

SL. NO. 473/2026

T-452/2026



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 570742

*[Signature]*  
26/02/2026

S. NO.  
2000 540 280 / 2026

*Nawab Kumar Agarwal*

*Prateek Agarwal*



**AWASH NIRMAN**  
*Nawab Kumar Agarwal*  
**Partner**

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON  
THIS THE 26<sup>th</sup> DAY OF FEBRUARY, 2026.

2026 02 26

Cont/2

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

*[Signature]*

ADDL. DIST. SUB REGISTRAR  
SILIGURI

26/02/2026

*[Handwritten mark]*

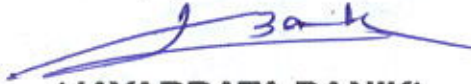
**N.J. Stamp**

SL. No : .....581.....Date: .....24/02/26

Sold to : .....AWASH NIRMAN.....

.....  
of: .....Siliguri.....

Value: 5000/- (Five Thousand only)



**(JAYABRATA BANIK)**

Govt. Stamp Vendor

A.D.S.R. Office Bagdogra

L/ No-539-RM/ Darjeeling

Year 2007



Addl. Dist Sub-Registrar  
Siliguri-I, Dt. Darjeeling

**26 FEB 2026**

*Narash Kumar Agarwal*

*Prateek Agarwal*

**AWASH NIRMAN**

*Narash Kumar Agarwal*  
Partner

**1. SHRI NARESH KUMAR AGARWAL** (PAN : ACGPA7787G & AADHAR : 8188 6240 5864) son of Late Keshoram Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Cigaratte Company Compound, S.F Road, P.O Siliguri Bazar, P.S. Siliguri, Pin -734005 District Darjeeling, in the State of West Bengal,

**2. SHRI PRATEEK AGARWAL**, (PAN- BUQPA6743P & AADHAR NO.- 241021731881) son of Shri Deepak Kumar Agarwal, by nationality- Indian, by religion- Hindu, by occupation- business, residing at Mahabirsthan, Siliguri Town, Siliguri, Post Office - Siliguri Bazar, Police Station- Siliguri, Pin -734005 District Darjeeling, in the State of West Bengal, hereinafter called the "**FIRST PARTY/OWNER**" (which expression shall mean and include unless excluded by or repugnant to the context be deemed to be her legal heirs, successors, executors, administrators, legal representatives, nominees or nominees and /or assignees) of the **ONE PART**.

**AND**

**AWASH NIRMAN** (PAN : ABFFA3534K) a Partnership Firm, registered as per provisions of Indian Partnership Act 1932, having its Office at Nehru Road, Siliguri, P.O. Siliguri Bazar, P.S. Siliguri, District Darjeeling, Pin 734005, Dist. Darjeeling, in the State of West Bengal, represented by one of its **PARTNER - SHRI NARESH KUMAR AGARWAL** (PAN : ACGPA7787G & AADHAR : 8188 6240 5864) son of Late Keshoram Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Cigaratte Company Compound, S.F Road, P.O Siliguri Bazar, P.S. Siliguri, Pin -734005 District Darjeeling, in the State of West Bengal, hereinafter called the "**SECOND PARTY/ DEVELOPER**" (Which expression shall mean and include unless excluded by or repugnant to the subject or context mean and include its office representatives, successors-in-office and/or permitted assignees) of the **OTHER PART**.



Addl. Dist Sub-Registrar  
Siliguri-I, Dt. Darjeeling  
26 FEB 2026

Naresh Kumar Agarwal

Prateek Agrawal

AWASH NIRMAN

Naresh Kumar Agarwal  
Partner

**WHEREAS** Sri Naresh Kumar Agrawal hereof( Landowner No.1) became the owner of **land measuring 1.5 Katha**, appertaining to and forming Part of R.S Plot No. 3555, recorded in Khatian No.1239, situated within Mouza- Siliguri, J. L. No.110(88), Police Station-Siliguri, Dist. Darjeeling, by virtue of Deed of Sale, being Document No. **I-967 dated 02.07.2020**, executed by Sri Shankar Lal Agarwal S/o Sri Nanda Lal Agarwal, registered at A.D.S.R., Siliguri-I, Dist.Darjeeling, having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

**AND WHEREAS** Sri Naresh Kumar Agrawal hereof( Landowner No.1) also became the owner of **land measuring 1.5 Katha**, appertaining to and forming Part of R.S Plot No. 3555, recorded in Khatian No.1239, situated within Mouza-Siliguri, J. L. No.110(88), Police Station-Siliguri, Dist. Darjeeling, by virtue of Deed of Sale, being Document No. **I-977 dated 03.07.2020**, executed by Sri Shankar Lal Agarwal S/o Sri Nanda Lal Agarwal, registered at A.D.S.R., Siliguri-I, Dist.Darjeeling, having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

**AND WHEREAS** Sri Prateek Agrawal hereof( Landowner No.2) became the owner of **land measuring 1 Katha 15 Chhatak**, appertaining to and forming Part of R.S Plot No. 3555, recorded in Khatian No.1239, situated within Mouza-Siliguri, J. L. No.110(88), Police Station-Siliguri, Dist. Darjeeling, by virtue of Deed of Sale, being Document No. **I-966 dated 02.07.2020**, executed by Sri Shankar Lal Agarwal S/o Sri Nanda Lal Agarwal, registered at A.D.S.R., Siliguri-I, Dist.Darjeeling, having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

**AND WHEREAS** the above-named Land owners have also recorded their aforesaid land in their names in the Record of Rights at the Office of The B.L. & L.R.O Siliguri and shall ever since two New L.R. Khatian Nos., being **L.R. Khatian No. 1795 (Naresh Kumar Agarwal)** in LR Plot No. 10615 & LR Plot No. 10636 and being **L.R. Khatian No. 8728 (Prateek Agrawal)** in LR Plot No. 10615 respectively recorded as Bastu land within L.R. Mouza Siliguri Madhya Paschim, L.R. J.L. No. 90, P.S. Siliguri, Dist. Darjeeling as per provisions of West Bengal Land Reforms Act, 1955

Nawal Kumar Agarwal

Prateek Agrawal

AWASH NIRMAN

Nawal Kumar Agarwal  
Partner

**WHEREAS:**

- A. For the purpose of an integrated development of the aforesaid land, the land Owner/ first party have jointly decided to develop the said plot of land measuring in total about **4 Katha 15 Chhatak** and for that purpose approached the developer firm herein to develop the said premises by constructing a multistoried building thereon to which the developer firm has agreed on the terms and conditions stated hereunder.
- B. The Owner/ first party hereby declare that the said premises is free from all encumbrances charges, liens, lispendences, attachments or trust whatsoever or however created.
- C. All costs, charges and expenses in connection with preparation of the plan for construction of the building at the said premises getting the same approved and/ or sanctioned by the Siliguri Municipal Corporation and for completing the construction of building at the said premises in accordance with the said plan or plans with or without any modification, shall be borne and met by the developer.
- D. Owner/first party has agreed to grant an exclusive right of development of the said premises in favour of the developer for the consideration and on the terms and conditions stated hereinafter. The developer shall be at liberty to appoint any contractor/s, if required for the development of the said premises. And the developer shall have also liberty to include any partner or financier on his part before or during the continuation of this project and if, for the said purpose, if any addition is required in this agreement or a fresh agreement is required to be executed in this respect, without harming any interest of the Owner part, then the Owner shall comply with it.

②

*Navash Kumar Agaswala*

*Prateek Agwal*

**AWASH NIRMAN**

*Navash Kumar Agaswala*  
Partner

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed by and between the parties herein as follows:-

### **ARTICLES I – DEFINITIONS**

In this agreement, unless otherwise specifically mentioned:

- 1.1 **Owner** shall mean the said **FIRST PARTY/OWNER** – the said persons not only as Owner but also as having whatsoever right, title or interest that he/she may have had or has as executor, Legatee, trustee, Beneficiary or otherwise in respect of the said premises described in the first schedule hereunder written and also his/her respective heirs, legal representatives, executors and assignees.
- 1.2 **Premises** shall mean all that entirety of the said land more fully and particularly described in the first schedule hereunder written.
- 1.3 **Building** shall mean the building to be constructed at the said premises with a maximum floor area Ratio (FAR) available or permissible under the rules and regulations of the Siliguri Municipal Corporation for the time being prevailing as per the plan or plans to be sanctioned by the Siliguri Municipal Corporation.
- 1.4 **Unit** shall mean the constructed area and/or space 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.
- 1.5 **Super built-up** area shall mean the total constructed area which will include stair cases together with the width of the walls.
- 1.6 **Architect** shall mean any person or other association of persons, whether incorporated or not, whom the developer may appoint from time to time as the architect of the building to be constructed at the said premises.
- 1.7 **Plan** shall mean the plan or plans, elevation, designs's drawings and specification of the buildings as shall be sanctioned by the Siliguri Municipal Corporation including revised plan, modification or variation thereof which may be made from time to time.
- 1.8 **Saleable area** shall mean the spaces in the new building available for independent use and occupation after making due provisions for common facilities and the space required there for

Awash Kumar Aggarwal

Prateek Agwal

AWASH NIRMAN

Awash Kumar Aggarwal  
Partner

**1.9 ALLOCATION OF SHARE OF THE DEVELOPERS & OWNER:**

That upon completion of the construction and sale of the various flats, shops and parking spaces in the said building/project in their part of land, the total gross revenue realized from such sales shall be divided between the Owner and the Developer in the ratio of **50:50 (Fifty Percent each)**.

It is expressly agreed that the aforesaid equal sharing of revenue shall constitute the full and final consideration payable between the parties under this Agreement, and neither party shall have any further monetary claim against the other, save and except as specifically provided herein.

**ARTICLE II – COMMENCEMENT.**

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

**ARTICLE III – OWNER' RIGHTS & REPRESENTATIONS**

3.1 Excepting the Owner hereof, no other person or persons has/have any claim or interest and/or demand over and in respect of the said premises and/or any portion thereof. However, if due to any defect in title or possession of the Owner in respect of the schedule property, and due to which if the developer has to face any obstacle or disturbance in the development or construction work, then the Owner shall be liable for all loss or damages sustained by the Developer in connection therewith and the Owner shall return the entire advance received till then from the developer with interest along with all cost & losses of the developer in respect thereof.

(A)

*Nawal Kumar Aggarwal*

*Prateek Aggarwal*

**AWASH NIRMAN**

*Nawal Kumar Aggarwal*  
Partner

- 3.2 The said premises is free from all encumbrances, liens, lispendences, attachments, trusts, acquisitions and requisition whatsoever or howsoever.
- 3.4 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 the person/s claiming under him/her.

#### **ARTICLES IV – DEVELOPER’S RIGHTS**

- 4.1 The owner does hereby grant, subject to the provision contained herein, exclusive right to the developer to build upon and to commercially exploit the said premises by constructing the multistoried building at the said premises in accordance with the plan to be sanctioned by the S.J.D.A.
- 4.2 All applications, plans as may be required by the developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the developer at his own cost and shall be signed by the Owner and/or the developer and submitted by the developer at the developer’s own cost and expenses for sanction. However, the Owner shall give their full cooperation by their signature and also by their presence if so required at anytime during the project. All costs, charges and expenses required to be paid or deposited for submission of such plan or plans to S.J.D.A and other authorities shall be borne and made by the developer provided however that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposits made by the Developer in connection therewith.

#### **ARTICLE V –PROCEDURE**

- 5.1 The Owner shall grant a registered power of attorney in favour of the developer for obtaining necessary permission and/or sanctions from different authorities in connection with the development of the new building at the said premises and also for pursuing and following up the matter with the appropriate authority and other statutory authorities and for all other matters concerning or related to the project of development which shall remain in force until completion of the project finally or till the validity of this agreement.

*Nawsh Kumar Agaswala**Prateek Agwal***AWASH NIRMAN***Nawsh Kumar Agaswala*  
Partner

5.2 The Developer shall hand over the complete building within 30 months from the work start, except in the event of exigencies arising out of circumstances beyond the Developer's control such as natural calamities, earthquake, flood, civil riot etc. but if otherwise the Second party fails to handover the complete building within the stipulated period then the second party shall be liable to pay compensation to the First Party.

#### **ARTICLE VI- BUILDING**

- 6.1 The developer shall at its own costs, construct and complete the new building at the said premises in accordance with the sanctioned plan with good and standard materials as may be specified by the architects and as set out in the second schedule hereunder written. The new building shall be constructed with the maximum possible coverage and having elevation and feature permissible under the rules and regulation applicable to the said premises as may be approved by the SJDA.
- 6.2 Subject as aforesaid, the decision of both the parties regarding the quality of the materials and the specification as stated in the second schedule hereunder shall be final and binding upon the parties hereto.
- 6.3 The developer shall install and erect in the said building, at its own cost water storage tanks, electricity, transformer, fire fixtures and other facilities as per the existing law as are required to be provided in a multi-storied building having self-contained units and constructed for sale of constructed areas therein on Ownership basis and as mutually agreed upon.

#### **ARTICLE VII – COMMON FACILITIES**

- 7.1 The developer shall pay and bear all corporation taxes, insurance premiums and other statutory outgoings as would be levied by the government or any statutory authorities in respect of the said premises accruing as and from the date of handing over vacant possession by the Owner to the developer.

*Navash Kumar Agarwal*

*Pratibha Agarwal*

**AWASH NIRMAL**

*Navash Kumar Agarwal*  
Partner

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

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

### ARTICLE VIII- COMMON RESTRICTIONS

8.1 Neither party shall use nor permit to use in the said building or any portion thereof for carrying on any illegal and/or immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the occupier of the building.

8.2 Neither party shall demolish nor permit demolition of any other structure or make any structural alternation therein without the previous consent of the other in writing on this behalf.

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

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

8.5 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 said building in the compounds, corridors or any other portion or portions of the said building.

*Nawash Kumar Agarwala*

*Pratice Agwala*

**AWASH NIRMAN**

*Nawash Kumar Agarwala*  
Partner

**ARTICLE IX- OWNER' OBLIGATION:**

9.1 The Owner hereby agree and covenant with the Developer, not to cause any interference or hindrance in the construction of the new building at the said premises by the Developer.

**ARTICLE X- OWNER'S INDEMNITY**

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

10.2 That the heirs and successors of the respective parties shall be bound to follow this Agreement in future.

**ARTICLE XI- DEVELOPER'S INDEMNITY**

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

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

**ARTICLE XII POWER OF ATTORNEY**

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

*(Signature)*

*Navash Kumar Aggarwal*

*Prateek Aggarwal*

AWASH NIRMAN

*Navash Kumar Aggarwal*  
Partner

12.2 That the Parties shall arrange to execute a registered Joint General Power of Attorney for the purpose of sale of the space/premise in the said building to the intending purchaser/s. Thus in the event of sale of any part of the building one representative from each side should be present.

### ARTICLE XIII- MISCELLANEOUS

13.1 It is hereby understood that from time to time in order to facilitative the construction of the new building at the said premises by the developer, various deeds, matters and things not herein specified may be required to be done by the developer and for which the developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specified provisions may not have been made herein and the Owner hereby undertake to do all such act, deeds, matter 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 undertake to sigh and execute all such additional applications and other documents as the case may be; provided that all such acts, deeds, matters and things do not in anyway Infringe the right of the Owner and/or go against the sprit of this Agreement.

13.2 The Developer and the Owner shall mutually frame a scheme for the management and administration of the new building at the said premises and/or common part thereof. The Developer and the Owner hereby agree to abide by all the Rules and regulations of such Management/Society/Association/Holding Organization and hereby give their consent to abide by the same, as and when constituted.

13.4 The Developer Shall decide the name of the said building to be constructed at the said premises.

13.5 That after construction of the said building, in the event of sale of any portion, the signature of the Developer shall be accepted for selling the said portion as the owners shall execute a power in favour of the Second party for selling the said property.

*Nansh Kumar Agarwal*

*Prateek Agrawal*

**AWASH NIRMAN**

*Nansh Kumar Agarwal*  
Partner

13.6 That it has been mutually decided between the parties that the consideration amount for such sale shall be fixed as per the market value at that relevant time and not otherwise and will be distributed among the Developer & owner as per share.

#### **ARTICLE XIV- TERMINATION**

14.1 That if the Developer is unable to finish the construction/any terms contained in this agreement within the stipulated period of 30 months from the date of this agreement, in that case this agreement shall stand automatically terminated or as is mutually decided.

#### **ARTICLE XV- FORCE MAJEURE**

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

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

#### **ARTICLE XVI- ARBITRATION**

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

*Narash Kumar Agarwalla*

*Prateek Agnwal*

**AWASH NIRMAN**

*Narash Kumar Agarwalla*  
Partner

**THE FIRST SCHEDULE ABOVE REFERED TO DESCRIPTION OF THE PREMISES**

All that piece or parcel of homestead land measuring about 4 Katha 15 Chhatak, appertaining to a forming Part of R.S Plot No. 3555, corresponding to L.R Plot No. 10615 & LR Plot No. 10636, recorded in R.S Khatian No. 1239, corresponding to L.R Khatian No. 1795 (land measuring 3 Katha) & 8728 (land measuring 1 Katha 15 Chhatak,) situated at R.S. Mouza- **SILIGURI** corresponding to L.R Mouza- **SILIGURI MADHYA PASCHIM**, Pargana-Baikunthapur, P.S. Siliguri, Dist-Darjeeling, within Siliguri Municipal Corporation in Ward No. "26", Located at **S.F. Road Bye Lane, Rani Laxmibai Sarani, Millan Pally, Siliguri**, Addl. Dist. Sub-Registry Office Siliguri, Dist. Darjeeling.

The said land is butted and bounded as follows: -

- By the North: Land & structure of Sri Bijay Kumar Agarwalla & others
- By the South: Land of Tapan kumar Kundu & Others.
- By the East : 19 ft. wide road.
- By the West : Land of Awash Nirman.

**THE SECOND SCHEDULE ABOVE REFERED SPECIFICATION OF CONSTRUCTION OF FLAT**

- a) **FLOOR** : Entire Floor finished with Tiles.
- b) **WALL** : 5-five inches Brick wall with lime punning finished only ;
- c) **DOORS** : All doors are Flush Doors.
- d) **WINDOWS** : Aluminium sliding Windows.
- e) **BATH & KITCHEN**: Finished with marble/ tiles and standard CP fittings (Hindware/Jaquar).
- g) **ELECTRIFICATION** : concealed wiring, with required points and modular switches (without fittings) Ancher/goldmadel

The developer further agreed to the followings:

*Narash Kumar Agarwal*

*Prateek Agarwal*


**AWASH NIRMAN**

*Narash Kumar Agarwal*  
Partner

- i) Tiles including fixing – Rate will be allowed @ 50/- per sq. ft. in case of change of tiles by the owners.
- ii) Five Layer Water tank will be provided.
- iii) Inverter Line will be provided to each flat.
- vi) A/C line will be provided by the developer on payment of extra cost.

### **“SCHEDULE OF COMMON AREAS**

1. The area of the all stair Cases and Lobby shall be used for the purpose of common enjoyment by all occupants of the said multi-storied building.
2. A common water tank and/or water reservoir situated on top of the said multi-storied building is meant for the benefit of all Owner.
3. The Purchaser/Land Owner including the other occupants of the building/flat/shop Owner will enjoy an undivided impartial and proportionate right and share in the aforesaid “Land Schedule” on which the building is standing with the easements right and appurtenances of the said land and building.
4. The purchaser/Land Owner including the other occupants of the building/flat/shop/office/premises Owner will enjoy all the Sewage System and Entrance and Exist, Fire Escape, Corridors, Main walls, Etc, of the said multi-storied building.
5. The purchaser/Land Owner and other flat/shop/unir/premises Owner will enjoy the common facilities being provided for such of them, as per the Declaration approved by the Apartment committee, being formed by the respective flat/shop/premises Owner:

 The Seller hereby covenant and declare that the Purchaser/Land Owner will have all the right and liberties to use and enjoy the aforesaid common areas and common facilities freely and without any sort of hindrances, whatsoever subject to the payment of the proportionate expenses whatsoever to the Associations of the said Apartment /Building to be formed therefore, by the respective flat Owner.

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

**WITNESS:-**

1. *Rupesh Das*  
 S/o. R. Das.  
 Khalpara  
 PO&PS- Siliguri  
 Dt - Darjeeling  
 734005.

*Narash Kumar Agarwal*  
*Prateek Agarwal*

**FIRST PARTY/LAND OWNER**

**AWASH NIRMAN**

*Narash Kumar Agarwal*  
 Partner

**DEVELOPER/SECOND PARTY**












Drafted and explained by me to parties & printed in my office :

2. *Amil Bami*  
 S/o. J.D. Bami  
 Khalpara Siliguri  
 Darjeeling.  
 734005

**(AJAY KUMAR MITRUKA)**




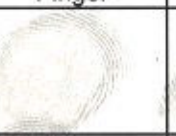







Advocate, Siliguri.

Enrolment No. WB/797/2006

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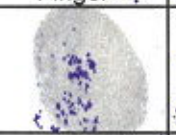




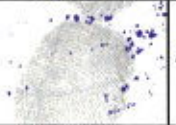


Navsh Kumar Agarwal

Navsh Kumar Agarwal  
Signature with date

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	Left Hand					
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Prateek Agarwal

Prateek Agarwal  
Signature with date

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

Navsh Kumar Agarwal

AWASH NIRMAN  
Navsh Kumar Agarwal  
Signature with date

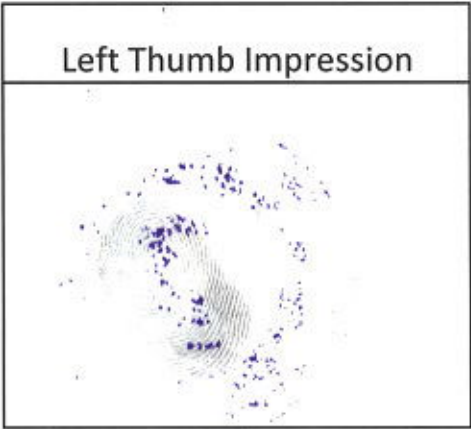
Photo with full Signature of the person		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Signature of Identifier

Signature of R.O.

Signature with date

IDENTIFIER PHOTO SHEET



*Prakash Dal.*

\_\_\_\_\_  
Signature with date

\_\_\_\_\_

জেলা- দার্জিলিং খতিয়ান নং- ১৭৯৫ [ ০৪০৫০৯০ ]  
মৌজা- শিলিগুড়িমধ্য পশ্চিম জে.এল.নং- ৯০ থানা- শিলিগুড়ি



(১) রাজস্ব- ০.০০ টাকা

(২) জমির পরিমাণ(এ)- ০.৫৩৩৫

(৩) মোট দাগের সংখ্যা- ২

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	নরেশ কুমার আগরওয়াল	স্বত্ব	
পিতা-	কেশরাম আগরওয়াল		
ঠিকানা-	নিজ		

(৭) অগ্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির প্রেনী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমাণ	একর	হেক্টর
১০৬১৫	বাস্ত		০.৭৯৮০	০.০৯৭০			০.০৬৯৫
১০৬৩৬	বাস্ত		১.০০০০	০.৪৬৪০			০.৪৬৪০
মোট দাগের সংখ্যা- দুই মাত্র							



Certified to be true copy u/s 76 of Indian Evidence Act, 1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:1080

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Date: 2021.09.03 12:23:44 IST

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০৩/০৯/২০২১ ১২:৩০ PM

জেলা- দার্জিলিং খতিয়ান নং- ৮৭২৮ [ ০৪০৫০৯০ ]  
মৌজা- শিলিগুড়িমধ্য পশ্চিম জে.এল.নং- ৯০ থানা- শিলিগুড়ি

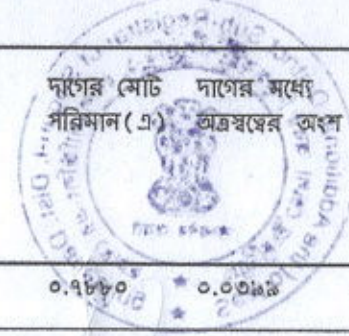


(১) রাজস্ব- টাকা খতিয়ান ভৈরির তারিখ - 23/04/2021  
(২) জমির পরিমাণ(এ)- ০.০৩২০ (৩) মোট দাগের সংখ্যা- ১

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	প্রতীক আগরওয়াল	স্বত্ব	
পিতা-	দীপক কুমার আগরওয়াল		
ঠিকানা-	নিজ		

(৭) অগ্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির প্রেনী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমাণ
১০৬১৫	বালু		০.৭৮৮০	০.০৩২০	০.০৩২০
মোট দাগের সংখ্যা- এক মাত্র					



Sub-District Officer  
Darjeeling  
28 FEB 2021

Certified to be true copy u/s 76 of Indian Evidence Act, 1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:1083

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Date: 2021.09.03 12:25:49 IST

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০৩/০৯/২০২১ ১২:৩২ PM

### Major Information of the Deed



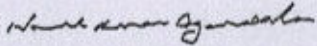
Deed No :	I-0402-00452/2026	Date of Registration	26/02/2026
Query No / Year	0402-2000540280/2026	Office where deed is registered	
Query Date	25/02/2026 12:46:29 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	AJAY MITRUKA Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7584020731, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 1,33,31,253/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 600/- (Article:E, E, E)		
Remarks			

#### Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: MILAN PALLY, Road Zone : (WARD NO.26 -- WARD NO.26) , Mouza: Siliguri, JI No: 88, Pin Code : 734005

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3555	RS-1239	Bastu	Bastu	4 Katha 15 Chatak		1,33,31,253/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>8.1469Dec</b>	<b>0/-</b>	<b>133,31,253 /-</b>	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr NARESH KUMAR AGARWAL (Presentant )</b> Son of Late KESHORAM AGARWAL Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office		 Captured	
		26/02/2026	LTI 26/02/2026	26/02/2026










CIGARATTE COMPANY COMPOUND , S.F. ROAD , SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: ACxxxxxx7G, Aadhaar No: 81xxxxxxxx5864, Status :Individual, Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>Mr PRATEEK AGARWAL</b> Son of Mr DEEPAK KUMAR AGARWAL Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office		 Captured	
		26/02/2026	LTI 26/02/2026	26/02/2026
MAHABIRSTHAN , SILIGURI TOWN , SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: BUxxxxxx3P, Aadhaar No: 24xxxxxxxx1881, Status :Individual, Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office				



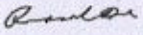
**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>AWASH NIRMAN</b> NEHRU ROAD , SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Date of Incorporation:XX-XX-2XX6 , PAN No.:: ABxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr NARESH KUMAR AGARWAL</b>            Son of Late KESHORAM AGARWAL            Date of Execution - 26/02/2026, , Admitted by: Self, Date of Admission: 26/02/2026, Place of Admission of Execution: Office         </td> <td>  </td> <td>             Captured         </td> <td>  </td> </tr> <tr> <td></td> <td>Feb 26 2026 12:29PM</td> <td>LTI 26/02/2026</td> <td>26/02/2026</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr NARESH KUMAR AGARWAL</b> Son of Late KESHORAM AGARWAL Date of Execution - 26/02/2026, , Admitted by: Self, Date of Admission: 26/02/2026, Place of Admission of Execution: Office		 Captured			Feb 26 2026 12:29PM	LTI 26/02/2026	26/02/2026
Name	Photo	Finger Print	Signature										
<b>Mr NARESH KUMAR AGARWAL</b> Son of Late KESHORAM AGARWAL Date of Execution - 26/02/2026, , Admitted by: Self, Date of Admission: 26/02/2026, Place of Admission of Execution: Office		 Captured											
	Feb 26 2026 12:29PM	LTI 26/02/2026	26/02/2026										
CIGARATTE COMPANY COMPOUND , S.F. ROAD , SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: ACxxxxxx7G, Aadhaar No: 81xxxxxxxx5864 Status : Representative, Representative of : AWASH NIRMAN (as PARTNER)													

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RUPESH DAS</b> Son of Mr R DAS KHALPARA , SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005		 Captured	
	26/02/2026	26/02/2026	26/02/2026
Identifier Of Mr NARESH KUMAR AGARWAL, Mr PRATEEK AGARWAL, Mr NARESH KUMAR AGARWAL			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr NARESH KUMAR AGARWAL	AWASH NIRMAN-3 Katha
2	Mr PRATEEK AGARWAL	AWASH NIRMAN-1 Katha 15 Chatak

**Endorsement For Deed Number : I - 040200452 / 2026**

**On 26-02-2026**

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

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

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

Presented for registration at 12:07 hrs on 26-02-2026, at the Office of the A.D.S.R. SILIGURI by Mr NARESH KUMAR AGARWAL , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,33,31,253/-

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

Execution is admitted on 26/02/2026 by 1. Mr NARESH KUMAR AGARWAL, Son of Late KESHORAM AGARWAL, CIGARATTE COMPANY COMPOUND , S.F. ROAD , SILIGURI, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 2. Mr PRATEEK AGARWAL, Son of Mr DEEPAK KUMAR AGARWAL, MAHABIRSTHAN , SILIGURI TOWN , SILIGURI, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Mr RUPESH DAS, , Son of Mr R DAS, KHALPARA , SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

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

Execution is admitted on 26-02-2026 by Mr NARESH KUMAR AGARWAL, PARTNER, AWASH NIRMAN (Partnership Firm), NEHRU ROAD , SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Indetified by Mr RUPESH DAS, , Son of Mr R DAS, KHALPARA , SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 600.00/- ( E = Rs 600.00/- ) and Registration Fees paid by by online = Rs 600/-, by POS = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/02/2026 6:56PM with Govt. Ref. No: 192025260493267478 on 25-02-2026, Amount Rs: 600/-, Bank: SBI EPay ( SBIEPay), Ref. No. 6690632105916 on 25-02-2026, Head of Account 0030-03-104-001-16

Description of Payment

By POS on 26/02/2026 12:12PM with Govt. Ref. No: 192025260494257206 on 26-02-2026, Amount Rs: 0/-, Bank: SBI, Ref. No. 04022000540280/01/2026 on 26-02-2026, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 15,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 581, Amount: Rs.5,000.00/-, Date of Purchase: 24/02/2026, Vendor name: J Banik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/02/2026 6:56PM with Govt. Ref. No: 192025260493267478 on 25-02-2026, Amount Rs: 15,020/-, Bank: SBI EPay ( SBIEPay), Ref. No. 6690632105916 on 25-02-2026, Head of Account 0030-02-103-003-02



**Jiwan Limbu**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. SILIGURI**

**Darjeeling, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2026, Page from 11193 to 11217  
being No 040200452 for the year 2026.



Digitally signed by JIWAN LIMBU  
Date: 2026.02.26 16:43:11 +05:30  
Reason: Digital Signing of Deed.

(Jiwan Limbu) 26/02/2026

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.