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पश्चिम बंगाल WEST BENGAL

P 502140

24.09.25
9-2002726562/25

JAWALA TEA PVT. LTD.

Neelha Agarwal

Director

GGL Housing Pvt. Ltd.

Director

This document is intended to register the easement sheet (s) and the signature here (s) attached to this document are parts of it.
Sub-Dist. Registrar
Katwa

DEVELOPMENT AGREEMENT

Date: 24th September 2025

Place: Katwa, Purba Bardhaman

25 SEP 2025

25.9.2025
[Signature]

SL NO. 102 Date 20/1/2020
 Sol-D To Chandra
 Add. for
 VALUE OF STAMP 2000
 DATE OF PER CHASE 2000
 THE STAMP PAPER PER CHASE
 KATWA TREASURE
 STAMP VENDOR
 KATWA COURT
 JOY KRISHNA BAL
 LIC NO-9-72-73 SIGNATURE [Signature]



29 JUL 2025



Additional District Sub-Registrar
 Katwa, Dist. Purba Bardhaman

~~25 SEP 2025~~

24 SEP 2025

JAWALA TEA PVT. LTD.

Neera Agarwal
Director

GGL Housing Pvt. Ltd.

Khushal Agarwal
Director

3. Parties:

- 3.1 M/S JAWALA TEA PRIVATE LIMITED formerly known as JAWALA TEA LIMITED (PAN No – AABCJ0456H), a company incorporated under the Companies Act, 2013, having its registered office at Panache Apartment, Tower 6, Unit No. 21D, 3 Mahisbathan, Bidhannagar, Kolkata 700 102 represented by its Director **Smt Neera Agarwal**, PAN – ADBPA0774D, (EPIC No. XYR1730878) daughter of **Ratan Lal Agarwala**, residing at Panache Apartment, Tower 6, Unit No. 21D, 3 Mahisbathan, Bidhannagar, Kolkata 700 102, hereinafter referred to as the “OWNER”.

(Owner, includes successors-in-interest)

AND

- 3.2 M/S GGL HOUSING PRIVATE LIMITED (PAN No – AAJCG8591N), a company incorporated under the Companies Act, 2013, having its registered office at Panache Apartment, Tower 6, Unit No. 21D, 3 Mahisbathan, Bidhannagar, Kolkata 700 102 represented by its Director **Shri Khushal Agarwal**, PAN – BKMPA4635C, (EPIC No. XYR1704436) son of **Lalit Kumar Agarwal**, residing at 10/1F, Diamond Harbour Road, Near Majerhat Bridge, Mominpur, Alipore, Kolkata 700 027, hereinafter referred to as the “DEVELOPER”.

(Developer, includes successors-in-interest)

Owner and Developer, individually **Party** and collectively **Parties**.

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

4. Subject Matter of Agreement

4.1 Said Property:

Abason land measuring 0.79 acres equivalent to 3196.99 sq. mtr., more or less, comprised in Plot No. 242, LR Khatian No. 720, in Mouza Atuhak Chak, J.L. No. 19 at Present Holding No. 198, Ward No. 14, Post Office Katwa, District Purba Bardhaman under Katwa Municipality & Additional District Sub-Registrar Office Katwa, District Burdwan.



Additional District Sub-Registrar
P.O. - Puri - Bardhaman

~~25 SEP 2025~~

24 SEP 2025

JAWALA TEA PVT. LTD.

Heera Agarwal
Director

GGL Housing Pvt. Ltd.

Director

5. Background

- 5.1 **Ownership of Mother Property:** Shri Prabhakar Banerjee, had received the property mentioned in the schedule below from his maternal grandmother, Smt. Mrinalini Devi. Thereafter, he also acquired the same property through a decree passed in Civil Case No. 29 of the year 1995, in the Court of the Assistant District Judge at Katwa, from the other partners in the said decree. Consequently, Shri Prabhakar Banerjee has become the rightful and absolute owner of the said property, possessing full and undivided title and interest therein.

Shri Prabhakar Banerjee was of the opinion that the said property was in a state of dispossession and it would be more beneficial and prudent to sell the said property and deposit the sale proceeds in a government-backed savings scheme to safeguard its value.

- 5.2 **Absolute Ownership of Jawala Tea Private Limited formerly known as Jawala Tea Limited:** Considering the above dispossession, Shri Prabhakar Banerjee, express his willingness to sell the property as per the schedule given below, and extend to **M/s Jawala Tea Private Limited formerly known as Jawala Tea Limited**, the opportunity to purchase the said property. By a virtue of a Deed of Conveyance dated 24/03/2003, made between the said **Shri Prabhakar Banerjee**, the vendors therein of one part, and **M/s Jawala Tea Private Limited formerly known as Jawala Tea Limited**, the purchaser therein of second part, the vendors therein sold the Said Land to the Purchaser, free from encumbrances, which was registered in the Office of the District Sub - Registrar Of Katwa and recorded in Book No. I, Volume No. 60, Page from 1 to 19, Being Deed No.2065 for the year 2003.

Sanjay
Saw.



Additional District Sub-Registrar
Khatu, Dist. Purba Bardhaman

~~19 SEP 2025~~

~~25 SEP 2025~~

24 SEP 2025

6. Representations and Warranties

- 6.1 **Owner's Representations:** The Owner has represented and warranted to the Developer that (1) the right, title and interest of the Owner in the Said Property is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and *lis pendens* (2) the Owner shall ensure that the Owner's title to the Said Property continues to remain marketable and free from all encumbrances till completion of development (3) the Owner has not entered into any agreement for sale or lease or sub-lease or transfer or development of the Said Property with any person or entity (4) the Said Property is at present not affected by any requisition or acquisition of any authority or authorities under any law and/or otherwise (5) the Owner has full right, power and authority to enter into this Agreement and (6) the Owner has neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement.
- 6.2 **Developer's Representations:** The Developer has represented and warranted to the Owner that (1) the Developer is carrying on business of construction and development of real estate and has infrastructure and expertise in this field (2) during the tenure of this Agreement shall remain competent to arrange the financial inputs required for development of the Said Property and (3) the Developer has full authority to enter into this Agreement and appropriate Resolutions/Authorizations to that effect exist.
- 6.3 **Grant of Development Right:** Based on the mutual representations made by the Parties to each other as aforesaid, the Owner has agreed to grant to the Developer, development rights of the Said Property, by virtue of which the Developer shall be entitled to construct and commercially exploit new residential buildings (collectively **New Buildings**) on the Said Property (**Project**) on the basis of the **Building Permit No. SWS-OBPAS/1205/2025/0070 dated 11/06/2025** sanctioned by the Katwa Municipality, (**Sanctioned Plan**, which includes all sanctioned/permissible modifications to be made thereto by the Developer, from time to time) from the concerned sanctioning authorities (collectively **Planning Authorities**).



Additional District Sub-Registrar
Cuttack, Dist. - Purba Bardhaman

~~25 SEP 2025~~

24 SEP 2025



Additional District Sub-Registrar
Katwa, Dist. - Purba Bardhaman

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11. Owner's Consideration

- 11.1 **Owner's Allocation:** In consideration of the Owner granting development right of the Said Property to the Developer in the manner mentioned herein, the Owner shall be entitled to 45% (Forty-Five Percentage) of the proceeds from sale of units and parking in the Project.
- 11.2 **Developer's Allocation:** In consideration of the Owner granting development right of the Said Property to the Developer in the manner mentioned herein, the developer shall be entitled to 55% (Fifty-Five Percentage) of the proceeds from sale of units and parking in the Project.
- 11.3 **Security Deposit:** The developer shall deposit with the owner an interest free refundable security deposit of Rs. 500000/- (Rupees Five lacs only) The security deposit shall be refundable by the owner to the developer upon completion of construction or in any other manner as may be mutually agreed between the parties.
- 11.4 All the Sale Proceedings to be deposited in to ESCROW accounts and distributed accordingly henceforth.

12. Obligations of Developer

- 12.1 **Compliance with Laws:** The development shall commence as per the Sanctioned Plan, schemes, rules, regulations, bye-laws and approvals of the Planning Authorities, at the cost, risk and responsibility of the Developer, the Owner having no responsibility in respect thereof in any manner whatsoever. The execution of the Project shall be in conformity with the prevailing rules and by-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure compliance. The Developer shall alone be responsible and liable to all authorities concerned and to the Intending Purchasers/Transferees for any loss or for any claim arising from such development and shall indemnify the Owner against any claims, loss or damages for any default or failure or breach on the part of the Developer.
- 12.2 **Planning, Designing and Development:** The Developer shall be responsible for planning, designing and development of the New Buildings with the help of the Architect, professional bodies, contractors, etc.

Signature
Adv.



~~Additional District Sub-Registrar
Caneva, Dist.-Purba Bardhaman~~

~~25 SEP 2025~~

24 SEP 2025

JAWALA TEA PVT. LTD.

Heena Agarwal

Director

GGL Housing Pvt. Ltd.

Director

13. **Obligations of Owner**

- 13.1 **Co-operation with Developer:** The Owner undertakes to fully co-operate with the Developer for obtaining all permissions required for development of the Said Property.
- 13.2 **Act in Good Faith:** The Owner undertakes to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully completed.
- 13.3 **Documentation and Information:** The Owner undertakes to provide the Developer with any and all documents and information relating to the Said Property as may be required by the Developer from time to time.
- 13.4 **No Obstruction in Dealing with Developer's Functions:** The Owner covenants not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement.
- 13.5 **No Obstruction in Construction:** The Owner hereby covenants not to cause any interference or hindrance in the construction of the New Buildings.
- 13.6 **No Dealing with Said Property:** The Owner hereby covenants not to let out, grant lease, mortgage, charge and/or transfer the Said Property or any portions thereof, without the express consent and confirmation of the Developer.
- 13.7 **Execution of Agreements and Conveyances:** The Owner hereby covenants that the Owner, at the request of the Developer, shall execute and register Agreements, and Conveyances and any other documents required with regard to transfer of Units in the New Buildings in favour of the Intending Purchasers/Transferees and the Owner shall not claim and/or raise any demand of any nature whatsoever including monetary demand from the Developer and/or the Intending Purchasers/Transferees.

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son.



Additional District Sub-Registrar
Katra, Dist.-Purba Bardhaman

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24 SEP 2025

- 13.8 **No Objection to the Developer and/or the Intending Purchasers/Transferees in Obtaining Loan by Mortgaging the Said Property/Units:** The Owner hereby covenants that (1) the Developer shall be entitled to obtain construction loan from any financial institution by mortgaging the Said Property and/or any part thereof (2) the Intending Purchasers/Transferees shall also be entitled to obtain loan from any financial institution by mortgaging their respective Units in the Said Property and (3) the Owner shall also grant consent for creation of charge/mortgage by the Developer or its nominee in respect of spaces/Units forming part of Developer's Allocation.
14. **Miscellaneous**
- 14.1 **Parties Acting under Legal Advice:** Each Party has taken and shall take its own legal advice with regard to this Agreement and all acts done in pursuance hereof and the other Party shall not be responsible for the same.
- 14.2 **Essence of the Contract:** In addition to time, the Owner and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.
- 14.3 **Documentation:** The Developer shall be responsible for meeting all costs and expenses towards execution and registration of any document for giving effect to all or any of the terms and conditions set out herein, including this Agreement.
- 14.4 **Valid Receipt:** The Owner shall pass valid receipts for all amounts paid under this Agreement.
- 14.5 **No Partnership:** The Owner and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
- 14.6 **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.

Signature
Date.



Additional District Sub-Registrar
Purbani, Dist. - Purbani, Bardhaman

~~25 SEP 2025~~

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JAWALA TEA PVT. LTD.

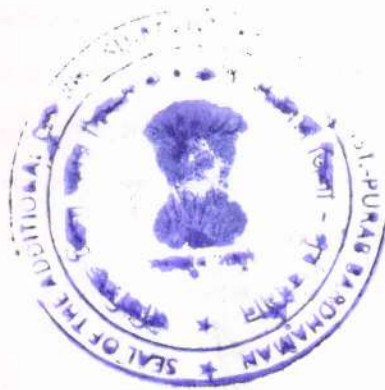
Neeraj Agarwal

Director

GGL Housing Pvt. Ltd.

Director

- 14.7 **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the New Buildings and/or the Project 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 authority of the Owner. Further, various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been made herein. The Owner hereby undertakes to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owner also undertakes to sign and execute all additional applications and other documents, at the costs and expenses of the Developer.
- 14.8 **Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- 14.9 **Name of Project:** The name of the Project shall be "JAWALA SATYAM".
- 14.10 **Entire Agreement:** This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions/correspondence and agreements between the Parties, written or oral and express or implied.
- 14.11 **Headings:** In this Agreement, headings are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any clause and shall consequently not affect the construction of this Agreement.
15. **Defaults**
- 15.1 **No Cancellation:** None of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration.



Additional District Sub-Registrar
Katwa, Dist. - Purba Bardhaman

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24 SEP 2025

JAWALA TEA PVT. LTD.

Meeta Agarwal

Director

GGL Housing Pvt. Ltd.

Rushy Agarwal
Director

16. **Force Majeure**

16.1 **Meaning:** Force Majeure shall mean and include 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, acts, 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, subsidence, structural damage, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, non-availability of construction material, hike in prices of construction material and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any relevant Government or Court orders.

16.2 **Saving Due to Force Majeure:** If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of force majeure, that Party shall have no liability in respect of the performance of such of its obligations as are prevented by the event/s of force majeure. Neither the Owner nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of force majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by force majeure and the time limits pursuant to this Agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting force majeure.

Sum
Adv.



Additional District Sub-Registrar
Katra, Dist.-Purba Bardhaman

~~25 SEP 2025~~

24 SEP 2025

JAWALA TEA PVT. LTD.

Neelra Agawal

Director

GGL Housing Pvt. Ltd.

Chukha
Director

17. **Severance**

17.1 **Partial Invalidity:** If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

17.2 **Deletion of Invalid Provision:** If any provision of this Agreement is so found to be invalid or unenforceable but would be valid or enforceable if some part of the provision were deleted, the provision in question shall apply with such modification/s as may be necessary to make it valid and enforceable.

17.3 **Reasonable Endeavour for Substitution:** The Parties agree, in the circumstances referred above, to use all reasonable endeavors to substitute for any invalid or unenforceable provision a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision. The obligations of the Parties (if any) under any invalid or unenforceable provision of this Agreement shall be suspended whilst an attempt at such substitution is made.

18. **Reservation of Rights**

18.1 **Right to Waive:** Any term or condition of this Agreement may be waived at any time by the Party who is entitled to the benefit thereof.

18.2 **Forbearance:** No forbearance, indulgence or relaxation or inaction by any Party at any time to require performance of any of the provisions of this Agreement shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision.

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Additional District Sub-Registrar
Katwa, Dist. - Purba Bardhaman

~~25 SEP 2025~~

24 SEP 2025

JAWALA TEA PVT. LTD.

Neelha Agarwal

Director

GGL Housing Pvt. Ltd.

Mushy Agarwal
Director

19. Notice

- 19.1 **Mode of Service:** Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or sent by prepaid recorded delivery (registered post with acknowledgement due or through courier service) to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified by each Party from time to time). The Owner shall address all such notices and other written communications to the Director of the Developer and the Developer shall address all such notices and other written communications to the Directors of the Owner.

20. Arbitration

- 20.1 **Disputes and Pre-Referral Efforts:** The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavor to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties.
- 20.2 **Referral to Arbitration:** If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes shall be referred to and finally resolved by arbitration by an Arbitration Tribunal formed in the manner given below, in terms of the Arbitration and Conciliation Act, 2013.
- 20.3 **Arbitration Tribunal:** The Parties irrevocably agree that the Arbitration Tribunal shall consist of the following three Arbitrators [each of whom shall be an Advocate holding a current practicing certificate]:
- 20.3.1 **Appointment by Owner:** 1 (one) Arbitrator to be appointed by the Owner.
- 20.3.2 **Appointment by Developer:** 1 (one) Arbitrator to be appointed by the Developer.
- 20.3.3 **Chairman:** The Chairman of the Arbitration Tribunal to be jointly appointed by the other 2 (two) Arbitrators.

Signature
Date



Additional District Sub-Registrar
Katwa, Dist.-Purba Bardhaman

~~25 SEP 2025~~

24 SEP 2025

20.4 **Conduct of Arbitration Proceedings:** The Parties irrevocably agree that:

20.4.1 **Place:** The place of arbitration shall be Kolkata only.

20.4.2 **Language:** The language of the arbitration shall be English.

20.4.3 **Interim Directions:** The Arbitration Tribunal shall be entitled to give interim awards/directions regarding the Disputes.

20.4.4 **Procedure:** The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 2013 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.

20.4.5 **Binding Nature:** The directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties.

21. Jurisdiction

21.1 **District Judge, Katwa:** In connection with the aforesaid arbitration proceedings, only the District Judge of the district in which the Said Property is situated shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

Schedule

(Said Property)

Abason land measuring 0.79 acres equivalent to 3196.99 sq. mtr., more or less, comprised in Plot No. 242, LR Khatian No. 720, in Mouza Atuhath Chak, J.L. No. 19 at Present Holding No. 198, Ward No. 14, Post Office Katwa, District Purba Bardhaman under Katwa Municipality & Additional District Sub-Registrar Office Katwa, District Burdwan delineated in Red colour on the Plan annexed hereto and marked as Annexure I, duly butted and bounded as follows:

On the North	: The common road given by the donor approximately 5ft wide.
On the South	: The land on this Mouza Dag No. 137.
On the East	: The curved area of this spot.
On the West	: The land on this Mouza Dag No. 137.

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22. Execution and Delivery

22.1 In Witness Whereof the Parties have executed and delivered this Agreement on the date mentioned above.

Jawala Tea Private Limited (formerly Jawala Tea Limited)

JAWALA TEA PVT. LTD.

Neelha Agarwal

Director

(Owners) Represented by one of its directors

M/s GGL Housing Private Limited

GGL Housing Pvt. Ltd.

Director

(Developer) Represented by its director

Drafted by me &

Prepared in my office :

Sovan Dutta

(Sovan Dutta)

Advocate, Katwa Court

Enrolment No. WB/460/2010.

Witnesses:

1.

Signature

Deepa Ghosh
310 Dinobandhu Ghosh
Vill - Natabarman (2)
P.S. - Mangalkade
Dist - Purba Bardhaman

2.

Signature

Narayan ch. Ghosh
Vill + P.O. - Raigram,
P.S. - Galar, Murshidabad



Additional District Sub-Registrar
Katwa, Dist. - Purba Bardhaman

24 SEP 2025

24 SEP 2025

SPECIMEN FORM FOR TEN FINGERPRINTS



Keerthi

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



Rushabh

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

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

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

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

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

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

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



Additional District Sub-Registrar
Kahwa, Dist.-Purba Bardhaman

~~25~~ SEP 2025

24 SEP 2025

Declaration by the Identifier

Rajendra Ghosh

(Name of the Identifier) S/o

Dinodindin Ghosh

Residing at Village/Town

2nd Watering

PO

Nigah

PS

Naogaon

Dist

Patu, Barun

PIN

713183

having

EPIC NO

JCK14 22583

is a voter under

legislative assembly having Part No

Srl No

I have identified the following executants

- 1) Neeraj Agarwal
- 2) Kushal Agarwal
- 3)
- 4)
- 5)
- 6)
- 7)

Who are well known to me for a period of

2025 10

Years and I know them

personally and is well acquainted with them.

I hereby declare that, if at any point of time in future, any questions arise regarding the identity of the above executants, I will be solely responsible for such discrepancies and will bear the burden of such offence (if proved so in future). I have signed this declaration with full knowledge about what has been stated above.

Date: 24/09/2025

Place:

Rajendra Ghosh

Signature of identifier

বাম হাত					
	বাম হাত	ডান হাত	ডান হাত	ডান হাত	ডান হাত
ডান হাত					



পরের ছবি ও টিপওনি আমার দ্বারা প্রত্যয়িত হইল। স্বাক্ষর

To
বিপ্লব ঘোষ
BIPLAB GHOSH
2NO NATUNGARM
NIGAN
2 No Nutungram
Nigan
Bardhaman
West Bengal 713143

164659502



ML646595024FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5381 4956 0611

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



বিপ্লব ঘোষ
BIPLAB GHOSH
পিতা : দীনবন্দু ঘোষ
Father : DINBANDU GHOSH
জন্মতারিখ / DOB : 05/06/1992
পুরুষ / Male



5381 4956 0611

আধার - সাধারণ মানুষের অধিকার



Additional District Sub-Registrar
Kabra, Dist.-Purba Bardhaman

24 SEP 2025

24 SEP 2025



GGL Housing Pvt. Ltd.
[Signature]
Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AABCJ0456H



नाम/ Name
JAWALA TEA PRIVATE LIMITED

01102021

निगमन / गठन की तारीख
Date of Incorporation / Formation
11/09/1998

JAWALA TEA PVT. LTD.

Neeta Agawal
Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



नाम / Name
NEERA AGARWAL

पिता का नाम / Father's Name
RATAN LAL AGARWAL

जन्म की तारीख /
Date of Birth
26/05/1966

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADBPA0774D



01072023

हस्ताक्षर / Signature

Neera Agarwal

ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
নির্বাচকের সচিব পরিচয় পত্র Elector's Photo Identity Card

XYR1730878



নাম: নীরা আগরওয়ালা
Name: Neera Agarwala
স্বামীর নাম: তরুন কুমার আগরওয়ালা
Husband's Name: Tarun Kumar Agarwala
লিঙ্গ / Gender: ষ্ট্র / Female
জন্ম তারিখ / বয়স:
Date of Birth / Age: 26-05-1966



XYR1730878

ঠিকানা: টাওয়ার ৬/২১ দ, প্যানাচি অ্যাপার্টমেন্ট মাহেশভটান সল্ট লেক, বিধাননগর,
ইলেকট্রনিক কমপ্লেক্স, উত্তর ২৪ পরগণা, পশ্চিমবঙ্গ - ৭০০১০২

Address: TOWER 6/21 D, PANACHE APARTMENT
MAHESHBHATAN SALT LAKE, BIDHANNAGAR,
ELECTRONIC COMPLEX, NORTH 24 PARGANAS, WEST
BENGAL - 700102

নির্বাচন নিবন্ধন অধিকারিক, ১১৬ - বিধান নগর
Electoral Registration Officer, 116 - Bidhannagar
Issue Date: 28-12-2023

Note / Note:
1) প্রতি নির্বাচনের আগে, মতের ক্ষেত্রে নিবন্ধন বোর্ডের তালিকায় আপনার নাম আছে কিনা
Before every Election, please check that your name exists in current electoral roll.
2) নির্বাচনের ইচ্ছা হাট্টি এই কার্ডটি মতের প্রমাণ নয়
This card is not a proof of age except for purpose of Election.

17 116 002228 1950 www.ceowestbengal.nic.in

Neera Agarwala

भारत सरकार
Government of India



Neera Agarwal
DOB : 26/05/1966
Female



आधार पहचान का प्रमाण है, नागरिकता का नहीं।
Aadhaar is a proof of identity, not of citizenship.

8763 8837 5221

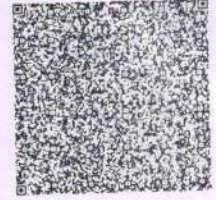
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address: C/O: Tarun Agarwal,
TOWER 6 / 21 D, PANACHE
APARTMENT, MAHESHBHATAN,
SALT LAKE, SECTOR - 5,
Bidhannagar(m), North 24
Parganas, West Bengal, 700102



Print Date : 09/09/2023

8763 8837 5221



1947



help@uidai.gov.in



www.uidai.gov.in

Neera Agarwal

आयकर विभाग

INCOME TAX DEPARTMENT

KHUSHAL AGARWAL

LALIT KUMAR AGARWAL

10/08/1995

Permanent Account Number

BKMPA4635C

Khushal Agarwal

Signature



भारत सरकार

GOVT. OF INDIA



14112013

Khushal Agarwal

Issue Date: 10/01/2017



खुशल अगरवाल
Khushal Agarwal
जन्म तिथि / DOB: 10/08/1995
पुरुष / Male



6801 8723 6683

मेरा आधार, मेरी पहचान



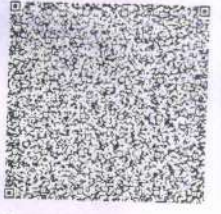
भारतीय विश्वविद्यालय अधिनियम
University Grants Commission of India



पता: आत्मज: ललित कुमार अगरवाल, 10/1 एफ, डायमंड
हार्बर रोड, माजरहत ब्रिज के पास, मोमिपुर, आलिपोर,
कोल्कता, वेस्ट बंगाल, 700027

Print Date: 24/03/2022

Address: S/O: Lalit Kumar Agarwal, 10/1 F,
Diamond Harbour Road, Near Majerhat
Bridge, Mominpur, Alipore, Kolkata, West
Bengal, 700027



6801 8723 6683



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Khushal Agarwal



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



250920252028854875

GRIPS Payment Detail

GRIPS Payment ID:	250920252028854875	Payment Init. Date:	25/09/2025 13:43:51
Total Amount:	80421	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8981592574319	BRN Date:	25/09/2025 13:44:21
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

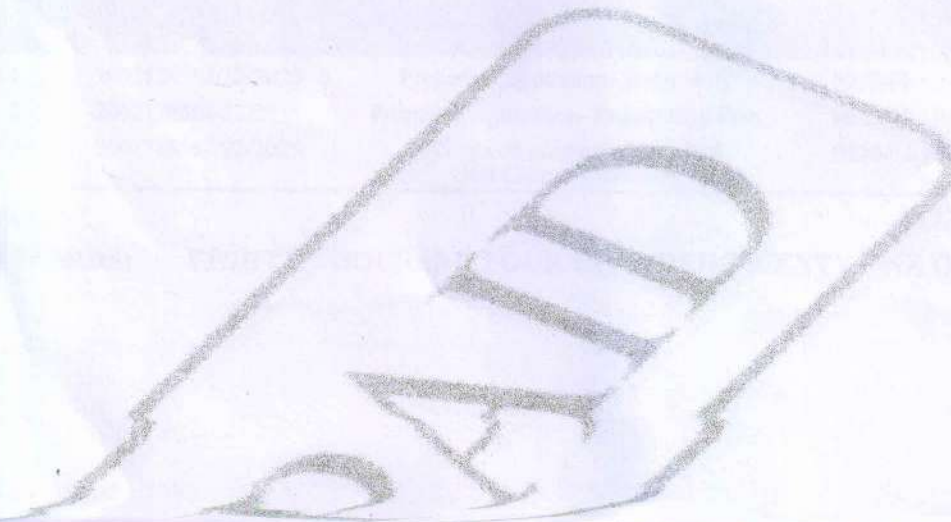
Depositor's Name: Mr Shib Sankar Midya
Mobile: 9734890834

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260288548768	Directorate of Registration & Stamp Revenue	80421
Total			80421

IN WORDS: EIGHTY THOUSAND FOUR HUNDRED TWENTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



250920252028854875

GRIPS Payment Detail

GRIPS Payment ID:	250920252028854875	Payment Init. Date:	25/09/2025 13:43:51
Total Amount:	80421	No of GRN:	1
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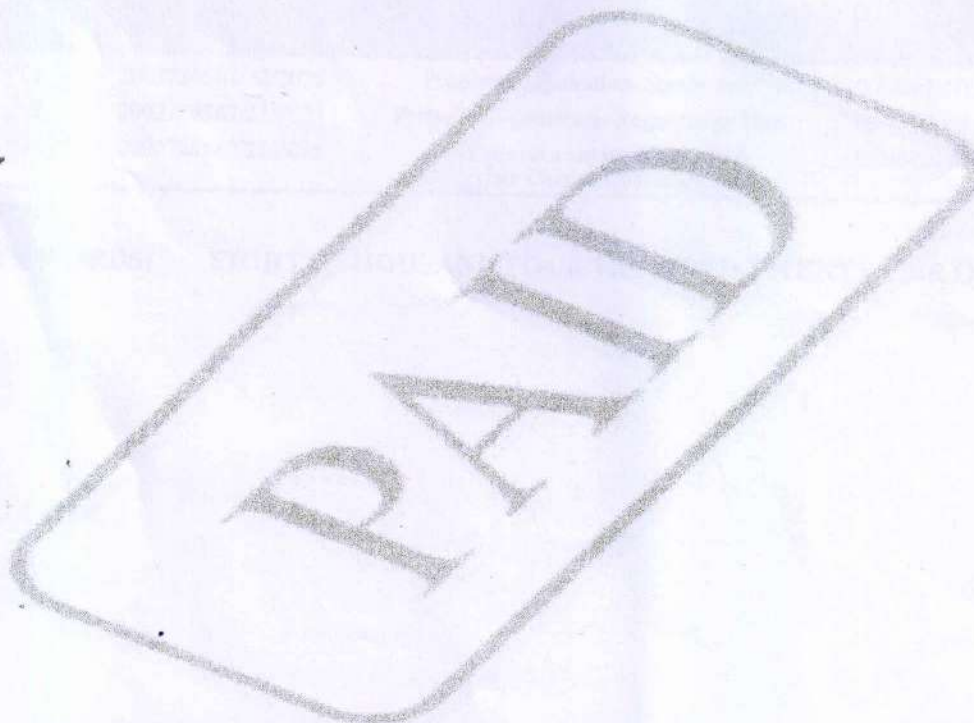
Depositor's Name: Mr Shib Sankar Midya
Mobile: 9734890834

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260288548768	Directorate of Registration & Stamp Revenue	80421
Total			80421

IN WORDS: EIGHTY THOUSAND FOUR HUNDRED TWENTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260288548768

GRN Details

GRN: 192025260288548768 Payment Mode: SBI Epay
GRN Date: 25/09/2025 13:43:51 Bank/Gateway: SBIEpay Payment Gateway
BRN : 8981592574319 BRN Date: 25/09/2025 13:44:21
Gateway Ref ID: IGATIAORD2 Method: State Bank of India NB
GRIPS Payment ID: 250920252028854875 Payment Init. Date: 25/09/2025 13:43:51
Payment Status: Successful Payment Ref. No: 2002726562/22/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Shib Sankar Midya
Address: Katwa
Mobile: 9734890834
EMail: advocate.midya@gmail.com
Period From (dd/mm/yyyy): 25/09/2025
Period To (dd/mm/yyyy): 25/09/2025
Payment Ref ID: 2002726562/22/2025
Dept Ref ID/DRN: 2002726562/22/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002726562/22/2025	Property Registration- Stamp duty	0030-02-103-003-02	74521
2	2002726562/22/2025	Property Registration- Registration Fees	0030-03-104-001-16	5600
3	2002726562/22/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 80421

IN WORDS: EIGHTY THOUSAND FOUR HUNDRED TWENTY ONE ONLY.

Major Information of the Deed

Deed No :	I-0208-07904/2025	Date of Registration	25/09/2025
Query No / Year	0208-2002726562/2025	Office where deed is registered	
Query Date	24/09/2025 3:22:58 AM	A.D.S.R. KATWA, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Shib Sankar Midya Katwa, Thana : Katwa, District : Purba Bardhaman, WEST BENGAL, PIN - 713130, Mobile No. : 9734890834, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 16,19,89,895/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 5,600/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Katwa, Municipality: KATWA, Road: Katwa - Kalna Road, Road Zone : (Katwa Municipality - Adjacent to Road & upto 200 ft from main road --) , Mouza: Atuhat Chak , Ward No: 14, Holding No:198
JI No: 19, Pin Code : 713130

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	LR-242 (RS :-)	LR-720	Other Commercial Usage	Bastu	0.79 Acre	5,00,000/-	16,19,89,895/-	Property is on Road
Grand Total :					79Dec	5,00,000 /-	1619,89,895 /-	

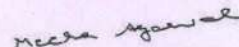
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Jawala Tea Private Limited Panache Apartment, Block/Sector: Tower- 6, Flat No: Unit No. 21d, 3 Mahisbatan, City:- Bidhannagar, P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Date of Incorporation:XX-XX-1XX8 , PAN No.:: aaxxxxxx6h,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	GGL HOUSING PRIVATE LIMITED Panache Apartment, Block/Sector: Tower 6, Flat No: Unit No. 21D, 3 Mahishbathan, City:- Bidhannagar, P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Neera Agarwal (Presentant) Daughter of Mr Ratan Lal Agarwala Date of Execution - 24/09/2025, , Admitted by: Self, Date of Admission: 24/09/2025, Place of Admission of Execution: Office		 Captured	
	Sep 24 2025 4:28PM	LTI 24/09/2025	24/09/2025	
	Panache Apartment, Block/Sector: Tower 6, Flat No: Unit No. 21D, 6 Mahisbathan, City:- Bidhannagar, P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: adxxxxxx4d, Aadhaar No: 87xxxxxxxx5221 Status : Representative, Representative of : Jawala Tea Private Limited (as The director)			
2	Name	Photo	Finger Print	Signature
	Shri Khushal Agarwal Son of Mr Lalit Kumar Agarwal Date of Execution - 24/09/2025, , Admitted by: Self, Date of Admission: 24/09/2025, Place of Admission of Execution: Office		 Captured	
	Sep 24 2025 4:29PM	LTI 24/09/2025	24/09/2025	
	10/1 Diamond Harbour Road, City:- Not Specified, P.O:- Mominpur, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: BKxxxxxx5C, Aadhaar No: 68xxxxxxxx6683 Status : Representative, Representative of : GGL HOUSING PRIVATE LIMITED (as The director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Biplab Ghosh Son of Mr Dinabandhu Ghosh Natungram 2, City:- Not Specified, P.O:- Kaichar, P.S:-Mangalkote, District:-Purba Bardhaman, West Bengal, India, PIN:- 700145		 Captured	
	24/09/2025	24/09/2025	24/09/2025
Identifier Of Smt Neera Agarwal, Shri Khushal Agarwal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Jawala Tea Private Limited	GGL HOUSING PRIVATE LIMITED-79 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Katwa, Municipality: KATWA, Road: Katwa - Kalna Road, Road Zone : (Katwa Municipality - Adjacent to Road & upto 200 ft from main road --), Mouza: Atuhat Chak, , Ward No: 14, Holding No:198
 JI No: 19, Pin Code : 713130

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 242, LR Khatian No:- 720	Owner:জোয়লা টী লিমিটেড এর সঙ্গে, Gurdian:ডাইরেক্টর , Address:১৭৬ যমুনালাল বাজার স্ট্রীট কোলকাতা , Classification:শালি, Area:0.79000000 Acre,	Jawala Tea Private Limited

Endorsement For Deed Number : I - 020807904 / 2025

On 24-09-2025

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

Presented for registration at 14:00 hrs on 24-09-2025, at the Office of the A.D.S.R. KATWA by Smt Neera Agarwal ,

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 16,19,89,895/-

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

Execution is admitted on 24-09-2025 by Smt Neera Agarwal, The director, Jawala Tea Private Limited (Private Limited Company), Panache Apartment, Block/Sector: Tower- 6, Flat No: Unit No. 21d, 3 Mahisbatan, City:- Bidhannagar, P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Indetified by Mr Biplab Ghosh, , Son of Mr Dinabandhu Ghosh, Natungram 2, P.O: Kaichar, Thana: Mangalkote, , Purba Bardhaman, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-09-2025 by Shri Khushal Agarwal, The director, GGL HOUSING PRIVATE LIMITED (Private Limited Company), Panache Apartment, Block/Sector: Tower 6, Flat No: Unit No. 21D, 3 Mahishbathan, City:- Bidhannagar, P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Indetified by Mr Biplab Ghosh, , Son of Mr Dinabandhu Ghosh, Natungram 2, P.O: Kaichar, Thana: Mangalkote, , Purba Bardhaman, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Law Clerk

Bibhas Sarkar

**Bibhas Sarkar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KATWA
Purba Bardhaman, West Bengal**

On 25-09-2025

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,600.00/- (B = Rs 5,000.00/- ,E = Rs 600.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 5,600/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/09/2025 1:44PM with Govt. Ref. No: 192025260288548768 on 25-09-2025, Amount Rs: 5,600/-, Bank: SBI EPay (SBlePay), Ref. No. 8981592574319 on 25-09-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by , by Stamp Rs 500.00/-, by online = Rs 74,521/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs. 500.00/-, Date of Purchase: 03/09/2025, Vendor name: S. Ball

2. Stamp: Type: Impressed, Serial no 13132, Amount: Rs. 500.00/-, Date of Purchase: 03/09/2025, Vendor name: S. Ball
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/09/2025 1:44PM with Govt. Ref. No: 192025260288548768 on 25-09-2025, Amount Rs: 74,521/-, Bank: SBI EPay (SBIPay), Ref. No. 8981592574319 on 25-09-2025, Head of Account 0030-02-103-003-02

Bibhas Sarkar

Bibhas Sarkar

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KATWA
Purba Bardhaman, West Bengal**

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0208-2025, Page from 143412 to 143436
being No 020807904 for the year 2025.



Bibhas Sarkar

Digitally signed by BIBHAS SARKAR
Date: 2025.09.25 15:55:58 +05:30
Reason: Digital Signing of Deed.

(Bibhas Sarkar) 25/09/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KATWA
West Bengal.