vide a Separate Deed of Gift, being Document No. I-1065 of 2015 registered at the Office of the ADSR, Siliguri, District Darjeeling unto and in favour of **Sri Saurov Sarkar**, S/o Sri Arun Prokash Sarkar and thereafter the above-named Sri Saurov Sarkar became the owner of 0.0283 Acres i.e., 1/3rd share of total land measuring 0.0850 Acres, appertaining to R.S. Plot No. 751 recorded in R.S. Khatian No. 1667, situated within Mouza Siliguri, J.L. No. 110 (Now 88), P.S., Sub Division and Sub Registry Office Siliguri, Sevoke Road, Dist. Darjeeling.

AND WHEREAS the above-named **1. Sri Pradosh Kumar Sarkar** as per WILL of his father Late Satyapada Sarkar dt. 07/09/1993 & Deed of Conveyance, being No. I-1377 of 2008 became the owner of $0.2133 + 0.0283 = 0.2416$ Acres little more or less and **2. Sri Debasis Sarkar (now deceased)** as per WILL of his father Late Satyapada Sarkar dt. 07/09/1993 & Deed of Conveyance, being No. I-1377 of 2008 became the owner of $0.2133 + 0.0283 = 0.2416$ Acres little more or less and **3. Sri Saurov Sarkar**, S/o Sri Arun Prakash Sarkar vide three separate Deed of Gift, being No. I-1066 of 2015, I-1895 of 2015 and I-1065 of 2015 became the owner of $0.0914 + 0.1219 + 0.0283 = 0.2416$ Acres little more or less, **Aggregate of total land (little more or less) measuring 0.7248 Acres equivalent to 0.7250 Acres** appertaining to R.S. Plot No. 750 recorded in R.S. Khatian No. 1689, R.S. Plot No. 1247 recorded in R.S. Khatian No. 1665, R.S. Plot No. 1200 recorded in R.S. Khatian No. 1690, R.S. Plot No. 1204 recorded in R.S. Khatian No. 1687, R.S. Plot No. 751 recorded in R.S. Khatian No. 1667, situated within Mouza Siliguri, J.L. No. 110 (Now 88), P.S., Sub Division and Sub Registry Office Siliguri, Sevoke Road, Dist. Darjeeling and shall ever since then the **1. Sri Pradosh Kumar Sarkar, 2. Sri Debasis Sarkar (now deceased) & 3. Sri Saurov Sarkar** have been joint and in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.



Pradosh Kumar Sarkar

Kakali Sarkar.

Anirban Sarkar

Arijit Sarkar

Saurov Sarkar

Shree Dwarka Enclave LLP

Deed No. 01978 of 2023

Partner

AND WHEREAS the aforesaid PRADOSH KUMAR SARKAR, DEBASIS SARKAR (now deceased) and SAUROV SARKAR had jointly entered into a Development Agreement with SHREE DWARIKA ENCLAVE LLP, (referred to as Developer) on 27-07-2023 being Deed No. 01978 of 2023 registered at the office of the A.D.S.R. Siliguri, Dist. Darjeeling with certain terms and conditions.

AND WHEREAS possessing the above said property, Debasis Sarkar (now deceased) S/o Late Satya Pada Sarkar, died on 25-08-2024 intestate leaving behind her wife – Smt Kakali Sarkar, Son – Shri Anirban Sarkar & Son - Shri Arijit Sarkar, as his only rightful and surviving legal heirs as per HINDU SUCCESSION ACT, 1956 and they inherited undivided land measuring 0.2416 Acres of Late Debasis Sarkar.

AND WHEREAS thereafter **Smt Kakali Sarkar, Shri Anirban Sarkar & Shri Arijit Sarkar [Landowner No. 2 (i), 2 (ii) & 2 (iii) of these present]** became the joint owner of aforesaid land left by the Late Debasis Sarkar and each having equal undivided share on land as per Law.

AND WHEREAS thereafter the above-named First Parties i.e., **SHRI PRADOSH KUMAR SARKAR, SMT KAKALI SARKAR, SHRI ANIRBAN SARKAR & SHRI ARIJIT SARKAR and SHRI SAUROV SARKAR** have now decided to enter into a supplementary Development Agreement on the same terms and conditions as mentioned in registered Development Agreement, being Document No. 01978 for the year 2023 registered at the office of the A.D.S.R. Siliguri, Dist. Darjeeling.

III. AND WHEREAS the Landowners have conceptualized a Project to be constructed on the Schedule land measuring 0.7250 Acres.

IV. AND WHEREAS the Landowners, in order to put their contemplation and scheme into action has approached the Second Party to promote and develop the said Project on the Schedule land under certain term and conditions.

V. AND WHEREAS the Second Party finding the offer of the First Party, reasonable and relying on the aforesaid fact has accepted the offer of the First Party, to promote and develop the said Project under certain terms and conditions mentioned herein under.



Pradosh Kumar Sarkar
Kakali Sarkar
Anirban Sarkar
Anirjit Sarkar
Saurav Sarkar
Shree Dwarika Enclave LLP
Deepest - 10/10/2023
Partner

VI. AND WHEREAS the parties hereto are now entering into this Agreement to record their mutual and inter se rights and obligations for developing the said Project and for joint development of the said Project in general.

VII. 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.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS: -

1. DEVELOPMENT RIGHTS

1.1 THAT on the execution of these presents, the Landowners have granted their development rights to develop the Commercial project, along with 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 units / parking spaces / commercial units / utility spaces in the said Project and the cost shall be borne by the Developer.

2. CONSIDERATION AND REALISATION

2.1 THAT in consideration for the grant of the Development Rights as mentioned in clause - 1 above, from the Landowners to the Developer,

2.1.1 The payment between Landowners and Developer has been payable as per Clause 2.1.1 of previous registered Development Agreement being Deed No. 01978 for the year 2023 registered at the office of the A.D.S.R. Siliguri, Dist. Darjeeling.

It is understood between the Parties i.e., Landowners and Developer, that the 1/3rd share of total Security Deposit will be refundable after floor casting of building, 1/3rd share of total Security Deposit will be refundable Bricks and plaster of the building & last, 1/3rd share of total Security Deposit will be refundable after completion of the entire project as per previous registered Development Agreement being Deed No. 01978 for the year 2023 registered at the office of the A.D.S.R. Siliguri, Dist. Darjeeling.



Pradosh Kumar Sarkar

Kakali Sarkar

Anind Sarkar

Joyit Sarkar

Saurav Sarkar

Shree Dwarika Enclave LLP

Dr. Deepak Singh

Partner

2.1.2 The Developer shall allot and handover in favour of the Landowner constructed units of the total constructed area of the Project as described in clause - 3.6 below.

2.2 The Developer shall be entitled to the remaining constructed area in the Project after the allocation of the constructed area in favour of the Landowner as described in clause - 3.6 below.

3. PROJECT DEVELOPMENT

3.1 THAT the Developer shall develop the Project on the Schedule Land measuring 0.7250 Acres.

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

3.3 THAT the Developer may undertake the development over the Schedule Land either by itself or through any sub-contractors and sub divide the work or appoint sub-contractors as it may deem fit and that the Developer is responsible for the quality of the building.

THAT the entire cost of development/construction of the Project, including fees, taxes thereon or any other payments/levy (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.

3.4 THAT the Developer shall develop the Project always in accordance with the applicable law. The Developer shall ensure that quality standards are maintained while developing the Project.

3.5 THAT it is agreed between the parties i.e., Landowners and Developer that the name of the Project shall be decided by both the parties is **"SHIVANANDA COMPLEX BY DWARIKA GROUP"**.

3.6 THAT it has been decided that out of the total saleable area of different floors of the proposed building to be elevated over the below schedule land, the proportionate allocation of the parties will be specified in the following ways:



Pradosh Kumar Sarkar

Kakali Sarkar

Anirban Sarkar

Arijit Sarkar

Saurov Sarkar

Shree Dwarika Enclave LLP

Pradosh Kumar Sarkar
Partner

Floor	Unit No. 1	Unit No. 2	Unit No. 3	Unit No. 4
Lower Ground Floor	Shri Pradosh Kumar Sarkar	Shri Saurov Sarkar	Legal Heirs of Late Debasis Sarkar i.e., Smt Kakali Sarkar, Shri Anirban Sarkar & Shri Arijit Sarkar	Shree Dwarika Enclave LLP
Upper Ground Floor	Shree Dwarika Enclave LLP	Shri Saurov Sarkar	Shri Pradosh Kumar Sarkar	Legal Heirs of Late Debasis Sarkar i.e., Smt Kakali Sarkar, Shri Anirban Sarkar & Shri Arijit Sarkar
1 st Floor	Shree Dwarika Enclave LLP	Shri Saurov Sarkar	Legal Heirs of Late Debasis Sarkar i.e., Smt Kakali Sarkar, Shri Anirban Sarkar & Shri Arijit Sarkar	Shri Pradosh Kumar Sarkar
2 nd Floor	Shree Dwarika Enclave LLP	Shri Saurov Sarkar	Legal Heirs of Late Debasis Sarkar i.e., Smt Kakali Sarkar, Shri Anirban Sarkar & Shri Arijit Sarkar	Shri Pradosh Kumar Sarkar
3 rd Floor	Shree Dwarika Enclave LLP	Shri Saurov Sarkar	Legal Heirs of Late Debasis Sarkar i.e., Smt Kakali Sarkar, Shri Anirban Sarkar & Shri Arijit Sarkar	Shri Pradosh Kumar Sarkar
4 th Floor	Shree Dwarika Enclave LLP	Shri Saurov Sarkar	Legal Heirs of Late Debasis Sarkar i.e., Smt Kakali Sarkar, Shri Anirban Sarkar & Shri Arijit Sarkar	Shri Pradosh Kumar Sarkar
5 th Floor	Shree Dwarika Enclave LLP	Shri Saurov Sarkar	Legal Heirs of Late Debasis Sarkar i.e., Smt Kakali Sarkar, Shri Anirban Sarkar & Shri Arijit Sarkar	Shri Pradosh Kumar Sarkar
6 th Floor	Shree Dwarika Enclave LLP	Shri Saurov Sarkar	Legal Heirs of Late Debasis Sarkar i.e., Smt Kakali Sarkar, Shri Anirban Sarkar & Shri Arijit Sarkar	Shri Pradosh Kumar Sarkar



Pradish Kumar Sarkar

Nakali Sarkar

Anirban Sarkar

Anir Sarkar

Saurav Sarkar

Shree Dwarka Enclave LLP

Deepak - Agade

Partner

That the roof right of the building shall be divided between Landowner No. 1, 2 (i), (ii), (iii), 3 and Developer as per their allocated area of 6th floor.

That 51 parking shall be allotted to the Landowners and 20 parking shall be allotted to the Developer and rest parking shall be use for common use.

That the aforesaid allocation area shall be incorporated in proposed plans hereby attached in Annexure Plan with this agreement.

4. POSSESSION AND RIGHT TO TRANSFER

4.1 THAT the Landowners shall handed over the peaceful and vacant possession of the Schedule Land to the Developer, so that the Developer can start with the application process of plan passing etc.

4.2 THAT 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.

4.3 THAT the Landowners have, as on the date hereof executed Power of Attorney in favour of the Developer to do all acts and deeds necessary on their behalf for the development of the Schedule Land, deal with the Schedule Land in accordance with this Agreement and to give effect to this Agreement and shall ensure and procure execution of such Power of Attorney from the Landowners to enable the Developer to carry out development and completion of the Project and confer upon the Developer the right to sell or transfer parking spaces / commercial units / utility spaces of the Developer's Allocation in the said project, independently, without any prior consent or execution of the Landowners.

4.4 THAT the Landowners agrees and undertakes 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 of the Project and as may be requested by the Developer to consummate more effectively the purpon or subject matter of this Agreement.

5. REPRESENTATIONS & WARRANTIES

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



Pradeep Kumar Sarkar

Nakali Sarkar

Anirban Sarkar

Anirban Sarkar

Saurav Sarkar

Shree Dwarika Enclave LLP

Deepak 10 April 2018

Partner

(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 Schedule Land is capable of being developed into the Project;

(b) shall provide all information as concerning any future acquisition of land which is capable of becoming part of the Schedule Land in accordance with this Agreement;

(c) have acquired the Schedule Land free of any attachment by any governmental authority or lender or creditor or other person, including any revenue authority;

(d) have acquired the Schedule Land free of any litigation, acquisition proceedings under the Land Acquisition Act, or proceedings under any urban, agricultural or other land ceiling laws;

(e) shall at the request of the Developer execute all such documentation which may be deemed necessary for the development of the Schedule Land, including all and any documentation to be submitted with the government departments / bodies;

(f) undertakes 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 and if revisions are required during the plan review and approval process such revisions or changes to the proposed building shall be presented to Landowners by Developer and incorporated into revised plans only after written consent from Landowners;

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

(h) shall agree and covenant with the Developer not to let out, mortgage, sale etc. the said premises or any portion thereof during the period of construction of project;

Pradeesh Kumar Sarkar
Kakali Sarkar
Anirban Sarkar
Anirjit Sarkar
Saurav Sarkar
Shree Dwarika Enclave LLP
Deepta Sarkar
Partner

(i) shall pay all taxes and dues including that of land revenue, relating to the period prior to the execution of these presents/commencement of the construction of the building and provide all land documents with mutation papers and khazana receipt to the Developer;

5.2 THAT the Developer hereby represents and warrants to the Landowners that the Developer:

(a) shall get the plans, elevations, designs, architectural drawings (as per the sanctioned Floor-Area Ratio) and specifications approved from the appropriate authority at its own cost; submission of which is to be made from the date of execution of these presents;

(b) shall get the said /project registered under the provisions of the proposed legislations on its effective commencement;

(c) shall complete the said Project within three years from the date of commencement of the construction which shall be the date of sanction of the building plan from the concerned authorities;

Provided that if, Developer fails to complete the project within thirty-six months from the date of sanction of the building plan from the concerned authorities, the Developer shall owe each of the three Landowners a penal sum of Rs. 16,66,666.7 (Rupees Sixteen Lakhs Sixty-Six Thousand Six Hundred Sixty-Six Point Seven only), [i.e., Rs. 50,00,000/- (Rupees Fifty Lakhs only) total per month for three Landowners] for each additional month that the project remains incomplete. Penalty shall be assessed in English calendar month increments with the first day of an additional month counting towards penalty for the entire month. The penalty shall stop only when the project construction is deemed completed-mutually by Landowners and Developer, applicable to *Force Majeure* events mentioned in Clause 9.11 of this agreement and if any land related issues affect construction activities in the defined 36 months construction period. And the Landowners have sole authority to waive aforesaid penalty at their sole discretion.

Pradeep Kumar Sankar
 Rakali Sankar
 Arjun Sankar
 Anil Sankar
 Saurav Sankar
 Shree Dwarika Enclave LLP
 Deepak Singh
 Partner

- (d) shall use fine quality construction material: -
 Steel: ISI Approved companies or equivalent,
 Cement : JK Cement, Birla Cement, Lafarge Cement or equivalent,
 Electric Cables : Finolex, RR, Havels or equivalent,
 Electric switches & Boards : Havels, Anchor, or equivalent
 Lift : Kone, Thyssenkrupp, OTIS, Schindler or equivalent
 Bricks : Krish White Bricks, Sidhesh Concrete or equivalent

(e) That the Landowners have the right to retain an independent third-party construction observer to observe site and construction activities for this project. The Developer shall provide the construction observer with a final set of approval plans and guarantee unfettered access to the construction site. Concerns or issues identified by independent third-party construction observer shall be addressed by Developer in a timely manner to resolve issues.

5.3 THAT the Landowners also represents and warrants to the Developer that no one other than the Developer shall be entitled to undertake the development and construction work on the Schedule Land, unless this agreement is terminated and the Landowners shall not grant or create any third-party rights or interest in respect of development of the Schedule Land, from the date hereof until this agreement is valid and enforced.

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 Agreement and have taken or obtained all necessary corporate and other action to authorize the due execution, delivery and performance of this Agreement and have duly executed and delivered this Agreement;

(b) neither the execution of this Agreement 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

Pradeep Kumar Sarkar

Kakali Sarkar.

Anirban Sarkar

Shrijit Sarkar

Saurav Sarkar

Shree Dwarka Enclave LLP

Deepika a. Singh

Partner

7. CONFIDENTIALITY

THAT this Agreement, its existence and all information exchanged between the Parties under this Agreement shall not be disclosed to any person by the either Party, except to the limited extent of Developer requiring to disclose existence of this agreement to any third-party for marketing and/or for the purposes of taking government approvals. 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.

8. GOVERNING LAW AND JURISDICTION

THAT this Agreement shall be governed and interpreted by and construed in accordance with the Laws of India. Subject to the District & Sessions Court at Siliguri shall have the territorial jurisdiction over the subject matter of this Agreement.

8.1 DISPUTE RESOLUTION

THAT in the event any dispute or difference arises out of or in connection with the interpretation or implementation of this Agreement, or out of or in connection with the breach or alleged breach of this Agreement, such dispute shall be referred to arbitration under the Arbitration and Conciliation Act, 1996. The arbitration tribunal shall consist of three arbitrators, one of the arbitrators shall be appointed by Landowners and another one shall be appointed by Developer and third one shall be appointed by the mutual discussion between both the parties, i.e., Landowners and Developer. The arbitration shall be held at Siliguri in the following manner:

- (a) All proceedings in any such arbitration shall be conducted in English and Hindi,
- (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.



Pradeep Kumar Sarker

Kakali Sarker

Hirani Sarker

Arif Sarker

Sawra Sarker

Shree Dwarika Enclave LLP

Partner

Pradeep Kumar Sarker

9. MISCELLANEOUS

9.1 *Waiver*: No waiver of any breach of any provision of this Agreement 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.

9.2 *Severability*: If any provision of this Agreement is invalid, unenforceable or prohibited by law, this Agreement 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 Agreement shall be valid, binding and of like effect as though such provision was not included herein

9.3 *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 building so as to cause hindrance in any manner in the free movement of users of places of common use in the building.

9.4 *Death of Parties*: In case of death of any of the Parties i.e., Landowner/Landowners or Developer, the rights and obligations of the parties under this agreement would automatically deem transferred as per applicable Law of India.

9.5 *Supersession*: Except as otherwise agreed between the Parties, this Agreement 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.

9.6 *Transfer of Property Act*: Nothing contained in this Agreement 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 Agreement shall deemed to be a conveyance or sale or transfer of any right, title or interest of the Schedule Land from the Landowners to the Developer save and except as otherwise provided in this Agreement. The title in the Schedule Land shall continue to be with the Landowners and the same shall vest in the name of the Landowners, till such time the same is transferred in accordance with this Agreement.



Pradeep Kumar Sarkar

Kakali Sarkar

Anban Sarkar

Arijit Sarkar

Saurav Sarkar

Shree Dwarka Enclave LLP

Pradeep Kumar Sarkar
Partner

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

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

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

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

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 shall further pay the same in favour of the Government.

That if the Landowner retains their allocated areas/ units then in that event, they shall be liable to pay the Goods and Services Tax (GST) applicable on the retained allocated areas/ units to Developer and the Developer shall further pay the same in favour of the Government, or in any other method as may be prescribed under law.

9.11 *Force Majeure*: That an event preventing either party from performing any or all of its obligations under this agreement, which arises from or is attributable to unforeseen occurrences, act, events, omissions or accidents which are beyond the reasonable control of the party so prevented and does not arise out of a breach by such party of any of its obligations under this agreement, including without limitation any abnormally inclement weather flood, lightning, storm, fire explosion, earthquake, pandemic, epidemic or other natural physical disaster, failure or storage of power supply, war, military operations, riots, crowd disorder, strike, terrorist action etc.

Pradish Kumar Sarkar

Kakali Sarkar

Shidam Sarkar

Shijit Sarkar

Saurav Sarkar

Shree Dwarika Enclave LLP

Darjeeling

Partner

9.12 Amendments/ Supplements/ Variation: The Parties hereto shall execute a Deed of Supplement to allocate specified parking spaces / commercial units / utility spaces to the Landowners Allocation and to the Developer's Area to render a more comprehensive meaning and interpretation to above Clauses of these presents.

9.13 That the Developer will assist the Landowners to let out the properties of the proposed building to MNC clients.

No amendments/ supplements/ variation of this Agreement (including its Annexure and Schedules) shall be binding on any Party unless such variation is in writing and signed by each Party.

SCHEDULE

ALL THAT piece or parcel of Vacant Homestead Land measuring about **0.7250 Acres** land appertaining to,

RS PLOT NO.	RS KHATIAN NO.	LAND AREA (IN ACRES)
750	1689	0.530
1247	1665	0.090
1200	1690	0.015
1204	1687	0.005
751	1667	0.085
TOTAL AREA OF LAND (IN ACRES)		0.7250

situated within RS Mouza Siliguri, RS J. L. No. 110 (88), P.S., Sub Division and Sub Registry Office Siliguri, Pargana Baikunthapur, Pin - 734001, Sevoke Road (**Road Zone: Panitanki More to Pranami Mandir Road**), bearing Holding No. 219/813/26/490 of Ward No. 10 of Siliguri Municipal Corporation Area, Dist. Darjeeling, West Bengal. The proposed use of land is Commercial.

The said land is butted and bounded as follows: -

By the North : Others Land
By the South : Others Land
By the East : 60 Feet wide Sevoke Road
By the West : Others Land



IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hands on this Supplementary Development Agreement on the day, month and year first above written at Siliguri.

WITNESSES: -

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

1. *Sukhi Ch. Gosh*
S/o Ishwar Ch. Gosh
Dharmapur Karaym
Dist: Mal
Uttar Pradesh

Pradosh Kumar Sarkar
SIGNATURE OF LANDOWNER NO. 1
(SHRI PRADOSH KUMAR SARKAR)

Kakali Sarkar.
SIGNATURE OF LANDOWNER NO. 2 (i)
(SMT KAKALI SARKAR)

Anirban Sarkar
SIGNATURE OF LANDOWNER NO. 2 (ii)
(SHRI ANIRBAN SARKAR)

Arijit Sarkar
SIGNATURE OF LANDOWNER NO. 2 (iii)
(SHRI ARIJIT SARKAR)

2. *Dewanshu Dev Tiwary*
S/o Divakar Tiwary
Bandrijobe, Dagarpur
Pradhan Nagar
Darjeeling.

Saurov Sarkar
SIGNATURE OF LANDOWNER NO. 3
(SHRI SAUROV SARKAR)

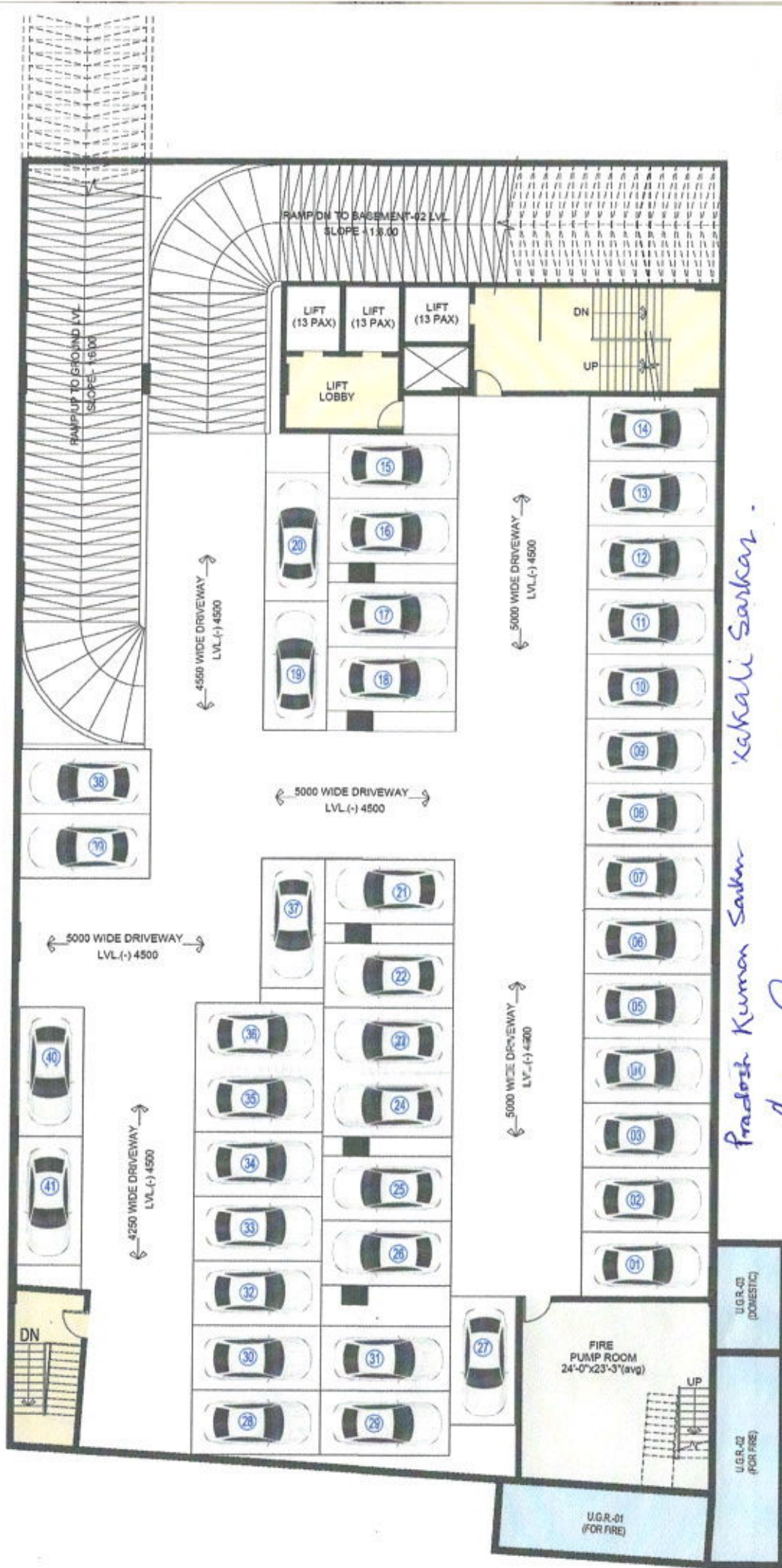
Shree Dwarika Enclave LLP
Deepak K. Aggarwal
Partner

SIGNATURE OF DEVELOPER
Drafted as per the instructions of the parties, read over and explained by me and typed in my Office.

Dewanshu Dev Tiwary.
DEWANSHU DEV TIWARY
ADVOCATE, SILIGURI
ENROL. NO. F-279/229 OF 2014



BASEMENT PLAN



Kakali Sarkar

Shree Dwarika Enclave LLP

Arpit Sarker

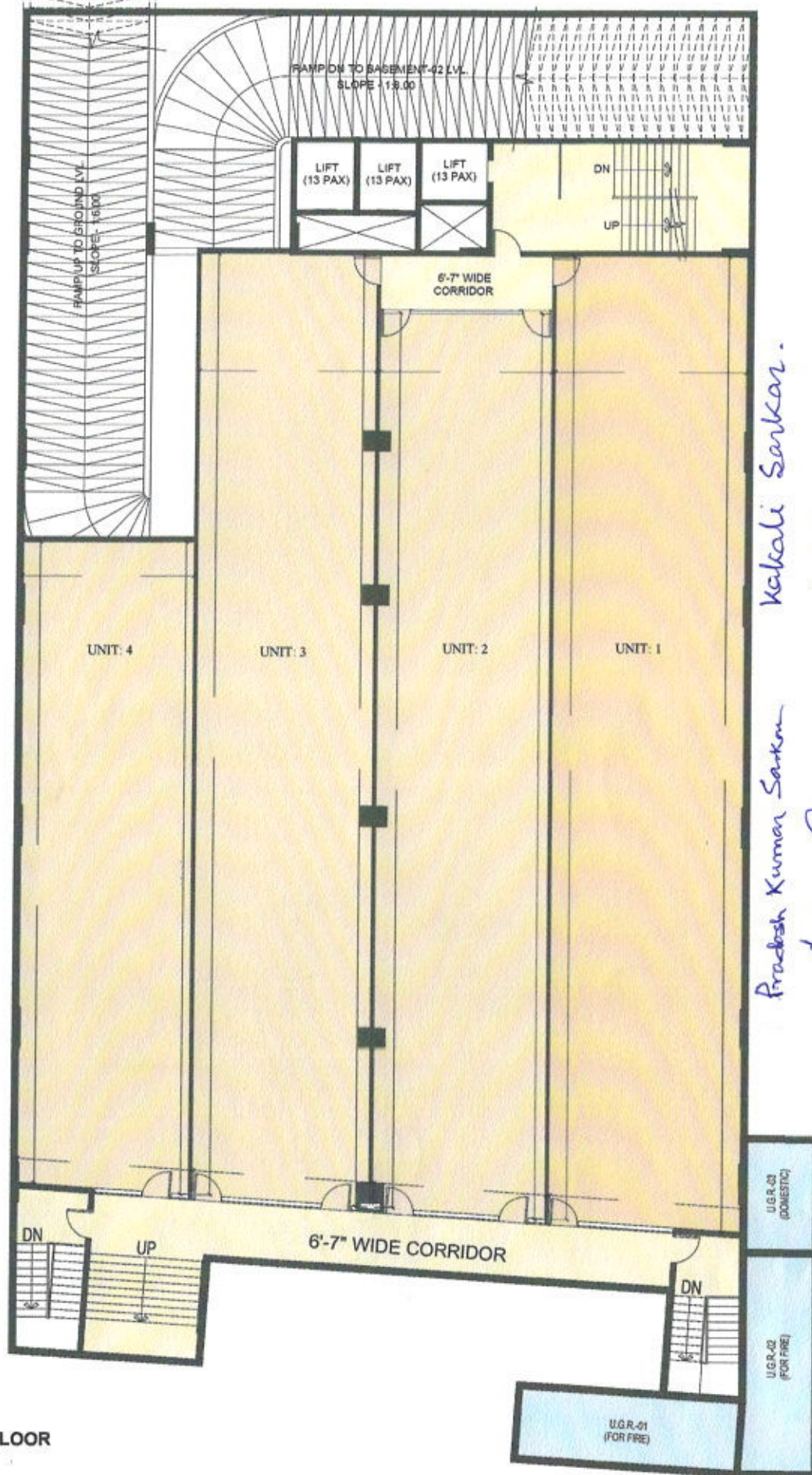
Deepak K. Agarwal

Partner

Pradip Kumar Sarker

Anindita Sarker

Saurav Sarker



LOWER GROUND FLOOR

Kakali Sarkar.

Arjit Sarkar

Shree Dwarika Enclave LLP

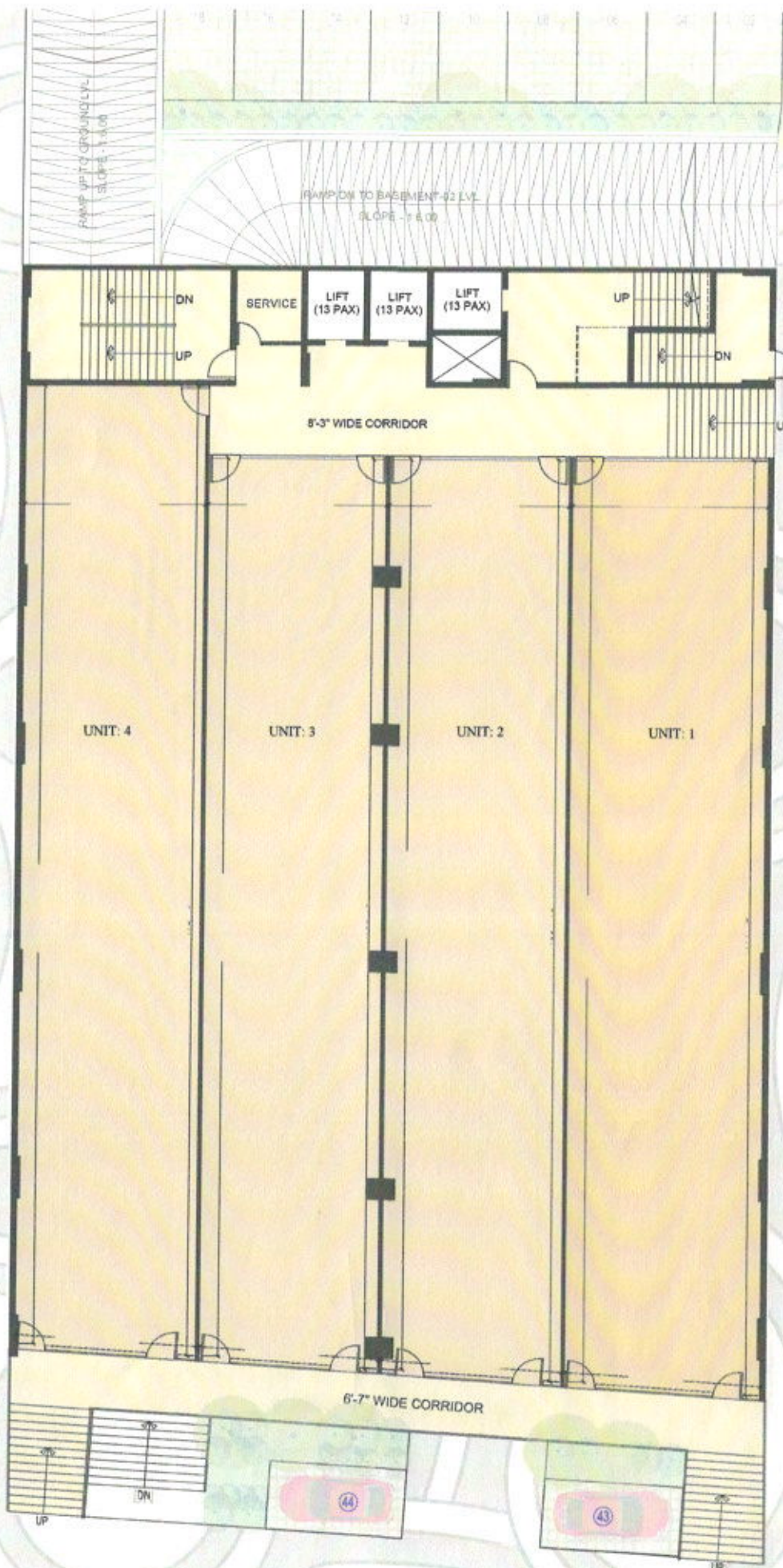
Partner

Deepa - Arjit

Pradeesh Kumar Sarkar

Anubam Sarkar

Saurav Sarkar



Shree Dwarika Enclave LLP
Deepak Kulkarni
 Partner

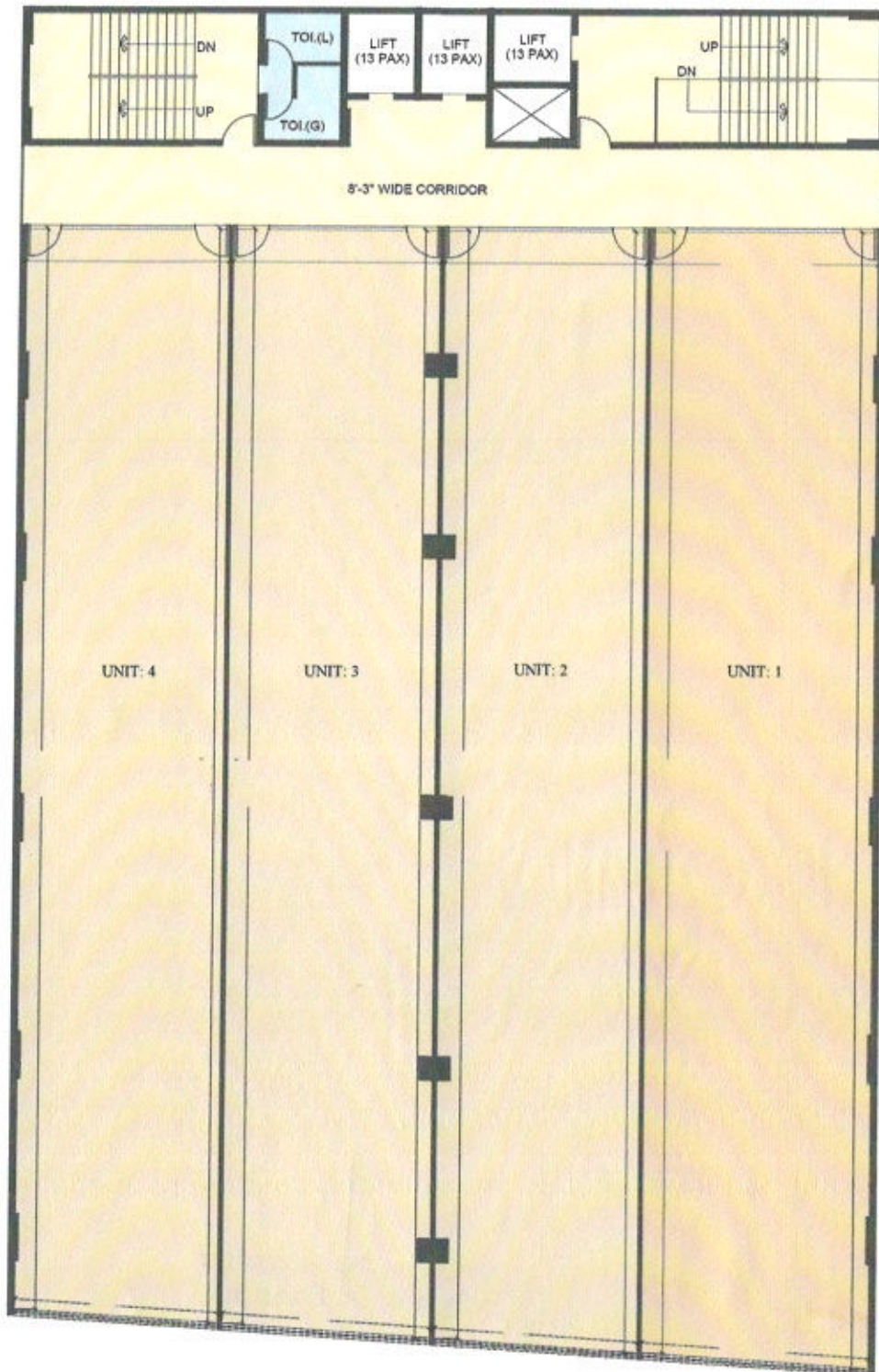
UPPER GROUND FLOOR

Pradeesh Kumar Sarkar

Kakali Sarkar.

Anirban Sarkar
 Sawron Sarkar

Arijit Sarkar



Kakali Sarkar.

Arjit Sarkar

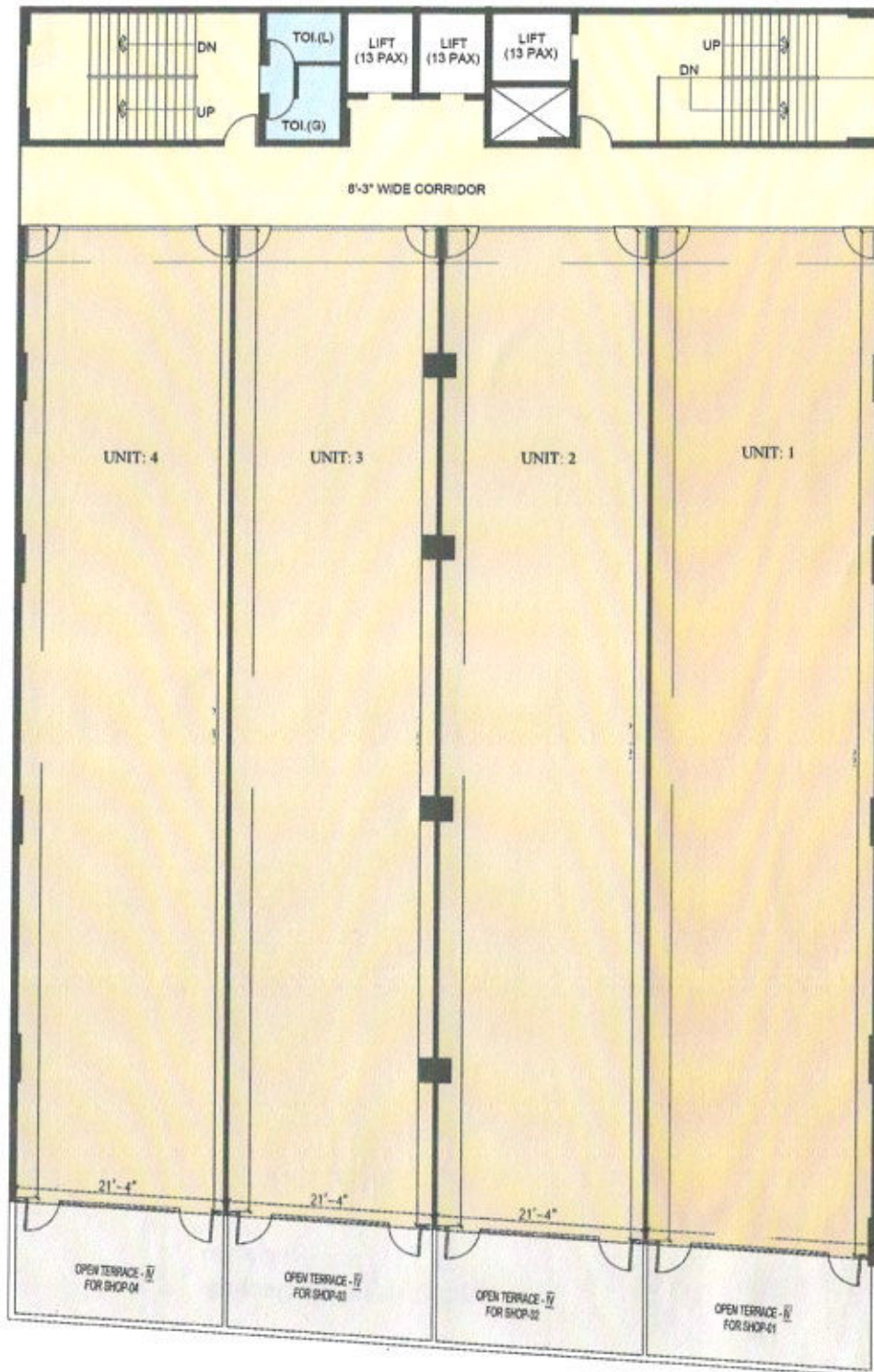
Shree Dwarka Enclave LLP

Deepta Partner

Pravish Kumar Sarkar

Hirban Sarkar

Saurav Sarkar



4TH FLOOR PLAN

Kakali Sarkar.

Apur Sarkar

Shree Dwarika Enclave LLP

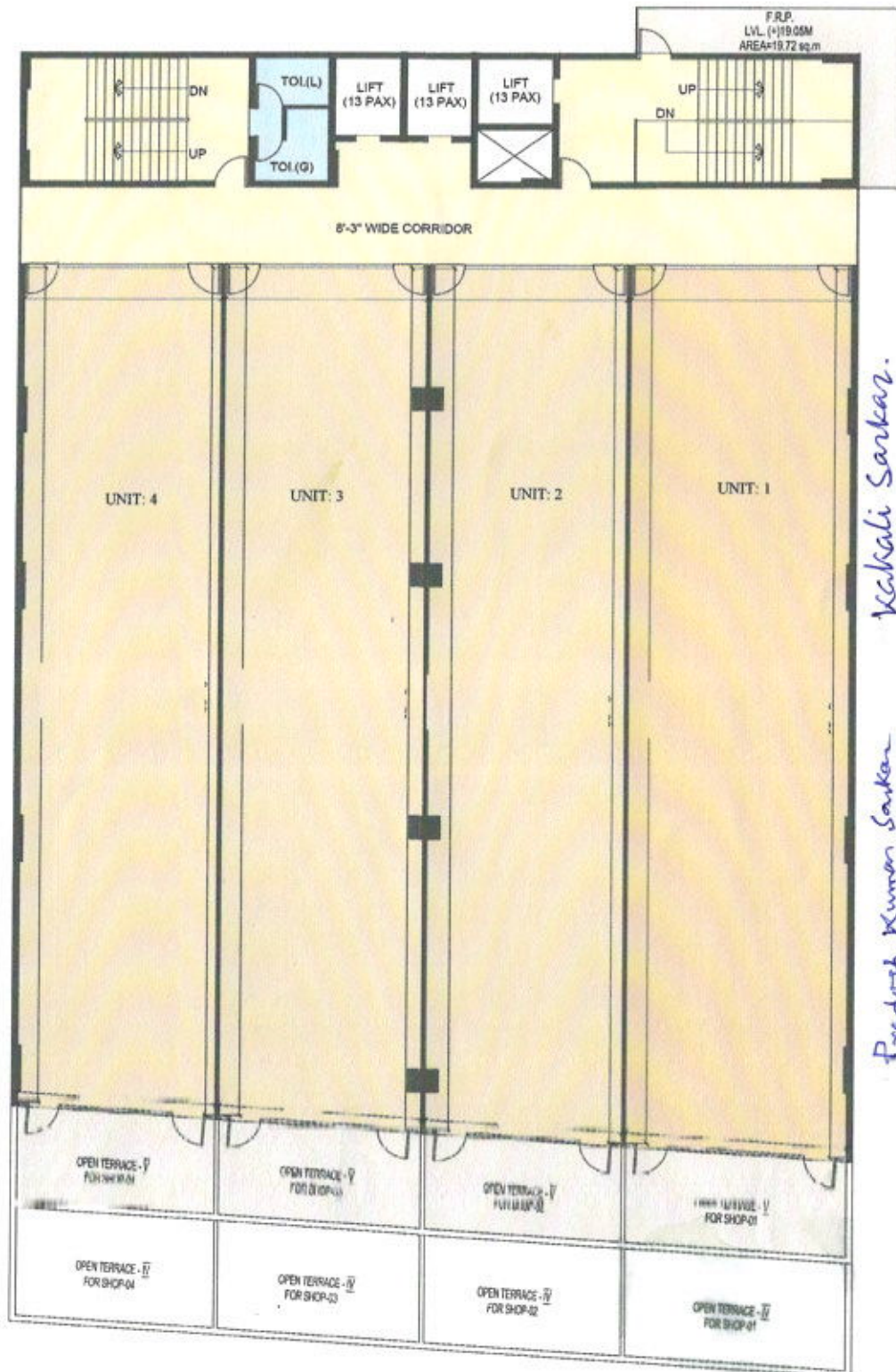
Deepak Singh

Partner

Pradeep Kumar Sarkar

Anirban Sarkar

Saurav Sarkar



5TH FLOOR PLAN

Kakali Sarkar.

Arijit Sarkar

Shree Dwarka Enclave LLP

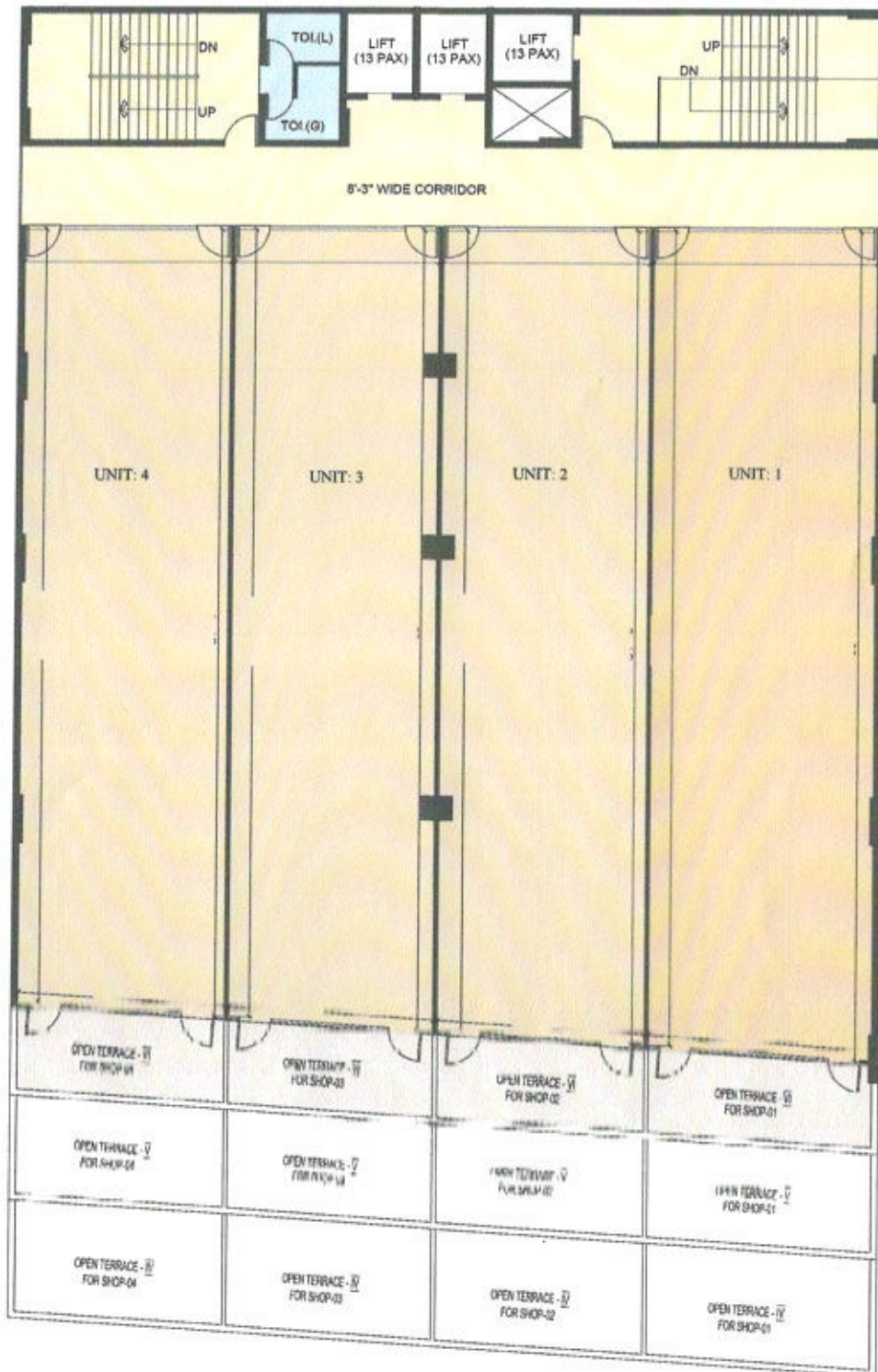
[Signature]

Partner

Pradosh Kumar Sarkar

Anubam Sarkar

Saurav Sarkar



6TH FLOOR PLAN

Kakali Sarkar.

Shree Dwarika Enclave LLP

Shree Dwarika Enclave LLP

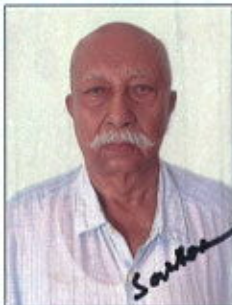
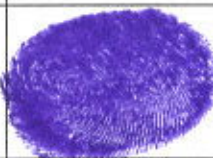
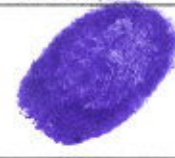
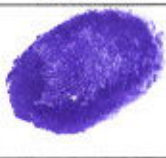
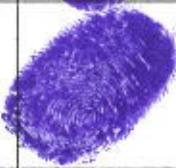
Partner

Rudresh Kumar Sarkar

Shree Dwarika Enclave LLP

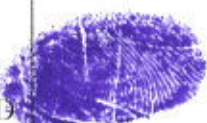
Shree Dwarika Enclave LLP

IMPRESSION SHEET OF LANDOWNER NO. 1 (SHRI PRADOSH KUMAR SARKAR)

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

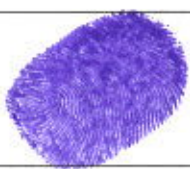
Pradosh Kumar Sarkar
Signature

IMPRESSION SHEET OF LANDOWNER NO. 2 (i) (SMT KAKALI SARKAR)

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

Kakali Sarkar
Signature

IMPRESSION SHEET OF LANDOWNER NO. 2 (ii) (SHRI ANIRBAN SARKAR)

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

Anirban Sarkar
Signature

IMPRESSION SHEET OF LANDOWNER NO. 2 (iii) (SHRI ARIJIT SARKAR)

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

Arijit Sarkar

Arijit Sarkar
Signature

IMPRESSION SHEET OF LANDOWNER NO. 3 (SHRI SAUROY SARKAR)

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

Sauroy Sarkar

Sauroy Sarkar
Signature

IMPRESSION SHEET OF DEVELOPER

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

Shree Dwarika Enclave LLP
Deepika Aggarwal
Partner

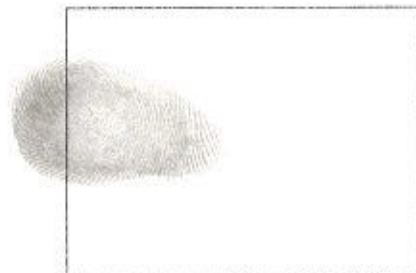
Signature

IDENTIFIER FINGERPRINT SHEET

PHOTO



LEFT THUMB IMPRESSION



Sudhir Ch. Goid

Signature of Identifier

भारतीय गैर न्यायिक

बीस रुपये

रु. 20

Rs. 20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

30AA 538330

Kakali Sarkar.

BEFORE THE LD. EXECUTIVE MAGISTRATE
AT SILIGURI
AFFIDAVIT

I, SMT KAKALI SARKAR [(PAN :- AJRPS1485R) & (AADHAAR : 6821 7420 6325)], Wife of Late Debasis Sarkar, Hindu by Religion, Indian by Nationality, House-Wife by Occupation, residing at Swamiji Sarani, Hakimpara, Siliguri, P.O. & P.S. Siliguri, Pin - 734001, Dist. Darjeeling, in the State of West Bengal do hereby solemnly affirm and declare as follows:-



[Signature]
Executive Magistrate
Siliguri



1. That my husband Debasis Sarkar, son of Late Satya Pada Sarkar died on 25-08-2024, leaving behind the following legal heirs and successors-in-interest:-

Sl. No.	Name	Relation
1.	Smt. Kakali Sarkar (Declarant)	Wife
2.	Sri Anirban Sarkar	Son
3.	Sri Arijit Sarkar	Son

.....This is true to my knowledge.

2. That save and except above noted legal heirs there is none to claim as legal heirs of my deceased husband namely Late Debasis Sarkar.

.....This is true to my knowledge.

3. That I am swearing this affidavit for the purpose of legal heirship certificate of my above-mentioned deceased husband.

.....This is true to my knowledge.

That the statements made in above paragraphs are true to the best of my knowledge and belief and I sign this affidavit on this the 9th day of September, 2024 at Siliguri.

AFFIDAVIT
SOLEMNLY AFFIRMED
By Kakali Sarkar
Identified by D. S. Tiwari
This.. 9 Day of September
9 Executive Magistrate
Siliguri

Kakali Sarkar.

Signature of the Deponent

Identified by me,

Devanshu Dev Tiwari.

Advocate, Siliguri.

DEWANSHU DEV TIWARY
ADVOCATE SILIGURI
Enrol No. F-279/229 OF 2014

Major Information of the Deed

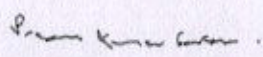
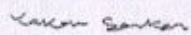
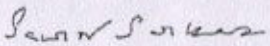
Deed No :	I-0402-02179/2024	Date of Registration	12/09/2024
Query No / Year	0402-2002411477/2024	Office where deed is registered	
Query Date	10/09/2024 6:48:52 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Dewanshu Dev Tiwary Dagapur, Siliguri,Thana : Pradhan Nagar, District : Darjeeling, WEST BENGAL, PIN - 734003, Mobile No. : 9679405651, Status :Advocate		
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. 56,23,18,770/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

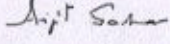
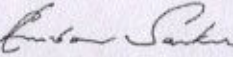
Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: SEVOK ROAD, Road Zone : (Panitanki -- Pranami Mandir Road) , Mouza: Siliguri, JI No: 88, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-750	RS-1689	Commercial use	Bastu	0.53 Acre		41,10,74,412/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L2	RS-1247	RS-1665	Commercial use	Bastu	0.09 Acre		6,98,05,089/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L3	RS-1200	RS-1690	Commercial use	Bastu	0.015 Acre		1,16,34,181/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L4	RS-1204	RS-1687	Commercial use	Bastu	0.005 Acre		38,78,060/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L5	RS-751	RS-1667	Commercial use	Bastu	0.085 Acre		6,59,27,028/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
		TOTAL :			72.5Dec	0 /-	5623,18,770 /-	
		Grand Total :			72.5Dec	0 /-	5623,18,770 /-	

Land Lord Details :

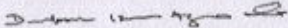
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Pradosh Kumar Sarkar (Presentant) Son of Late Satya Pada Sarkar Executed by: Self, Date of Execution: 12/09/2024 , Admitted by: Self, Date of Admission: 12/09/2024 ,Place : Office	Photo  12/09/2024	Finger Print  LTI 12/09/2024	Signature  12/09/2024
Swamiji Sarani, Hakimpara, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: aixxxxxx8q, Aadhaar No: 38xxxxxxxx5532, Status :Individual, Executed by: Self, Date of Execution: 12/09/2024 , Admitted by: Self, Date of Admission: 12/09/2024 ,Place : Office				
2	Name Mrs Kakali Sarkar Wife of Late Debasis Sarkar Executed by: Self, Date of Execution: 12/09/2024 , Admitted by: Self, Date of Admission: 12/09/2024 ,Place : Office	Photo  12/08/2024	Finger Print  LTI 12/09/2024	Signature  12/09/2024
Swamiji Sarani, Hakimpara, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: aJxxxxxx5R, Aadhaar No: 68xxxxxxxx6325, Status :Individual, Executed by: Self, Date of Execution: 12/09/2024 , Admitted by: Self, Date of Admission: 12/09/2024 ,Place : Office				
3	Name Mr Saurov Sarkar Son of Late Arun Prakash Sarkar Executed by: Self, Date of Execution: 12/09/2024 , Admitted by: Self, Date of Admission: 12/09/2024 ,Place : Office	Photo  12/09/2024	Finger Print  LTI 12/09/2024	Signature  12/09/2024
Swamiji Sarani, Hakimpara, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: avxxxxxx7f, Aadhaar No: 76xxxxxxxx5262, Status :Individual, Executed by: Self, Date of Execution: 12/09/2024 , Admitted by: Self, Date of Admission: 12/09/2024 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mr Arijit Sarkar Son of Late Debasis Sarkar Executed by: Self, Date of Execution: 12/09/2024 , Admitted by: Self, Date of Admission: 12/09/2024 ,Place : Office	 12/09/2024	 LTI 12/09/2024	 12/09/2024
	Swarniji Sarani, Hakimpura, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: CPxxxxxx9J, Aadhaar No: 22xxxxxxxx0591, Status :Individual, Executed by: Self, Date of Execution: 12/09/2024 , Admitted by: Self, Date of Admission: 12/09/2024 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	Mr Anirban Sarkar Son of Late Debasis Sarkar Executed by: Self, Date of Execution: 12/09/2024 , Admitted by: Self, Date of Admission: 12/09/2024 ,Place : Office	 12/09/2024	 LTI 12/09/2024	 12/09/2024
	B.G. Road, Kalena Agrahara, Bangaluru, City:- , P.O:- Bangalore South, P.S:-BANNERAGHATTA, District:-Bangalore, Karnataka, India, PIN:- 560076 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: BJxxxxxx2F, Aadhaar No: 94xxxxxxxx0605, Status :Individual, Executed by: Self, Date of Execution: 12/09/2024 , Admitted by: Self, Date of Admission: 12/09/2024 ,Place : Office			

Developer Details :

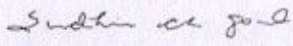
Sl No	Name,Address,Photo,Finger print and Signature
1	Shree Dwarika Enclave LLP Sarat Bose Road, City:- Kolkata, P.O:- Sukhsagar, P.S:-Maidan, District:-Kolkata, West Bengal, India, PIN:- 700020 , PAN No.:: ACxxxxxx9N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Deepak Kumar Agarwal Son of Late Shyam Sundar Agarwal Date of Execution 12/09/2024, , Admitted by: Self, Date of Admission: 12/09/2024, Place of Admission of Execution: Office		 Captured	
		Sop 12 2024 12:02PM	LTI 12/09/2024	12/09/2024

Mahabirathan, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxxx7d, Aadhaar No: 61xxxxxxxx1028 Status : Representative, Representative of : Shree Dwarika Enclave LLP (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sudhir Chandra Gond Son of Mr Ishwar Chandra Gond Dharampur Kaysar, City:- , P.O:- Bibipur, Uttar Pradesh, India, PIN:- 276306		 Captured	
	12/09/2024	12/09/2024	12/09/2024
Identifier Of Mr Pradosh Kumar Sarkar, Mrs Kakali Sarkar, Mr Deepak Kumar Agarwal, Mr Saurov Sarkar, Mr Arijit Sarkar, Mr Anirban Sarkar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Pradosh Kumar Sarkar	Shree Dwarika Enclave LLP-17.6649 Dec
2	Mrs Kakali Sarkar	Shree Dwarika Enclave LLP-5.8883 Dec
3	Mr Saurov Sarkar	Shree Dwarika Enclave LLP-17.6702 Dec
4	Mr Arijit Sarkar	Shree Dwarika Enclave LLP-5.8883 Dec
5	Mr Anirban Sarkar	Shree Dwarika Enclave LLP-5.8883 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Pradosh Kumar Sarkar	Shree Dwarika Enclave LLP-2.9997 Dec
2	Mrs Kakali Sarkar	Shree Dwarika Enclave LLP-0.9999 Dec
3	Mr Saurov Sarkar	Shree Dwarika Enclave LLP-3.0006 Dec
4	Mr Arijit Sarkar	Shree Dwarika Enclave LLP-0.9999 Dec
5	Mr Anirban Sarkar	Shree Dwarika Enclave LLP-0.9999 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Pradosh Kumar Sarkar	Shree Dwarika Enclave LLP-0.49995 Dec
2	Mrs Kakali Sarkar	Shree Dwarika Enclave LLP-0.16665 Dec
3	Mr Saurov Sarkar	Shree Dwarika Enclave LLP-0.5001 Dec
4	Mr Arijit Sarkar	Shree Dwarika Enclave LLP-0.16665 Dec
5	Mr Anirban Sarkar	Shree Dwarika Enclave LLP-0.16665 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Pradosh Kumar Sarkar	Shree Dwarika Enclave LLP-0.16665 Dec
2	Mrs Kakali Sarkar	Shree Dwarika Enclave LLP-0.05555 Dec
3	Mr Saurov Sarkar	Shree Dwarika Enclave LLP-0.1667 Dec
4	Mr Arijit Sarkar	Shree Dwarika Enclave LLP-0.05555 Dec
5	Mr Anirban Sarkar	Shree Dwarika Enclave LLP-0.05555 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Pradosh Kumar Sarkar	Shree Dwarika Enclave LLP-2.83305 Dec
2	Mrs Kakali Sarkar	Shree Dwarika Enclave LLP-0.94435 Dec
3	Mr Saurov Sarkar	Shree Dwarika Enclave LLP-2.8339 Dec
4	Mr Arijit Sarkar	Shree Dwarika Enclave LLP-0.94435 Dec
5	Mr Anirban Sarkar	Shree Dwarika Enclave LLP-0.94435 Dec

Endorsement For Deed Number : I - 040202179 / 2024

On 12-09-2024

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 11:29 hrs on 12-09-2024, at the Office of the A.D.S.R. SILIGURI by Mr Pradosh Kumar Sarkar , 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 56,23,18,770/-

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

Execution is admitted on 12/09/2024 by 1. Mr Pradosh Kumar Sarkar, Son of Late Satya Pada Sarkar, Swamiji Sarani, Hakimpura, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Mrs Kakali Sarkar, Wife of Late Debasis Sarkar, Swamiji Sarani, Hakimpura, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 3. Mr Saurov Sarkar, Son of Late Arun Prakash Sarkar, Swamiji Sarani, Hakimpura, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 4. Mr Arijit Sarkar, Son of Late Debasis Sarkar, Swamiji Sarani, Hakimpura, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Professionals, 5. Mr Anirban Sarkar, Son of Late Debasis Sarkar, B.G. Road, Kalena Agrahara, Bangaluru, P.O: Bangalore South, Thana: BANNERAGHATTA, , Bangalore, KARNATAKA, India, PIN - 560076, by caste Hindu, by Profession Professionals

Identified by Mr Sudhir Chandra Gond, , , Son of Mr Ishwar Chandra Gond, Dharampur Kaysar, P.O: Bibipur, UTTAR PRADESH, India, PIN - 276306, by caste Hindu, by profession Others

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

Execution is admitted on 12-09-2024 by Mr Deepak Kumar Agarwal, Partner, Shree Dwarika Enclave LLP (LLP), Sarat Bose Road, City:- Kolkata, P.O:- Sukhsagar, P.S:-Maidan, District:-Kolkata, West Bengal, India, PIN:- 700020

Identified by Mr Sudhir Chandra Gond, , , Son of Mr Ishwar Chandra Gond, Dharampur Kaysar, P.O: Bibipur, UTTAR PRADESH, India, PIN - 276306, by caste Hindu, by profession Others

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 11/09/2024 11:26AM with Govt. Ref. No: 192024250202964218 on 11-09-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 6644955310923 on 11-09-2024, 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 1466, Amount: Rs.5,000.00/-, Date of Purchase: 10/09/2024, Vendor name: S K Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/09/2024 11:26AM with Govt. Ref. No: 192024250202964218 on 11-09-2024, Amount Rs: 70,020/-, Bank: SBI EPay (SBlePay), Ref. No. 6644955310923 on 11-09-2024, Head of Account 0030-02-103-003-02



Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2024, Page from 51725 to 51763
being No 040202179 for the year 2024.



Digitally signed by Lakpa Bittu Tamang
Date: 2024.09.18 13:50:43 +05:30
Reason: Digital Signing of Deed.

(LAKPA BITTU TAMANG) 18/09/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.