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D/w. 1700785

Y/Caro. 1144

Ganesh Roy

Hitesh Roy

Rupak Singha

Samir Singha

Amit Singha

COZY NEST LLP

Ajanta A. Janta
Designated Partner

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT IS MADE ON THIS THE 09th DAY OF SEPTEMBER 2021 (TWO THOUSAND TWENTY ONE).

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


Addl. District Sub-Registrar,
Siliguri-II at Bagdogra

14 SEP 2021

Ganesh Ray



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SL NO. 10765 Date 18.8.2021
PURCHASER COZY NEST LLP
Full Address BHAKTINAGAR
Total Value 1000/-
Stamp Purchased from JPG Treasury-1



STAMP VENDOR
JAYA RANI DAS
Licence No. 1 of 99-2000
A.P.D.S.R Office, Rajmnl, Jalpaiguri

Ganesh Ray



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Hitesh Roy



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Koipak Singha



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Samir Singha

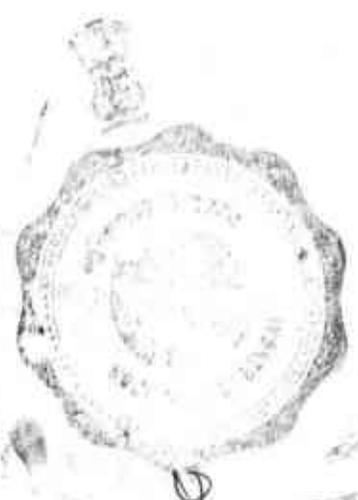


7919

Amit Singha



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Rabi Singh

S/o - Lt. Kharsan Prasad Singh
Savoke Road, Siliguri-01
Rajjelling, West Bengal.

COZY NEST LLP
Aruno Agowal
Designated Partner

Ganesh Roy
Hitesh Roy
Dipak Singha
Samir Singha
Amit Singha

COZY NEST LLP
Ajay Agarwal
Designated Partner

BETWEEN

1. **SRI GANESH ROY (AADHAR: 357135642671, PAN: BJWPR6018R)** Son of Sri Surendra Nath Roy,
2. **SRI HITESH ROY (AADHAR: 748384892850, PAN: AGLPR2187G)** Son of Sri Surendra Nath Roy,
3. **SRI DIPAK SINGHA (AADHAR: 447870724509, PAN: IZJPS8089H)** Son of Sri Kalidas Singha,
4. **SRI SAMIR SINGHA (AADHAR: 235996094124, PAN: NCKPS6352E)** Son of Sri Kalidas Singha,
5. **SRI AMIT SINGHA (AADHAR: 436943510773, PAN: GBAPS6608R)** Son of Sri Kalidas Singha,

All Hindu by religion, Indian by Nationality, No.1, 3-5 Business and No.2 Service by Occupation, all residing at Helapakuri Jote, P.O. New Rangia-734013, P.S. Matigara, District- Darjeeling ----- hereinafter collectively and jointly called the **OWNERS/FIRST PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, representatives, administrators and assigns) of the **FIRST PART**.

AND

M/s. **COZY NEST LLP (PAN : AAPFC6736L)**, a partnership firm having its office at Nirvana Homes, Opp Nirmala Convent School, 2nd Mile Sevoke Road, P.O. Siliguri-734001, PS: Bhaktinagar, District Jalpaiguri in the State of West Bengal represented by one of its partners **SRI AJAY KUMAR AGARWAL (PAN ; ACWPA6352P, AADHAR: 594365412224)** Son of Sri Pawan Kumar Agarwal, Indian by Nationality, Hindu by religion, Business by Occupation, resident of Nirvana Homes, Opp Nirmala Convent School, 2nd Mile Sevoke Road, P.O. Siliguri-734001, PS: Bhaktinagar, District Jalpaiguri hereinafter called the "**DEVELOPER/SECOND PARTY**" (which expression shall unless excluded by or repugnant to the context be deemed to include its partners, executors, successors in office, representatives, administrators and assigns) of the **SECOND PART**.

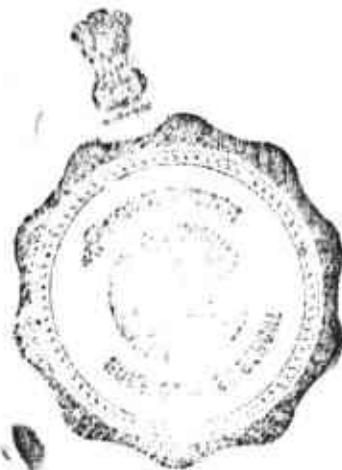
1. Ganesh Roy
2. Hitesh Roy
3. Deepak Singha
4. Samir Singha
5. Amit Singha

COZY NEST LLP

Ajay Agarwal
Designated Partner

WHEREAS:-

1. One **NANDALAL SINGHA** was the recorded owner of the R.S. Plot No.219 recorded in the R.S. Khatian No.2/1 situated within the Mouza Jitu in the District of Darjeeling.
2. Possessing the aforesaid land the above named **NANDALAL SINGHA** died intestate leaving behind his following legal heirs to inherit all his movable and immovable properties:-
 - a. SURENDRA NATH ROY (SON)
 - b. KALIDAS ROY (SON)
 - c. MAHENDRA SINGH ROY (SON)
 - d. KHANEK SWARI SINGHA (DAUGHTER)
 - e. BALANESHWARI SINGHA (DAUGHTER)
 - f. KAMALA ROY alias KAMALA RANI SINGH ROY (DAUGHTER)
3. The above named **SURENDRA NATH ROY, KALIDAS ROY and MAHENDRA SINGH ROY** acquired land measuring 110 Decimal out of which land measuring 40 decimal appertaining to R.S. Plot No.219 of Mouza Jitu recorded in the R.S. Khatian No. 148/5 in the District of Darjeeling by virtue of a Deed of Sale duly executed by their two sisters **KHANEK SWARI SINGHA and BALANESHWARI SINGHA** registered in the office of the Sub Registrar, Siliguri recorded in the Book No. I, Document No. 4724 for the year 1977.
4. The above named **SURENDRA NATH ROY, KALIDAS ROY and MAHENDRA SINGH ROY** acquired land measuring 139 Decimal out of which land measuring 20 decimal appertaining to R.S. Plot No.219 of Mouza Jitu recorded in the R.S. Khatian No. 148/5 in the District of Darjeeling by virtue of a Deed of Sale duly executed by their sister **KAMALA RANI SINGHA ROY** registered in the office of the Sub Registrar, Siliguri recorded in the Book No. I, Document No. 5576 for the year 1976.



Advt. Dist-Sub Registrar
Karnataka Bankers Dist. Registrar

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Dipak Singha

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5. The above named **SURENDRA NATH ROY** and **KALIDAS ROY** acquired land measuring 41 Decimal appertaining to R.S. Plot No.219 corresponding to L.R. Plot No. 708 of Mouza Jitu recorded in the R.S. Khatian No. 148/5 in the District of Darjeeling by virtue of a Deed of Gift duly executed by his brother **MAHENDRA SINGHA** alias **MAHENDRA NATH SINGHA** registered in the office of the Additional District Sub Registrar, Bagdogra recorded in the Book No. I, Document No. 5266 for the year 2014.
6. As such the above named **SURENDRA NATH ROY** and **KALIDAS ROY** became the absolute owner of land measuring 120 decimal appertaining to R.S. Plot No. 219 and possessing the aforesaid land during the settlement survey(L.R) prayed before the office of the B.L.&.L.R.O, Matigara to mutate the land in their names and the said office after proper verification of all the records duly mutated the land in their respective names and opened up the L.R. Khatians No.44/1, 200/4, 2018, 2019 in their respective names.
7. The above named **SURENDRA NATH ROY** gifted his aforesaid land measuring 60 decimal appertaining to R.S. Plot No.219 corresponding L.R. Plot No.708 of Mouza Jitu recorded in the L.R. Khatian No. 200/4 and 2019, P.S. Matigara, District-Darjeeling to his two sons namely **SRI GANESH ROY** and **SRI HITESH ROY** by virtue of a Deed of Gift duly registered in the Office of the Additional District Sub Registrar, Siliguri-II at Bagdogra recorded in the Book No. I, Document No. 4642 for the year 2020.
8. The above named **KALIDAS ROY** gifted his aforesaid land measuring 62 decimal appertaining to R.S. Plot No.219 corresponding L.R. Plot No.708 of Mouza Jitu recorded in the L.R. Khatian No. 44/1 and 2018, P.S. Matigara, District-Darjeeling to his two sons namely **SRI DIPAK SINGHA**, **SRI SAMIR SINGHA** and **SRI AMIT SINGHA** by virtue of a Deed of Gift duly registered in the Office of the Additional District Sub



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10 SEP 2024

Ganesh Roy
Hitesh Roy
Dipak Singha
Samir Singha
Amit Singha

COZY NEST LLP
Amit Singh
Designated Partner

Registrar, Siliguri- II at Bagdogra recorded in the Book No. I, Document No. 3844 for the year 2020.

9. The above named **SRI GANESH ROY, SRI HITESH ROY, SRI DIPAK SINGHA, SRI SAMIR SINGHA and SRI AMIT SINGHA** also purchased land measuring 1.6271 decimal or 710 Square Feet appertaining to R.S. Plot No.261, 217 corresponding L.R. Plot No.706/784, 707 of Mouza Jitu recorded in the L.R. Khatian No. 1842, P.S. Matigara, District-Darjeeling by virtue of a Deed of Conveyance duly executed by **SHASHI KANTA SINGHA** duly registered in the Office of the Additional District Sub Registrar, Siliguri- II at Bagdogra recorded in the Book No. I, Document No. 3702 for the year 2021.

10. The aforesaid total land of **SRI GANESH ROY, SRI HITESH ROY, SRI DIPAK SINGHA, SRI SAMIR SINGHA and SRI AMIT SINGHA** situated with the Jitu Mouza, recorded in following L.R. Khatian Nos. in the District of Darjeeling more particularly described in the **Schedule - A** herein under having permanent, heritable and transferable right, title and interest therein.

NAME	L.R.KHATIAN NO.	AREA IN DECIMAL
GANESH ROY	2681	30.00
HITESH ROY	2680	30.00
DIPAK SINGHA	2676	20.67
SAMIR SINGHA	2679	20.67
AMIT SINGHA	2682	20.66
GANESH ROY, HITESH ROY, DIPAK SINGHA, SAMIR SINGHA & AMIT SINGHA	1842	01.6270
TOTAL		123.6271

11. The owners above named being desirous of constructing a commercial cum residential complex (mixed use) on the scheduled plot of land but not being in a position to put their contemplation and scheme into action due to preoccupation & inadequate expertise was in



10 SEP 2021

Ganesh Roy

Hitesh Roy

Neeraj Singh

Saniv Singha

Amit Singha

COZY NEST LLP

Ajay Agarwal
Designated Partner

search of a developer who could construct the commercial cum residential complex (mixed use) complex.

12. The Second Party is a bonafide Developer / Promoter / Contractor / Builder having partners who have experience in design and construction along with adequate resources of finance for construction of multistoried building and also has got goodwill and reputation and have agreed to construct a residential cum commercial complex (mixed use buildings) on the aforesaid land and has agreed on the terms and conditions stated hereunder.
13. The said premise is free from all encumbrance, charges, liens, lis pendens, mortgages and attachments howsoever.
14. The Owners have agreed to grant an exclusive right of development of the aforesaid said land in favor of the Developer for the consideration and on the terms and conditions stated hereinafter. However, the Developer shall be at liberty to appoint contractors, if required, for the development of the premises.
15. On, at or before execution of this agreement of development both the parties hereof had made certain assurances/ statements/ representations to each other and relying thereon in good faith both the parties have agreed to undertake development of the below scheduled landed property on the terms and conditions hereinafter appearing.
16. For better understanding and clarity, this agreement is divided into following parts and its sub parts, list of the same is as follows:



ADD. Div. Six Register
Office of the Registrar, New York

10 SEP 1954

Ganesh Roy
Hitesh Roy
Dipak Singha
Samir Singha
Amit Singha

COZY NEST LLP
Atminder Aggarwal
Designated Partner

ARTICLE I - DEFINITIONS

In this Agreement, unless otherwise specifically mentioned.

1.1: The Owners shall mean the said **SRI GANESH ROY, SRI HITESH ROY, SRI DIPAK SINGHA, SRI SAMIR SINGHA and SRI AMIT SINGHA** the aforesaid persons having whatsoever right, title and interest that they have in respect of the land described in the schedule A hereunder written and also their heirs, legal representatives, executors, nominee(s), assigns and constituted attorney.

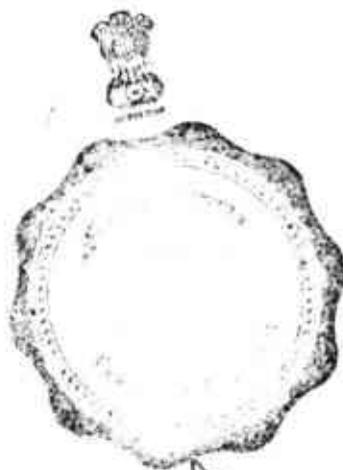
1.2: Developer shall mean the said M/s **COZY NEST LLP** and its partners and also executors, successors in office, representatives, administrators and assigns at all materials times.

1.3: Premises shall mean that entire piece and parcel of the land more fully and particularly described in the **Schedule-A** hereunder written.

1.4: Building(s) shall mean the multistoried residential use complex building to be constructed at the said premises as per the plan(s) to be sanctioned by the designated authority.

1.5: Unit shall mean the constructed area and / or spaces in the building intended to be built and / or constructed capable of being occupied and enjoyed separately as a distinct entity at the building to be constructed at the said premises.

1.6 : Super built-up area shall mean the total constructed area which will include corridors, staircases, passageways, water tanks, reservoirs, area used for providing common facilities to the occupants like gym, games room, community hall, swimming pool etc together with the width of the walls and such other areas used for accommodating common services to the building to be constructed at the said premises.



Addl. Dist. Sub Registrar
Shri-11 at Baidyapur, Dist. Darjeeling

10 SEP 2024

Ganesh Roy

Hitesh Roy

Klipak Singha

Samin Singha

Amit Singha

COZY NEST LLP

Aruno Agarwal
Designated Partner

1.7 : Architect shall mean any qualified person or other qualified association of persons, whether incorporated or not, whom the Developer may appoint from time to time as the Architect for designing and planning of the building/s to be constructed at the said premises.

1.8: Saleable Area shall mean the space or spaces in the new building available for independent use and occupation after making due provisions of common facilities and the space required therefore and car parking space.

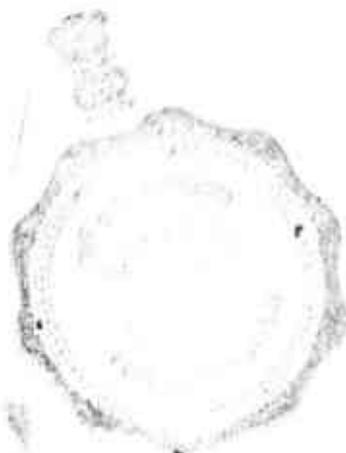
1.9: Owners Allocation shall mean 38.5% (Thirty Eight Point Five) per cent of the entire construction including super built up area -{less} 3305 Square Feet of the residential flat area together with the undivided proportionate right, title and interest in the land and attributed to the said area in use thereof in the said premises upon construction of the said building including proportionate Car Parking Space. It is imperative to mention that the owners allocation area after the deduction of the aforesaid 3305 square feet shall be spread in all the floors of the building.

1.10: Developer's allocation shall mean 61.5% (Sixty One Point Five per cent) of the entire construction including super built up area in addition to it 3305 Square Feet of the residential flat area together with the undivided proportionate right, title and interest in the land and attributed to the said area in use thereof in the said premises upon construction of the said building including proportionate Car Parking Space.

1.11: The owners shall jointly execute a power of Attorney in favor of the Developer for executing the necessary documents in respect of construction of the building.

1.12: The owners authorizes the developer and assigns them the sale rights of the Developer's allocation and in addition to it 3305 Square Feet of the residential flat area only

1.13: Transfer with its grammatical variations and cognate expressions shall include transfer by delivery of possession and by any other means adopted for



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Ganesh Roy
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COZY NEST LLP
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Designated Partner

effecting what is understood as a transfer of space in a multistoried building to purchasers thereof.

1.14: Transferee shall mean a person, persons, Firm, limited company, Association of Persons to whom any space and / or unit in the building to be constructed at the said premises have been transferred.

1.15: Word importing singular shall include plural and vice versa.

1.16: Word importing gender shall include all the other genders, i.e. masculine, feminine and neutral gender.

ARTICLE- II - COMMENCEMENT

2.0: This agreement shall be deemed to have commenced on and with effect from the date of its execution or from the date of clear site handover or completion of all land documents, whichever is later.

ARTICLE -III - OWNERS RIGHT & REPRESENTATIONS

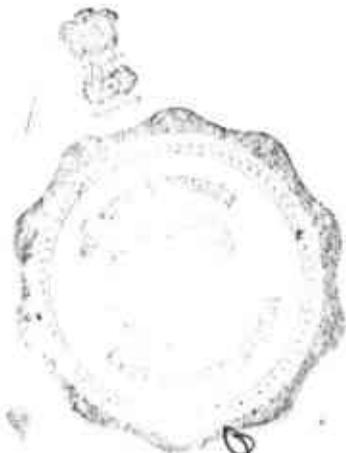
3.1 : The owners are absolute seized and possessed or otherwise well and sufficiently entitled to all that the entirety of the said premises , more fully and particularly described in the Schedule A hereunder written.

3.2: Excepting the owners, no other person has any claim or interest and / or demand over and in respect of the said premises and / or any portion thereof.

3.3: The said premises is free from all encumbrance, lien's, lis pendens, attachments, trusts, acquisitions, requisitions whatsoever and howsoever.

3.4: The said land is not vested under the Urban land (Ceiling & Regulation) Act, 1976.

3.5.: There is no subsisting agreement for sale and / or development of the said premises with any other party or parties by the owner or any of them or any person claiming under them.



70 SEP 2004

Ganesh Roy
Ajayesh Roy
Deepak Singh
Savit Sinha
Amit Singh
COZY NEST LLP
Ajayesh Roy
Designated Partner

ARTICLE - IV - DEVELOPER'S RIGHT

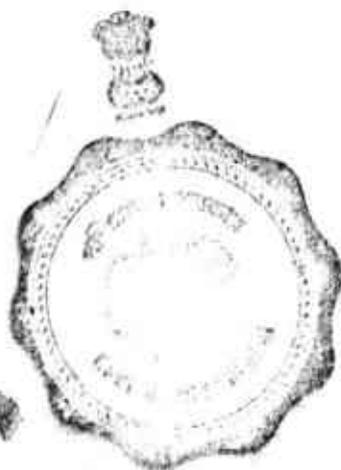
4.1: The Owners hereby grants, subject to the provisions contained herein, exclusive right to the Developer to build upon and to commercially exploit the said premises in accordance with the approved plan without any violation thereof.

4.2: All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer at its own cost and shall be signed by the Owners and / or the Developer (through duly authorized representative in that behalf) and submitted by the Developer at the Developer's own costs and expenses for sanction.

4.3: The Developer shall be entitled absolutely to its respective space and areas (**developer's allocation only**) and shall be at liberty to deal therewith in any manner it deems fit and proper subject however to the general restrictions for mutual advantage inherent in the ownership Unit/s. It will also be at liberty to enter into agreement for sale of areas from the developer's allocation and receive the full consideration for the same.

4.4: The owners will execute and register a unconditional Power of Attorney in favor of the Developer for executing Agreement for Sale with intending purchasers and subsequently the Deed of Conveyances in favor of such intending customers for only the developer's allocation by the Developer and receiving advance money there for.

4.5: The Developer is fully authorized to develop the aforesaid land by constructing the multistoried building on the below scheduled land and keep handing over the owners allocation as and when possible during the construction phase to the owner and take possession and delivery of the developer's allocation and deal with developer's allocation only with prospective purchasers as it deems fit and proper. The Developer is entitled to enter into agreement for sale with intending purchasers for only the



Adl. Asst. Sub Registrar
Mysore District, Mysore

70 SEP 2021

Ganesh Ray

Hitesh Roy

Kripak Singh

Savitri Sinha

Amit Singh

COZY NEST LLP

Amit Singh
Designated Partner

developer's allocation and receive the advance money and other payments there from at any stage.

4.6: That the Developer hereof shall be required to register itself as developer / promoter under the prevalent law, if and as applicable and for that the Owners, if required, shall sign, execute application forms, documents, papers etc.

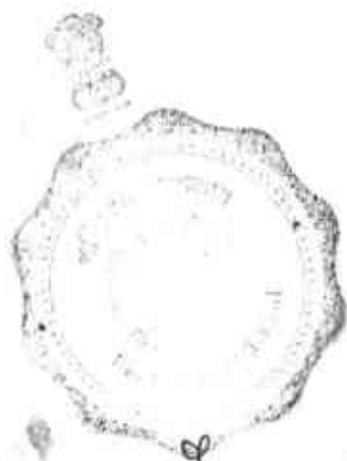
ARTICLE V- CONSIDERATION

5.1: In consideration of the owners allowing the Developer to develop the said premises the Developer shall allocate owner's area as mentioned in Clause No. 1.9 under Article - 1, Definitions hereinabove.

ARTICLE VI - PROCEDURE

6.1 : The land owners shall sign execute and register a General Power of Attorney in favor of one of the partner of the developer - firm M/s **COZY NEST LLP** for (a) compliance with the obligations on the part of the developer to be observed, fulfilled and performed hereunder (b) the proper and uninterrupted exercise of implementing the right and authorities granted or intended to be granted to the developer hereunder (including those relating to entering into agreement to sell, receive advances or part payment from intending purchasers, Deed of Conveyances for only the developer's allocated share).

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



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6.3: The owners agrees not to revoke the power of attorney granted unconditionally by the owners for the purpose and as herein contained during the subsistence of this agreement not prejudicial to the original intent & contents of the agreement.

ARTICLE VII - SPACE ALLOCATION

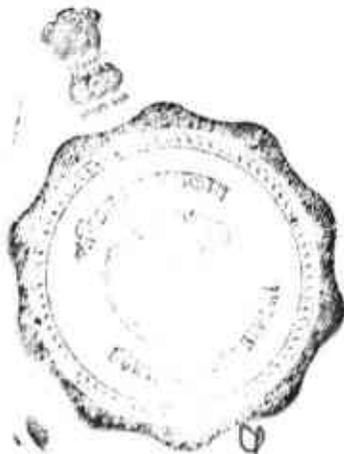
7.1 : The Developer after the execution and registration of these presents will appoint architects, engineers to make out building plans, drawings and after getting them sanctioned from the appropriate authorities, the developer shall mark, demarcate and allot 38.5% of the entire construction including super built up area -{less} 3305 Square Feet of the residential flat as the owners allocation and shall retain the balance 61.5% of the entire construction including super built up area in addition to it 3305 Square Feet of the residential flat area as its allocation, so as to both the owners and developers can sale their respective areas.

7.2: The Developer shall on completion of the new building, put the Owners in undisputed possession of the owners allocation together with all right in common in the common portions and common facilities.

7.2: Subject as aforesaid, the common portion of the said new building or buildings and open spaces shall belong to the owners and developer in proportion to their sharing ratios.

7.3: The owners shall be entitled to own, enjoy, possess, transfer, obtain advance or part payment from an intending purchaser / tenant or otherwise deal with the owners allocation in the new building/s at their will, subject to the conditions laid down elsewhere in this agreement.

7.4: The Developer shall, subject to the provisions herein contained, be exclusively entitled to the developer's allocation in the new building/s with exclusive right to enter into agreement for sale / Deed of Sale/transfer or otherwise deal with the same without any right, claim or interest whatsoever



Adm. Dist. Silk Registrar
District of Bangalore, Dist. Directorate

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therein of the owners and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.

7.5: The owners shall execute General Power Attorney appointing any of the partner of the Developer so that the proper Deed(s) of Conveyance be executed and registered in respect of the proportionate undivided share or interest in the land attributable to the developer's allocation portions in favor of the developer or its nominee in such part or parts as shall be required from time to time.

7.6: It is understood and agreed by the parties that this agreement envisages sharing of saleable space, not sharing of sales proceeds.

ARTICLE VIII - BUILDING

8.1: The Developer shall at its own costs, construct, erect and complete the new building/s at the said premises in accordance with the sanctioned plan with good and standard materials as will be specified by the Architect from time to time. It is imperative to mention here that the building plan shall be prepared as per the specification and guidelines of SJDA/ Gram Panchayat rules.

8.2 : The Developer shall install and erect in the said new building/s at its own costs as per specification and drawings provided by the architect, pumps, tube well, water storage tanks, and provide lifts, electrifications, generators, permanent electric connection (and until permanent electric connection is obtained temporary electric connection shall be provided) and other facilities as are required to be provided in the proposed residential complex having self-contained units for sale of constructed area therein on ownership basis.

8.3 : The Developer shall be authorized in the name of the owners so far as is necessary, to apply for and obtain buildings materials for the construction of the buildings and to similarly apply for and obtain temporary and permanent connections of water, electricity power, drainage , sewerage to the new



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Hitesh Roy

Aleek Singh

Savin Sinha

Amit Singh

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buildings and other inputs and facilities required for the construction and enjoyment of the building(s) for which purpose the owners shall also execute power(s) of attorney in favor of the Developer as shall be required by the Developer. All costs charges and expenses there for shall be borne and met by the Developer.

8.4: All costs, charges and expenses, including architect's fees during the construction of the building/s at the said premises shall be borne by the developer and the owners shall bear no responsibility & liability in this context, provided that the owners shall perform all the obligations required of them under this agreement in a diligent and sincere manner.

8.5: The developer shall provide at its own cost main switch, socket, etc. water pipeline, sewerage connection in portion of the owners allocation.

ARTICLE IX - COMMON FACILITIES

9.1: The Developer shall pay and bear Panchayat taxes, insurance premium and other statutory outgoing as would be levied by the Government or any statutory authority in respect of the said premises accruing as and from the date of handing over vacant possession by the owner to the Developer till date of the owner receiving the owner's allocation as stated herein in the new buildings and thereafter the developer and / or its nominee(s) or transferees shall bear such taxes, fees, etc in respect of the developers allocation only.

9.2: As soon as the new building(s) is/ are completed, the Developer shall give written notice to the owner requiring the owner to take possession of the owner's allocation in the building(s) and at all times thereafter. The owner shall be exclusively responsible for payment of all Panchayat and property taxes, rates, dues and other public outgoing and impositions whatsoever (hereinafter for the sake of brevity referred to as the said taxes) with effect from the date of delivery of possession of the said owner's allocation, payable in respect of the said owner's allocation; the said Rates/ taxes to be apportioned pro-rata with reference to the saleable place in the building/s if they are levied on the building/s as a whole.



Add. Dist. Sec. Registrar
Muzaffarabad District, Muzaffarabad

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

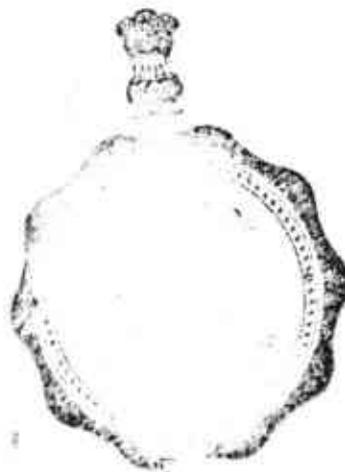
9.4 The developer shall be entitled to charge separately for the Transformer, electricity main line cost, generator and collapsible gates if provided to the occupants of the complex both residential and commercial. The charges are irrespective of the Developers/owners allocation area. It is mutually agreed in between the parties hereof that the Developer shall not be charging any electricity charges for the 10(ten) number of residential flats units out of the total owners allotted area.

ARTICLE X - COMMON RESTRICTIONS

10.1: The owners allocation in the new building at the said premises shall be subject to the same restriction on transfer and use as are applicable to the developer's allocation in the new building/s intended for the common benefits of all occupiers of the new building/s which shall include the following.

10.2 : The owners / developer shall not use or permit to use the owners allocation / developer's allocation in the new building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupier's of the new building/s.

10.3: Neither party shall demolish nor permit demolition of any wall or other structure in their respective allocations are any portion thereof or make any structural alteration therein without the previous consent of the other in writing in this behalf.



Adml. Dist. Sub Registrar
Muzaffargarh at Muzaffargarh, Dist. Muzaffargarh

10 SEP 2007

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Niripak Singha
Samir Singha
Amit Singha

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Aruno Agarwal
Designated Partner

10.4: Neither party shall transfer or permit transfer of their respective allocations or any portion thereof unless the proposed Transferees have given a written undertaking to be bound by the terms and conditions hereof and to duly and promptly pay all and whatsoever which shall be payable in relation to the area in this possession.

10.5: Both the parties shall abide by all laws(including the law on taxation like GST, Income tax), bye-laws, rules and regulations of the Government, local bodies and shall attend to, answer and be responsible for any deviation, violation and / or breach of any of the said laws, bye-laws, rules and regulations.

10.6: The respective allottees shall keep the interior and wall, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc in each of their respective allocations in the new buildings in good working condition and repair and in particular so as not to cause any damage to the new building or buildings or any part thereof and shall keep each other and other occupiers of the said building/s indemnified from and against the consequences of any breach.

10.7: The parties hereto shall not do or cause or permit to be done any act or thing(s) which may render void or voidable any insurance of the new building or buildings or any part thereof and shall keep each other and other occupiers of the said building/s harmless and indemnified from and against the consequences of any breach.

10.8: No goods or other items/ materials shall be kept by the owners or by the Developer for display or otherwise in the corridors or other places for common use in the new building/s and no hindrance shall be caused in any manner in the free movement in the corridors and other places for common use in the new building/s and in case any such hindrance is caused, the developer or the owners, as the case may be, shall be entitled to remove the same at the risk and cost of the other.



7 SEP 2021

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Hitesh Roy
Dipak Singh
Samir Sinha
Amit Singh

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Ajay Agarwal
Designated Partner

10.9 : Neither party shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the new building(s) or in the compounds corridors or any other portion or portions of the new building/s.

ARTICLE XI - OWNER'S OBLIGATIONS

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

11.2: The owners hereby agree and covenants with the developer not to do any act or deed or thing whereby the developer may be prevented from executing Agreement to Sell, accept advance or part payment, execute Deed of Sale/conveyance against the Developer's allocation in the new building.

11.3: The owners hereby agrees and covenants with the developer not to let out, mortgage, and / or charge the said premises or any portion thereof without the consent in writing of the developer during the period of construction. However, the owners shall always have the right to enter into agreement for sale / lease and transfer in respect of the owners' allocation.

11.4: The owners hereby agrees and covenants with the developer that the developer shall pay a sum of Rs.95,00,000/- (Rupees Ninety Five Lakhs) only out of which Rs.70,00,000/- (Rupees Seventy lakhs) only on or before or the signing these presents and balance Rs.25,00,000/- (Rupees Twenty Five Lakhs) only shall be paid after the sanctioning of the Building Plan.

11.5: The owners shall be obliged to execute and register General Power of Attorney or conveyances as required by the Developer in favor of the developer and / or his nominees for transfer of developer's allocation and the Developer shall also sign as Confirming Party in the Conveyance Deeds of the Land Owner's Allocation.

11.6: The owners shall at the time of signing these presents shall hand over all the original title deeds, documents, khatians, khazana receipts and all other

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Nirpak Singla
Samir Sinha
Amit Singha

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Anand Aggarwal
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documents of the land forming subject matter of these presents so that the Developer can produce them to various government departments as and when required.

11.7: The owners shall be solely liable for the payment of the Goods & Service Tax (GST) in respect of the owners allocation area. The GST amount shall be collected by the Developer from the land owners.

ARTICLE XII - DEVELOPER'S OBLIGATIONS

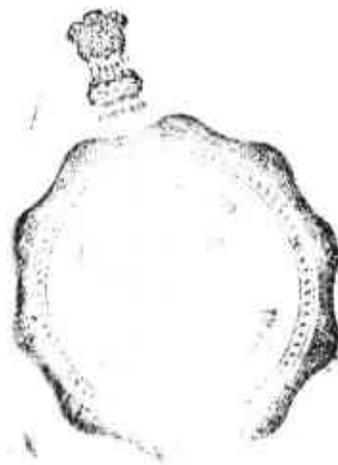
12.1: The developer shall construct such maximum area as can be constructed on the said land permissible under the building rules and regulations and bye-laws of appropriate authority in conformity with the sanctioned plan as aforesaid.

12.2: The developer hereby agrees and covenants with the owner not to do any act, deed or thing whereby the owners are prevented from enjoying, selling, assigning and / or disposing of any of the owners allocation in the new building/s at the said premises , subject to the terms and conditions herein contained.

12.3: That cost of preparation and execution of all documentation / agreement(s), plan(s) in connection with construction of the building(s) along with legal and registration cost shall be borne by the developer.

12.4: That the developer shall construct the multistoried building in good order and shall use standard quality of materials as may be specified by the Architect from time to time and such recommendation of the Architect shall be acceptable to the parties hereto.

12.5: That the developer shall be solely liable and responsible to look after, supervise, manage and administer the progress and day to day work of construction of the proposed multistoried buildings.



Advt. Post-Sub Registrar
District of Channarayana Taluk 25/09/2024

10 SEP 2024

Ganesh Roy
Hitesh Roy
Akshay Singh
Samir Sinha
Amit Singh

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Amit Singh
Designated Partner

12.6: That the developer shall solely be liable and responsible to settle all issues, disputes related to construction of buildings at its own cost. All the construction hazards including the workmen issues shall be settled by the Developer party at its own cost & expenses and in compliance with/ adherence to the extent law in regard to such matters.

12.7: The developer shall obtain all statutory and mandatory licenses, registrations, sanctions, permissions, consent etc. from the appropriate authority as applicable from time to time.

12.8: The Developer shall get itself registered under The Real Estate (Regulation and Development) Act, 2016 and / or The West Bengal Housing Industry Regulation Act, 2017, as the case may be as and when the provisions of the said become applicable to the Developer.

12.9: The Developer shall abide by and comply with all Labour Laws in relation to employment of manpower, directly or indirectly, for construction of the building ; all laws including bye-laws, rules & regulations , whether statutory, mandatory or local regarding construction of building on the owner's land and the owner shall have no liability or responsibility whatsoever in this regard .

12.10: The developer shall complete in all respects the construction of the building within (48) Forty Eight calendar months from the end of the month in which sanction of the building plan is obtained. Provided that, in exceptional circumstances or the circumstances beyond the human control or nature of acts or pandemic and consequential lock downs etc, the said time period for completion of construction shall be extended.

ARTICLE XIII - OWNER'S INDEMNITY

13.1 : The owners hereby undertakes that the developer shall be entitled to developer's allocation of the said construction and shall enjoy its allocated space without any interference and / or disturbance provided the developer



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70 SEP 2021

Ganesh Roy
Hitesh Roy
Dipak Singha
Samir Singha
Amit Singha

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Amit Singh
Designated Partner

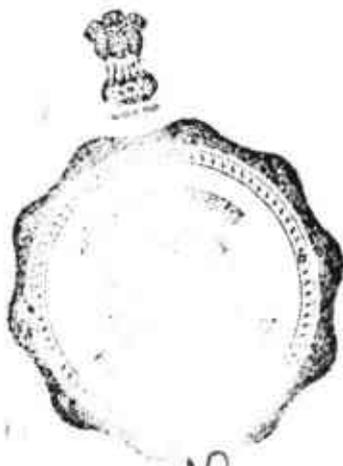
whole flat area then the fraction area shall be adjusted in monetary value at a mutually agreed rates. For better clarity and understanding the owners allocation of 38.5% -{less} 3305 Square Feet of the residential flat area as stated herein above shall be distributed in between the owners in the following manner:-

NAME	% share of owners allocation of 38.5%
GANESH ROY	24.59%
HITESH ROY	24.59%
DIPAK SINGHA	16.94%
SAMIR SINGHA	16.94%
AMIT SINGHA	16.94%
TOTAL	100.00%

ARTICLE XVI - DEVELOPERS ALLOCATION

16.1: Developer's allocation shall mean 61.5% (Sixty One Point Five per cent) of the entire construction including super built up area in addition to it 3305 Square Feet of the residential flat area of the proposed building, the common area of the proposed building together with the undivided proportionate right, title and interest in the land and attributed to the said area in use thereof in the said premises upon construction of the said building including proportionate Car Parking space.

16.2: The developer shall, in respect of developer's allocation, be entitled to enter into agreement for sale and transfer by its own name with any transferee for their commercial purpose and to receive and collect all monies in respect thereof which shall belong to the developer and it is hereto expressly agreed by and between the parties hereof that for the purpose of entering into such agreement it shall not be obligatory on the part of the developer to obtain any further consent of the owner and this agreement by itself shall be treated as owner's consent provided the developer shall comply with all other obligations of the developer to the owner under this agreement. It is further agreed that the owners shall execute and register a proper General Power of Attorney in respect of the Developer's allocation area in



Add. Dis. Sub Registrar
Sinar-Hi at Yogyakarta, Dist. Darma

10 SEP 2021

Ganesh Ray
Hitesh Roy
Kuldeep Singh
Samir Singha
Amit Singha

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Amit Singh
Designated Partner

performs and fulfills all the terms and conditions herein contained and on its part to be observed and performed.

13.2: The owners hereby undertakes to keep the developer indemnified against all third party claims and actions against the land mentioned in Schedule A in respect of the owner's allocation and developer's allocation .

13.3: The Owners further declare and affirm that in the event of their demise, their legal heirs shall be bound to observe and perform the terms and conditions stated herein and shall complete the transaction in its spirit with the Developer. And for the mutual convenience of the both the parties, if desired by them then they can enter into a supplementary Deed of Development or an Agreement on the same terms and conditions as stated herein and under no circumstances the basic ingredients of the presents shall be changed, modified, destroyed whatsoever.

ARTICLE XIV - DEVELOPER'S INDEMNITY

14.1: The developer hereby undertakes to keep the owners indemnified against all third party claims and actions arising out of any act of commission or omission or violation on the part of the developer arising out of or in connection with the construction of the said building/s on the Scheduled land.

ARTICLE XV - OWNER'S ALLOCATION

15.1: Owners allocation shall mean 38.5% (Thirty Eight Point Five per cent) per cent of the entire construction including super built up area -{less} 3305 Square Feet of the residential flat area of the area of the proposed building, the common area of the proposed building together with the undivided proportionate right, title and interest in the land and attributed to the said area in use thereof in the said premises upon construction of the said building including proportionate Car Parking space. It is imperative to mention here that the owners allocation will be spread evenly on all the floors of the proposed multistoried building to be constructed in the below scheduled land. Further at the time of distribution of the area if the area distributed is not the



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Mysuru-11 at Bangalore Dist. Office

10 SEP 2021

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Hitesh Roy
Ripak Singha
Samir Sinha
Amit Singha

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Ajay Agarwal
Designated Partner

favor of the nominee of the Developer so that the proper Deed of Conveyance can be executed and registered in favor of the developers or the intending customers who have purchased the area from the developers allocation area of developer.

ARTICLE XVII - MISCELLANEOUS

17.1: The owners and the developer have entered in to this agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the developer and the owner as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an Association of persons.

17.2: It is understood that from time to time to facilitate the construction of the new building/s at said premises by the developer, various deeds, matters and things not herein specified may be required to be done by the developer and for which the developer may need the authority of the owners and various applications and other documents may be required to be signed or made by the owners relating to which specific provisions may not have been made herein and the owners hereby undertakes to do all such acts deeds, matters and things that may be reasonably required to be done in the matter and the owner shall execute any such additional power(s) of attorney and / or authority as may be required by the developer for the purpose and the owner also undertakes to sign and execute all such additional applications and other documents as the case may be, provided that all such acts, deeds, matters and things do not in any way infringe upon the right of the owner and / or go against the spirit of the agreement.

17.3: The developer and the owners shall mutually frame scheme for the management and administration of the said building at the said premises and / or common part thereof. The developer and the owners hereby agree to abide by all the rules and regulation of such Management / Society / Association/Holding Organization and hereby give their consent to abide by the same.



10 SEP 2021

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Hitesh Roy
Karpak Singha
Samir Singha
Amit Singha

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Amit Singha
Designated Partner

17.4: As and from the date of completion of the new building, the developer and / or its transferees and the owners and / or their transferees shall each be liable to pay and bear proportionate charges on account of all taxes & rates payable in respect of their allocations.

17.5: The Developer shall decide the name of the new building complex to be constructed on the Schedule Land but shall also include the name of the father of the land owners in the logo of the building.

17.6: Before commencement of construction the parties hereto shall prepare a plan showing specifically the owner's and developer's respective allocations.

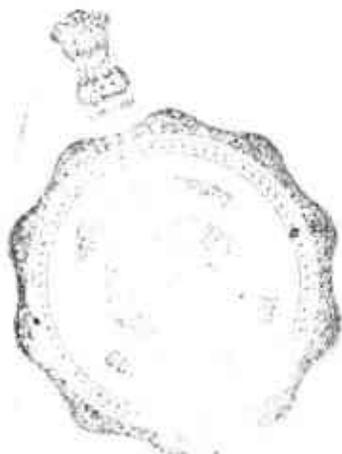
17.7: The parties shall bear their own / respective, Direct Taxes and Indirect Taxes (like Goods and Services Tax, etc) applicable for the instant joint development project.

17.8: It is agreed by the parties that, If required, the Developer may revise the approved plan with the written consent of the Land Owner.

17.9: It is further agreed in between the parties that, in the event of the Developer getting adjacent land to the below scheduled land and the developer feels that the adjacent land will be suitable then the Developer shall be at liberty to either buy or enter into the development agreement with the adjacent land owners and make the revision of the building plan and in that case the land owner of these presents shall be entitled to get only 38.5% of the Floor Area Ration(F.A.R) of his land only.

17.10: The owners shall not have any right to inspect the books of accounts, being maintained by the Developer.

17.11: That all the deposit and charges collected by the Developer including taxes, GST, levies and statutory deposits and extra charges, other amounts/ deposits for infrastructure facilities and / or utilities, other amounts/deposits for electricity, fire provisions or similar infrastructure facilities and/ or utilities which are by its nature supposed to be retained or appropriated by



Add the Sub Register
Ministry of Health and Family Welfare

70 SEP 2021

1. Ganesh Roy

2. Hitesh Roy

3. Klipak Singha

4. Saniv Sinaha

5. Amit Singha

COZY NEST LLP

Amit Singha
Designated Partner

the Developer/ Second Party or paid by the Developer/ Second Party to the concerned tax authorities or other Government Authorities, shall also be retained by the Developer/Second Party and the Land owner/ First Party shall have no claim and/ or demand against the Developers / Second Party in this regard in any manner and /or of any nature whatsoever.

ARTICLE XVIII - FORCE MAJEURE

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

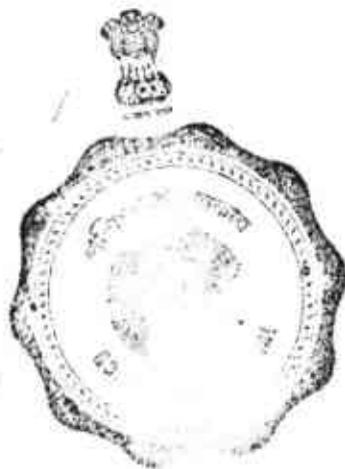
18.2: Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, pandemic and consequential lock downs, Government norms and restriction barring or deferring the supply of raw materials required for construction and / or any other act or commission beyond the control of the parties hereto.

ARTICLE XIX - SETTLEMENT OF DISPUTE & ARBITRATION

19.1 :In case if any dispute between the parties hereto, recourse shall first and always be taken to mutual amicable discussion & conciliation, failing which reference or question arising out of the unresolved dispute shall be referred to arbitration under the provisions of the Arbitration and Conciliation Act, 1996 and / or any other statutory modification and / or enactment relating thereto.

ARTICLE XX - JURISDICTION

20.1: Courts in the District of Darjeeling shall have jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.



Adl. Dist-Suh Registrar
ಇದ್ದು-11 at Mangalore, Dist. Dakshina

10 SEP 2024

Ganesh Roy

Hitesh Roy

Kalpaka Singha

Savitri Sinaha

Amit Singha

GOZY NEST LLP

Aruno A. Gaudy
Designated Partner

SCHEDULE - A

All that piece and parcel of land measuring **123.62 DECIMAL** more or less as depicted hereunder in the table:

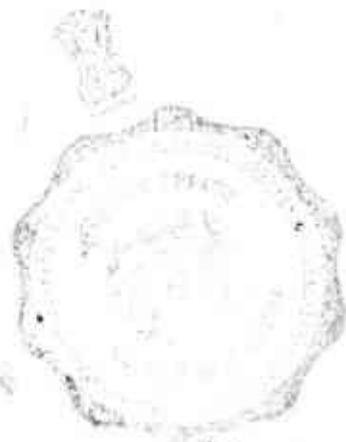
	R. S. Record	L. R. Record
Mouza	JITU	JITU
Pargana	PATHARGHATA	PATHARGHATA
Jurisdiction List No.	69	69
Khatian No	148/5, 76	2676, 2679, 2680, 2681, 2682, 1842
Plot No.	219, 216, 217	708, 706/784, 707
Police Station	MATIGARA	MATIGARA
District	DARJEELING	DARJEELING

Plot wise area statement: -

R.S. PLOT NO.	L.R. PLOT NO.	L.R. KHATIAN NO.	AREA IN DECIMAL
219	708	2681	030.00
"	"	2680	030.00
"	"	2676	020.67
"	"	2679	020.67
"	"	2682	020.66
216	706/784	1842	001.07
217	707	1842	000.55
		TOTAL	123.62



70 SEP 2021



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10 SEP 2027

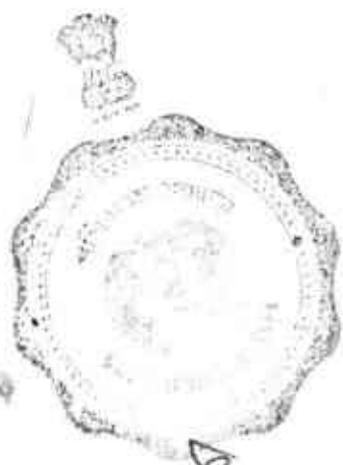
MEMO OF RECEIPT

Rs. 70,00,000/-

RECEIVED of and from the within-named DEVELOPER Rs.70,00,000/-(Rupees Seventy Lakhs) only by within-named LAND OWNERS the within-mentioned sum of Rs.70,00,000/-(Rupees Seventy Lakhs) only paid by the DEVELOPER to the LAND OWNERS for the development of the property described in the schedule herein above.

1. Ganesh Roy
2. Hitesh Roy
3. Dipak Singha
4. Samit Singha
5. Amit Singha

GOZY NEST LLP
Ajay Agawal
Designated Partner



Aditi, Udupi, Sub Registrar
Mangalore District, Karnataka
10 SEP 2021

NAME OF THE LAND OWNERS :-

- 1) SRI SURENDRA NATH ROY,
- 2) SRI KALIDAS SINGHA,
BOTH S/O. LATE NANDDAL SINGHA,
RESIDING AT HELAPAKRI JOTE, JITU,
P.O. NEW RANGIA, P.S MATIGARA,
DIST. DARJEELING, PIN-734013

LAND SCHEDULE :-

MOUZA :- JITU,
J.L.NO. :- 69,
SHEET NO. :- 1 & 2
KHATTAN NO. :- L.R 1842
PLOT NO. :- R.S. 216, 217
L.R. 706/784, 707
P.S. :- MATIGARA,
DIST. :- DARJEELING.

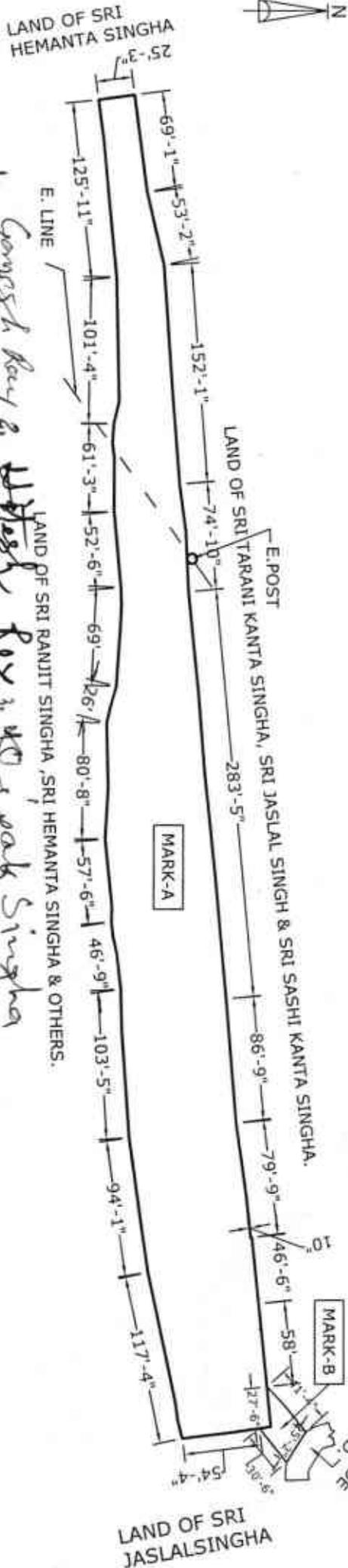
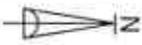
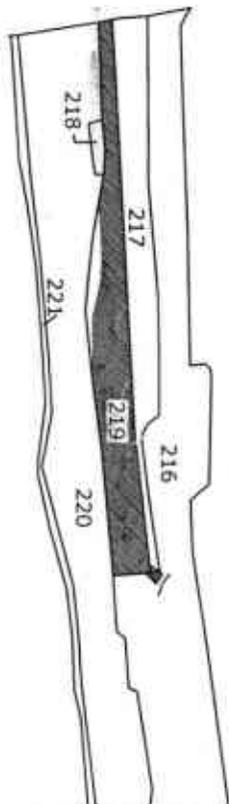
TOTAL AREA :- 0.016 ACRE (MARK-B)

TOTAL AREA 1.22 ACRE (MARK-A)

LAND SCHEDULE :-
MOUZA :- JITU,
J.L.NO. :- 69,
SHEET NO. :- 1 & 2
KHATTAN NO. :- L.R. 2681, 2680, 2676
2679 & 2682
PLOT NO. :- R.S. 708 & L.R. 219
P.S. :- MATIGARA,
DIST. :- DARJEELING.

AREA STATEMENT :- MARK-B	AREA IN
PLOT NO.	ACRE
R.S.	L.R.
216	70/784
217	707
TOTAL AREA :- 0.016	

PART TRACE MAP OF MOUZA JITU, J. L. NO. 69, SHEET NO. 1 & 2, P.S. MATIGARA, DIST. DARJEELING,
SCALE :- 1" = 1 MILE, PROPOSED PLOT SHOWN.



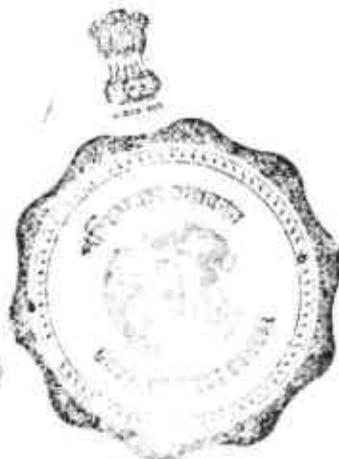
- E. LINE
1. *Ganesh Roy*
 2. *Abhishek Roy*
 3. *Kripak Singh*
 4. *Somiv Singh*
 5. *Amit Singh*
- LAND OF SRI RANJIT SINGHA, SRI HEMANTA SINGHA & OTHERS.

SITE PLAN,
SCALE :- 1" = 100'-0"
PROPOSED PLOT SHOWN.

SIGNATURE OF THE LAND OWNERS.

COZY NEST LLP
Ajoy Dasgupta
Designated Partner

DRAWN BY :-
Arjun
0-19/125



Addl. Dist-Sub Registrar
Sivaramaiah at Heggole, Dist. Channarayana

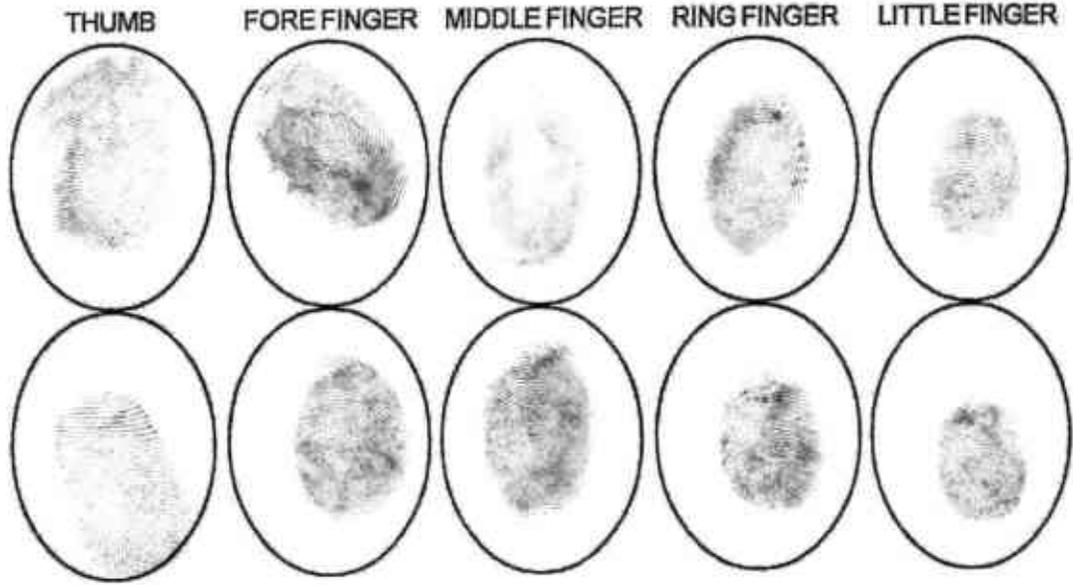
10 SEP 2021

FINGER IMPRESSION



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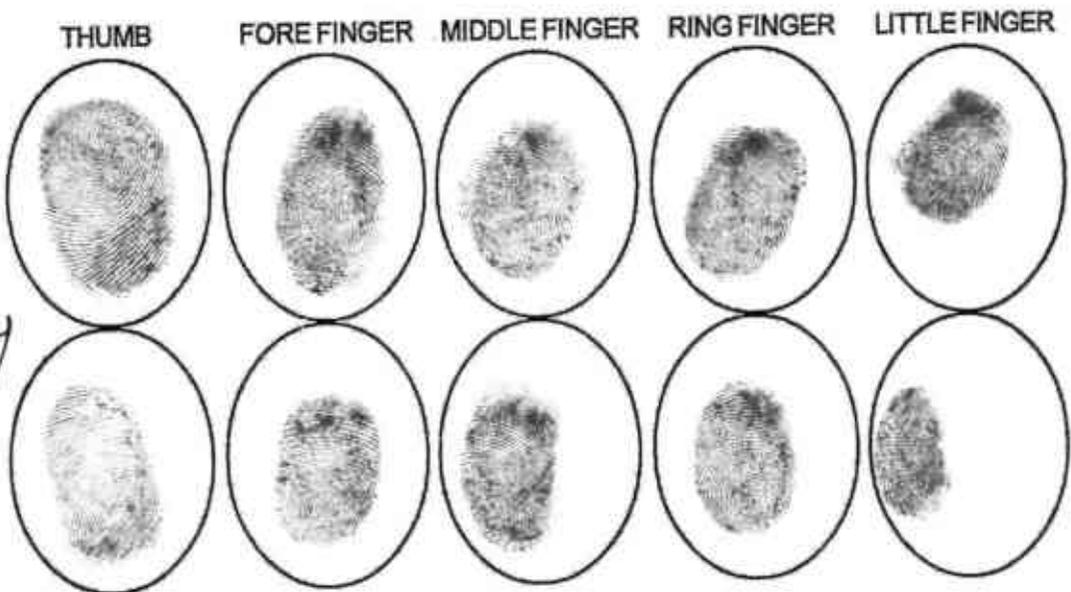
Ganesh Ray

SIGN.



LEFT

RIGHT



Hitesh Roy

SIGN.



10 SEP 2020

FINGER IMPRESSION

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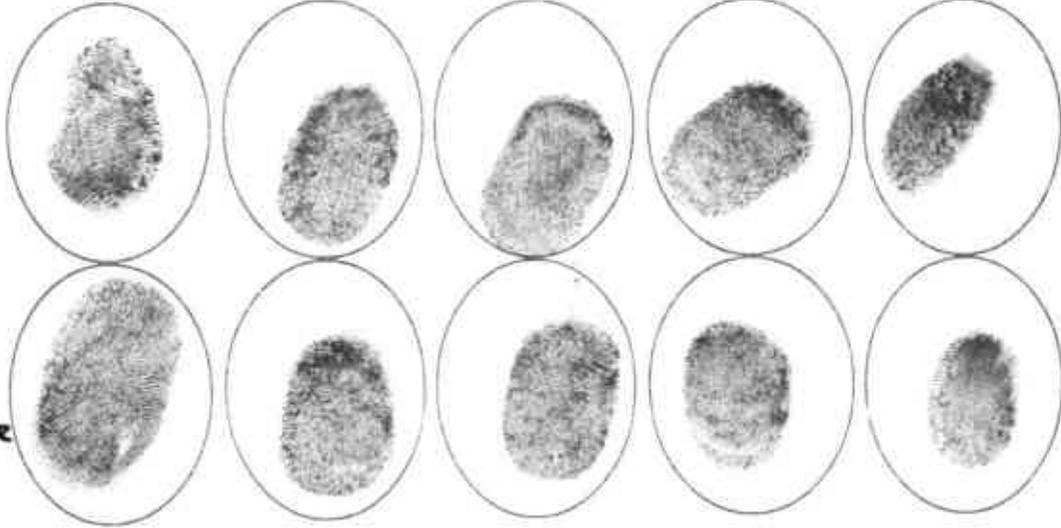
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Dipak Singh
SIGN. WITH DATE

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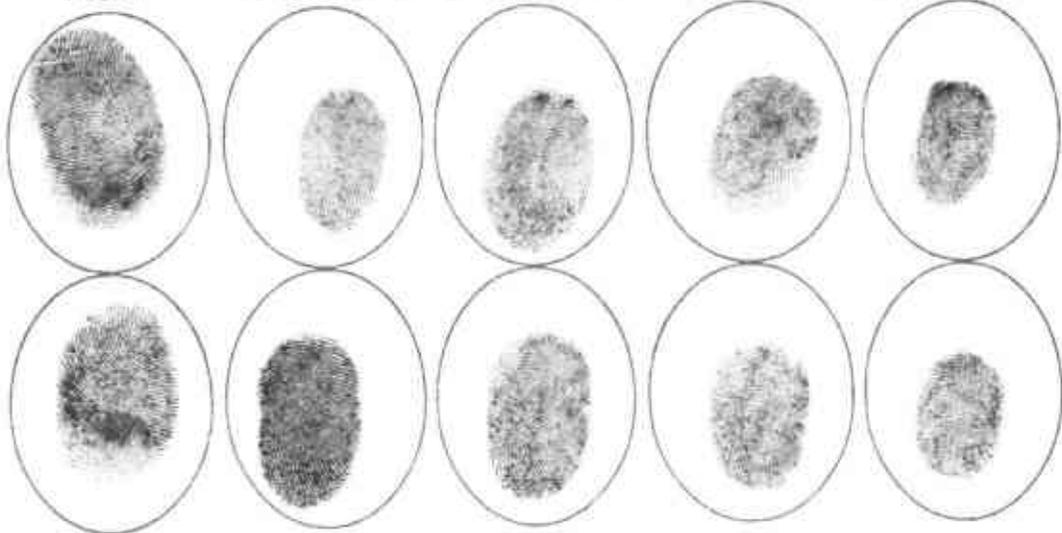
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Samit Sinha
SIGN. WITH DATE



Additional Secretary
Council of Ministers, Government of Karnataka

10 SEP 2020

FINGER IMPRESSION

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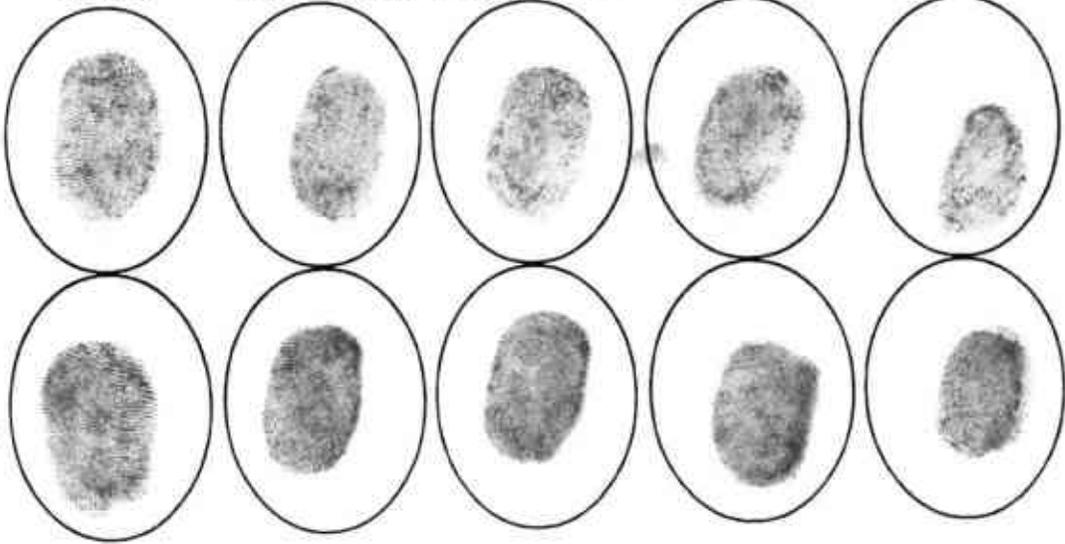
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Amit Singh
SIGN. WITH DATE

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COZY NEST LLP
Aruno Agarwal
Designated Partner

SIGN. WITH DATE



Addl. Dist. Sub Registrar
महाराजगढ़ नगर मण्डल, डिस्ट. चरखीसा

10 SEP 2021
10 SEP 2021

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

GANESH ROY
SURENDRA NATH ROY
01/01/1969
Permanent Account Number
BJWPR6018R
Ganesh Roy
Signature



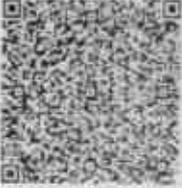
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ভারত সরকার
Government of India

গণেশ রায়
GANESH ROY
 পিতা : সুরেন্দ্র নাথ রায়
Father: Surendra Nath Roy

জন্মতারিখ/DOB: 01/01/1969
 পুরুষ / Male

3571 3564 2671

আধার - সাধারণ মানুষের অধিকার

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন
IDENTITY CARD
পরিচয় পত্র

WB/04/025/0141745



Elector's Name: **Roy Ganesh**
নির্বাচকের নাম : **রায় গণেশ**

Father/Mother/Husband's Name: **Surendra**
পিতা/মাতা/স্বামীর নাম : **সুরেন্দ্র**

Sex: **Male**
লিঙ্গ : **পুরুষ**

Age as on 01.01.95: **26**
০১.০১.৯৫-এ বয়স : **২৬**

Address
Helapakri
Matigara
Darjeeling
জেলা
হেলাপকটী
মটিগারা
দার্জিলিং


 Electoral Registration Officer
নির্বাচক-সিঙ্কন অফিসার
 For Siliguri Assembly Constituency
সিলিগুরি বিধানসভা নির্বাচন কেন্দ্র

Place: **Siliguri**
স্থান : **সিলিগুরি**

Date: **19-03-95**
তারিখ : **১৯-০৩-৯৫**

৯৫৯৯

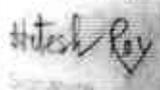
Ganesh Roy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HITESH ROY
SURENDRA NATH ROY
02/02/1973
 Permanent Account Number
AGLPR2187G





ভারতের নির্বাচন কমিশন
परिचय पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ZRS1349810



নির্বাচকের নাম : হিতেশ রায়
Elector's Name : Hitesh Roy
পিতার নাম : সুরেন্দ্র নাথ রায়
Father's Name : Surendra Nath Roy
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ : 02/02/1973
Date of Birth : 02/02/1973

ZRS1349810

ঠিকানা
পূর্ব সারদা পল্লী জিটু, মটিগারা, দার্জিলিং- 734011

Address:
PURBA SARADA PALLY, JITU,
MATIGARA, DARJEELING- 734011



Date: 22/03/2012
25- মটিগারা- নাক্সালবারি (সস) নির্বাচন কেন্দ্রের
নির্বাহক নিবন্ধন অধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
25-Matigara-Naxalbari (SC) Constituency

বিদ্যমান পরিবর্তন হলে নতুন ঠিকানা যেখানে লিখা হবে সেখানে এ কার্ড
সঙ্গে সঙ্গে লিখিত পরিবর্তন সনাক্ত করে লিখিত করে এই
নিবন্ধনকারে প্রেরণ করতে হবে।
In case of change in address mention this Card No
in the relevant Form for including your name in the

Hitesh Roy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
IZJPS8089H

नाम / Name
DIPAK SINGHA

पिता का नाम / Father's Name
KALIDAS SINGHA

जन्म का तिथि / Date of Birth
05/05/1979

हस्ताक्षर / Signature
Dipak Singha



ভারত সরকার
Unique Identification Authority of India
Government of India

Enrolment No.: 1215/91189/03249

To
বিনয় সিন্ধু
DIPAK SINGHA
HELAPAKURI JOTE
ITU
Matigara
New Rangia
Darjeeling West Bengal - 734013
9593661015

Signature valid

আমার আধার সংখ্যা / Your Aadhaar No. :
4478 7072 4509
আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India

বিনয় সিন্ধু
DIPAK SINGHA
জন্মতারিখ/DOB: 05/05/1979
পুরুষ/ MALE

4478 7072 4509

Dipak Singha

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card

NCKPS6352E



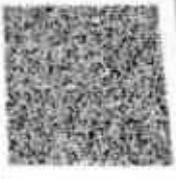
नाम / Name
SAMIR SINGHA

पिता का नाम / Father's Name
KALIDAS SINGHA

जन्म तिथि / Date of Birth
26/02/1984

हस्ताक्षर / Signature

39850





ভারত সরকার
Government of India

Samir Singha
 पिता: कलिदास सिंह
 Father: KALIDAS SINGHA

जन्मतिथि/DOB: 26/02/1984
 लिंग / Male

2359 9609 4124



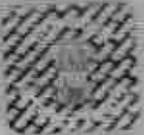

आधार - साधारण मानुषेर अधिकार

Samir Singha

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMIT SINGHA
KALIDAS SINGHA
04/10/1985
Permanent Account Number
GBAPS6608R
Amit Singha
Signature

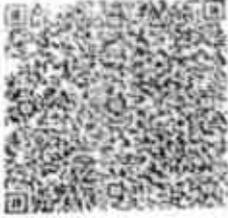


Government of India

अमित सिंघा
Amit Singha
पिता - कालिदास सिंघा
Father KALIDAS SINGHA

जन्मदिनांक/DOB 04/10/1985
पुरुष / Male

4369 4351 0773



आधार - साधारण मानुषेअर अधिकार

Amit Singha

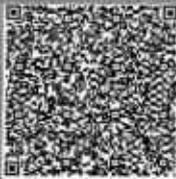


ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAPFC6736L

नाम / Name	COZY NEST LLP
निगमन/गठन की तारीख Date of Incorporation / Formation	31/08/2020
	

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांसड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>भारत सरकार GOVT. OF INDIA</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card</p> <p>AAPFC6736L</p> <p>नाम / Name COZY NEST LLP</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 31/08/2020</p> 	<p>इस कार्ड के खोने/पाने या कृपया ह्रासित करें/सौंपें: आयकर पैन सेवा इकाई, एन एस डी यू 5 वीं मंजिल, मास्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कॉलोनी, नज़्द डीप बंगलाऊ चौक, पुणे - 411 016.</p> <p>If this card is lost / someone's lost card is found, please inform / return to:</p> <p>Income Tax PAN Services Unit, NSDL 5th Floor, Maastri Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016.</p> <p>Tel: 91-20-2721 8060, Fax: 91-20-2721 8061 e-mail: tininfo@nsdl.co.in</p>
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

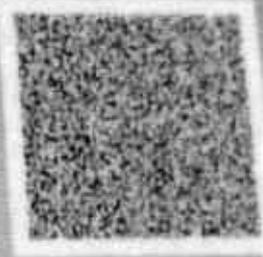
COZY NEST LLP

Designated Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

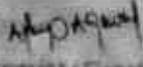
स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
ACWPA6352P

नाम / Name
AJAY KUMAR AGARWAL

पिता का नाम / Father's Name
PAWAN KUMAR AGARWAL

जन्म की तारीख / Date of Birth
16/11/1976


हस्ताक्षर / Signature

भारत सरकार
Government of India



अजय कुमार अगारवाल
Ajay Kumar Agarwal
जन्म तिथि / DOB : 16/11/1976
पुल्ल / MALE

5943 6541 2224

आमार आधार, आमार परिचय

03/04/2014

भारतीय विभिन्न पहिचान प्रधिकरण
Unique Identification Authority of India



**ठिकाना: प्रफुल्ल चाकी सरानी, अश्रम पाडा,
 शिलिगुडी, शिलिगुडी (पोरसडा), पार्किंग,
 पश्चिम बङ्ग, 734001**

**Address: PRAFULLA CHAKI SARANI,
 ASHRAM PARA, SILIGURI, Siliguri (M.
 Corp), Darjeeling, West Bengal, 734001**

5943 6541 2224

1947 **help@uidai.gov.in** **www.uidai.gov.in**

Ajay Agarwal



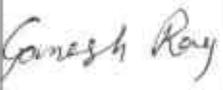
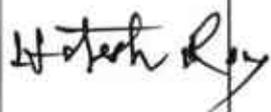
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 04032001700785/2021

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

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Ganesh Roy , Helapakuri Jote,, City:- , P.O:- New Rangia, P.S:- Matigara, District:- Darjeeling, West Bengal, India, PIN:- 734013	Land Lord			
2	Mr Hitesh Roy , Helapakuri Jote, City:- , P.O:- New Rangia, P.S:- Matigara, District:- Darjeeling, West Bengal, India, PIN:- 734013	Land Lord			
3	Mr Dipak Singha , Helapakuri Jote, City:- , P.O:- New Rangia, P.S:- Matigara, District:- Darjeeling, West Bengal, India, PIN:- 734013	Land Lord			

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

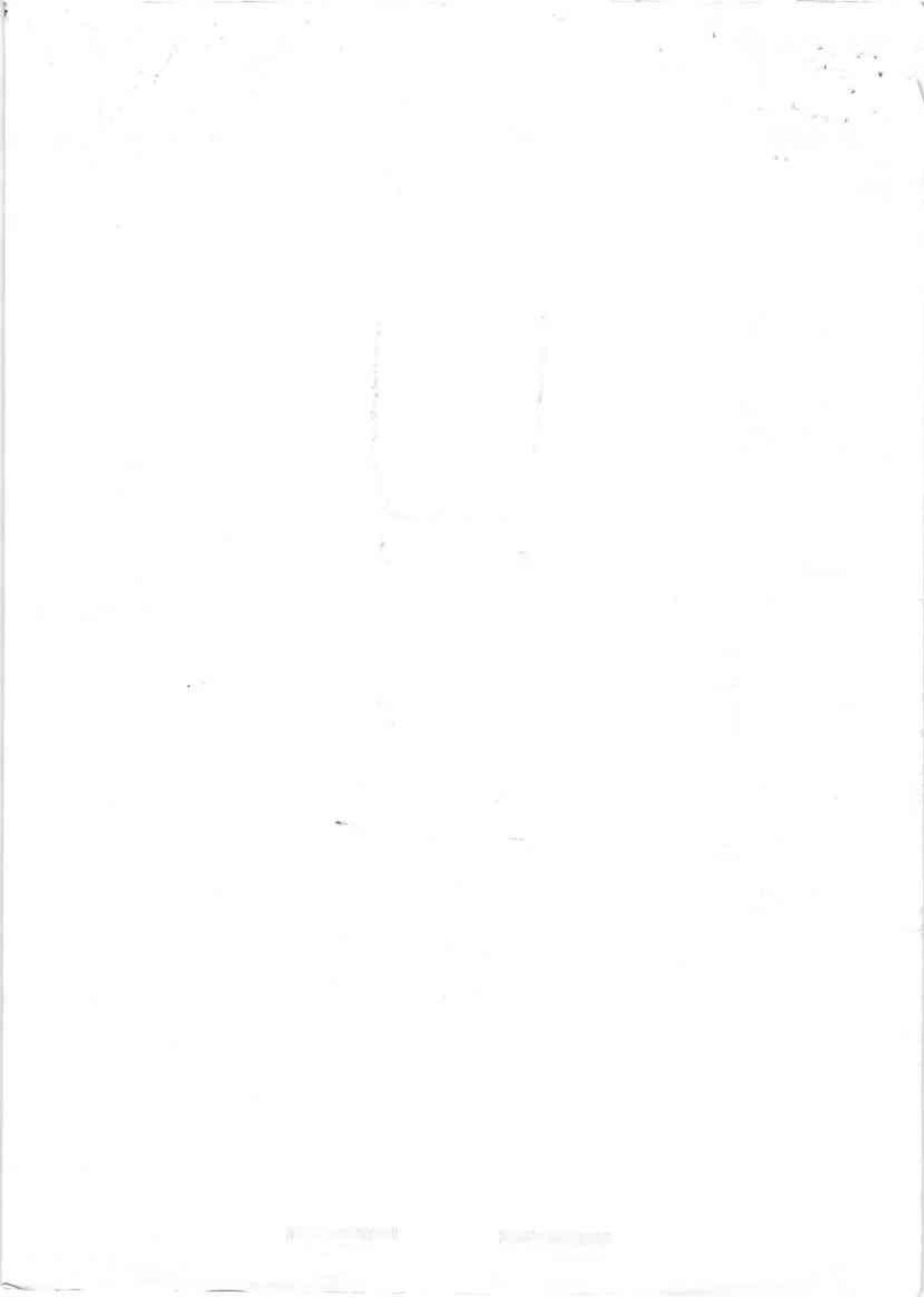
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Samir Singha , Helapakuri Jote, City:- , P.O:- New Rangia, P.S:- Matigara, District:- Darjeeling, West Bengal, India, PIN:- 734013	Land Lord			Samir Singha
5	Mr Amit Singha , Helapakuri Jote, City:- , P.O:- New Rangia, P.S:- Matigara, District:- Darjeeling, West Bengal, India, PIN:- 734013	Land Lord			Amit Singha
6	Mr Ajay Kumar Agarwal , Nirvana Homes, Opp. Nirmala Convent School, City:- Siliguri Mc. , P.O:- Siliguri, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001	Represent ative of Developer [COZY NEST LLP]			COZY NEST LLP Ajay Kumar Agarwal Designated Partner
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Robi Kujur Son of Late D.P. Kujur Sevoke Road, City:- Siliguri Mc. , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Mr Ganesh Roy, Mr Hitesh Mr Dlpak Singha, Mr Sami Singha, Mr Amit Singha, M Kumar Agarwal			

(Yogen Tshering Bhutia)
ADDITIONAL DISTRICT
SUB-REGISTRAR

Содержание

СОДЪ ИЪЗД ГГЪ

OFFICE OF THE A.D.S.R.
BAGDOGRA
Darjeeling, West Bengal



Major Information of the Deed

Deed No :	I-0403-06479/2021	Date of Registration	14/09/2021
Query No / Year	0403-2001700785/2021	Office where deed is registered	
Query Date	04/09/2021 7:10:56 PM	0403-2001700785/2021	
Applicant Name, Address & Other Details	JUGAL SANGHAI Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7865937853, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 95,00,000/-]		
Set Forth value	Market Value		
	Rs. 3,90,02,605/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,011/- (Article:48(g))	Rs. 95,014/- (Article:E, E, B)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Jitu, JI No: 69, Pin Code : 734014

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-708 (RS :-)	LR-2681	Bastu	Rupni	30 Dec		94,65,120/-	Width of Approach Road: 16 Ft.,
L2	LR-708 (RS :-)	LR-2680	Bastu	Rupni	30 Dec		94,65,120/-	Width of Approach Road: 16 Ft.,
L3	LR-708 (RS :-)	LR-2676	Bastu	Rupni	20.67 Dec		65,21,468/-	Width of Approach Road: 16 Ft.,
L4	LR-708 (RS :-)	LR-2679	Bastu	Rupni	20.67 Dec		65,21,468/-	Width of Approach Road: 12 Ft.,
L5	LR-708 (RS :-)	LR-2682	Bastu	Rupni	20.66 Dec		65,18,313/-	Width of Approach Road: 16 Ft.,
L6	LR-706/784 (RS :-)	LR-1842	Bastu	Rupni	1.07 Dec		3,37,589/-	Width of Approach Road: 16 Ft.,
L7	LR-707 (RS :-)	LR-1842	Bastu	Rupni	0.55 Dec		1,73,527/-	Width of Approach Road: 16 Ft.,
		TOTAL :			123.62Dec	0 /-	390,02,605 /-	
		Grand Total :			123.62Dec	0 /-	390,02,605 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Ganesh Roy (Presentant) Son of Surendra Nath Roy , Helapakuri Jote,, City:- , P.O:- New Rangia, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BJxxxxxx8R, Aadhaar No: 35xxxxxxxx2671, Status :Individual, Executed by: Self, Date of Execution: 10/09/2021 , Admitted by: Self, Date of Admission: 10/09/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/09/2021 , Admitted by: Self, Date of Admission: 10/09/2021 ,Place : Pvt. Residence
2	Mr Hitesh Roy Son of Surendra Nath Roy , Helapakuri Jote, City:- , P.O:- New Rangia, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGxxxxxx7G, Aadhaar No: 74xxxxxxxx2850, Status :Individual, Executed by: Self, Date of Execution: 10/09/2021 , Admitted by: Self, Date of Admission: 10/09/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/09/2021 , Admitted by: Self, Date of Admission: 10/09/2021 ,Place : Pvt. Residence
3	Mr Dipak Singha Son of Kalidas Singha , Helapakuri Jote, City:- , P.O:- New Rangia, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: IZxxxxxx9H, Aadhaar No: 44xxxxxxxx4509, Status :Individual, Executed by: Self, Date of Execution: 10/09/2021 , Admitted by: Self, Date of Admission: 10/09/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/09/2021 , Admitted by: Self, Date of Admission: 10/09/2021 ,Place : Pvt. Residence
4	Mr Samir Singha Son of Kalidas Singha , Helapakuri Jote, City:- , P.O:- New Rangia, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: NCxxxxxx2E, Aadhaar No: 23xxxxxxxx4124, Status :Individual, Executed by: Self, Date of Execution: 10/09/2021 , Admitted by: Self, Date of Admission: 10/09/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/09/2021 , Admitted by: Self, Date of Admission: 10/09/2021 ,Place : Pvt. Residence
5	Mr Amit Singha Son of Kalidas Singha , Helapakuri Jote, City:- , P.O:- New Rangia, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: GBxxxxxx8R, Aadhaar No: 43xxxxxxxx0773, Status :Individual, Executed by: Self, Date of Execution: 10/09/2021 , Admitted by: Self, Date of Admission: 10/09/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/09/2021 , Admitted by: Self, Date of Admission: 10/09/2021 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	COZY NEST LLP Nirvana Homes, Opp. Nirmala Convent School,, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Ajay Kumar Agarwal Son of Pawan Kumar Agarwal , Nirvana Homes, Opp. Nirmala Convent School, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx2P, Aadhaar No: 59xxxxxxxx2224 Status : Representative, Representative of : COZY NEST LLP (as Partners)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Robi Kujur Son of Late D.P. Kujur Sevoke Road, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001			
Identifier Of Mr Ganesh Roy, Mr Hitesh Roy, Mr Dipak Singha, Mr Samir Singha, Mr Amit Singha, Mr Ajay Kumar Agarwal			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr Ganesh Roy	COZY NEST LLP-30 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr Hitesh Roy	COZY NEST LLP-30 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mr Dipak Singha	COZY NEST LLP-20.67 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Mr Samir Singha	COZY NEST LLP-20.67 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Mr Amit Singha	COZY NEST LLP-20.66 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	Mr Ganesh Roy	COZY NEST LLP-0.214 Dec
2	Mr Hitesh Roy	COZY NEST LLP-0.214 Dec
3	Mr Dipak Singha	COZY NEST LLP-0.214 Dec
4	Mr Samir Singha	COZY NEST LLP-0.214 Dec
5	Mr Amit Singha	COZY NEST LLP-0.214 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	Mr Ganesh Roy	COZY NEST LLP-0.11 Dec
2	Mr Hitesh Roy	COZY NEST LLP-0.11 Dec
3	Mr Dipak Singha	COZY NEST LLP-0.11 Dec
4	Mr Samir Singha	COZY NEST LLP-0.11 Dec
5	Mr Amit Singha	COZY NEST LLP-0.11 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Jitu, JI No: 69, Pin Code : 734014

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 708, LR Khatian No:- 2681	Owner: গণেশ রায়, Gurdian: সুব্রত নাথ রায়, Address: নিজ , Classification: রূপসী, Area: 0.30000000 Acre,	Mr Ganesh Roy
L2	LR Plot No:- 708, LR Khatian No:- 2680	Owner: হিতেশ রায়, Gurdian: সুব্রত নাথ রায়, Address: নিজ , Classification: রূপসী, Area: 0.30000000 Acre,	Mr Hitesh Roy
L3	LR Plot No:- 708, LR Khatian No:- 2676	Owner: দীপক সিংহ, Gurdian: কানীয়াস সিংহ, Address: নিজ , Classification: রূপসী, Area: 0.20670000 Acre,	Mr Dipak Singha

L4	LR Plot No:- 708, LR Khatian No:- 2679	Owner:समीर सिंह, Gurdian:कविचम सिंह, Address:मिज , Classification:रूपनी, Area:0.20670000 Acre,	Mr Samir Singha
L5	LR Plot No:- 708, LR Khatian No:- 2682	Owner:अमित सिंह, Gurdian:कवि चम सिंह, Address:मिज , Classification:रूपनी, Area:0.20660000 Acre,	Mr Amit Singha
L6	LR Plot No:- 706/784, LR Khatian No:- 1842	Owner:नवी काठ सिंह, Gurdian:सुत टुलई सिंह, Address:मिज , Classification:रूपनी, Area:0.23780000 Acre,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 707, LR Khatian No:- 1842	Owner:नवी काठ सिंह, Gurdian:सुत टुलई सिंह, Address:मिज , Classification:रूपनी, Area:0.02390000 Acre,	Seller is not the recorded Owner as per Applicant.

On 09-09-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,90,02,605/-



Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

On 10-09-2021

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

Presented for registration at 16:26 hrs on 10-09-2021, at the Private residence by Mr Ganesh Roy , one of the Executants.

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

Execution is admitted on 10/09/2021 by 1. Mr Ganesh Roy, Son of Surendra Nath Roy, , Helapakuri Jote,, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Business, 2. Mr Hitesh Roy, Son of Surendra Nath Roy, , Helapakuri Jote, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Service, 3. Mr Dipak Singha, Son of Kalidas Singha, , Helapakuri Jote, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Business, 4. Mr Samir Singha, Son of Kalidas Singha, , Helapakuri Jote, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Business, 5. Mr Amit Singha, Son of Kalidas Singha, , Helapakuri Jote, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Business

Identified by Mr Robi Kujur, , , Son of Late D.P. Kujur, Sevoke Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Christian, by profession Private Service

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

Execution is admitted on 10-09-2021 by Mr Ajay Kumar Agarwal, Partners, COZY NEST LLP (LLP), Nirvana Homes, Opp. Nirmala Convent School,, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Identified by Mr Robi Kujur, , , Son of Late D.P. Kujur, Sevoke Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Christian, by profession Private Service



Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

On 14-09-2021

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 95,014/- (B = Rs 95,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 95,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2021 4:20PM with Govt. Ref. No: 192021220072660738 on 07-09-2021, Amount Rs: 95,014/-, Bank: SBI EPay (SBlePay), Ref. No. 3394324862538 on 07-09-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,011/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 74,011/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 10765, Amount: Rs.1,000/-, Date of Purchase: 18/08/2021, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2021 4:20PM with Govt. Ref. No: 192021220072660738 on 07-09-2021, Amount Rs: 74,011/-, Bank: SBI EPay (SBlePay), Ref. No. 3394324862538 on 07-09-2021, Head of Account 0030-02-103-003-02



Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2021, Page from 164718 to 164767

being No 040306479 for the year 2021.



Digitally signed by YOGEN TSHERING
BHUTIA

Date: 2021.09.15 16:59:29 +05:30

Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2021/09/15 04:59:29 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BAGDOGRA

West Bengal.

(This document is digitally signed.)