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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 305625

2020 07 24/20

*Ashim Ghose*  
*Rhijo Ghosh*  
*Joyanta Ghosh*

VATSIN REAL ESTATE PVT. LTD.  
*[Signature]*  
 DIRECTOR

VATSIN REAL ESTATE PVT. LTD.  
*[Signature]*  
 DIRECTOR

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

*[Signature]*  
 Adm. District Sub-Registrar,  
 Siliguri-III at Baranagra  
 15 JUL 2020

**POWER**  
**OF**  
**ATTORNEY**  
**AFTER**  
**DEVELOPMENT AGREEMENT**

*[Signature]*  
 Adv.

NON JUDICIAL STAMP

Sl. No. 271 Dated 14/7/2020

Sold To. Ashim Ghoshal & others

Address. Sg

Stamp Value of Rs. 100/- Rupees Hundred

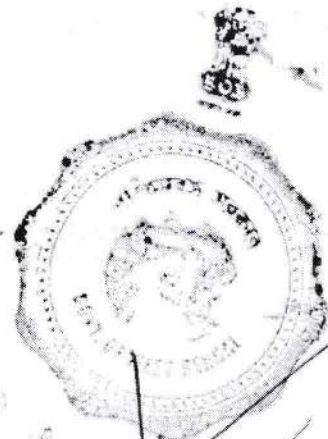
R. Chaki  
(RITA CHAKI)

Stamp Vendor

Licence No. 347 / RM

A.D.S.R. Office, Bagdogra

Darjeeling





Ashim Ghoshal  
Bhito Ghoshal -  
Also  
Jayanta Ghoshal.

VATSIN REAL ESTATE PVT. LTD.

DIRECTOR  
VATSIN REAL ESTATE PVT. LTD.

Meenakshi Ghoshal  
DIRECTOR

KNOW ALL MEN BY THESE PRESENTS THAT We,

- 1) SRI ASHIM GHOSHAL, (PAN No. AXGPG7739K)
- 2) SRI BAITO GHOSAL @ BHITO GHOSHAL @ JAYANTA GHOSHAL, (PAN No. ATKPG4055E)

Both Sons of Late Jiban Krishna Ghoshal, Hindu by faith, Indian by Nationality, business by occupation, resident of Upendra Bhawan, Upper Bagdogra, Post Office and Police Station - Bagdogra, Pin- 734014, Dist. Darjeeling (West Bengal), India - hereinafter collectively called the PRINCIPALS do hereby state as follows:-

WHEREAS we are the joint owners of a piece of land measuring **0.35 Acres** more or less more or less, recorded in R.S Khatian No. **89** corresponding to L.R Khatian No. 3651, 3652, comprised in R.S Plot No. **333/740** corresponding to L.R Plot No. 918, R.S J.L No. 89 corresponding to L.R J.L No. 93, situated within Pargana-Patharghata, Mouza - **Uttar Bagdogra**, Touzi No. 91, Additional District Sub-Registrar Siliguri-II, at Bagdogra, Dist. Darjeeling, Pin-734014, Post Office- Bagdogra, within Gram Panchayat Area, Police Station-Bagdogra, Upper Bagdogra, in the state of West Bengal, more fully described in the schedule hereunder written (herein after referred to as "the said premises")

AND WHEREAS we have decided to develop the said premises by constructing two multistoried building/s thereon and sell the units comprised therein to prospective purchasers and have for such purpose entered into an Development Agreement on 15/07/2020, Deed No. I-2573 with "VATSIN REAL ESTATE PRIVATE LIMITED", (PAN No. AAFCV7324N), a Private Limited Company, incorporated under the companies Act, 2013 bearing certificate of incorporation Number : U70100WB2016PTC218298 of 2016-2017, having its present registered Office at 3rd Floor, Asmi Kunj, Jatin Das Sarani, Ashrampara, Near Jewel Athletic, Club, Siliguri, Post Office and Police Station - Siliguri, Pin-734001, Dist. Darjeeling, in the State of West Bengal, India, represented in these present by two of its

Ashim

11

Ashim Guoshal

Bhishu Ghoshal

ALIAS  
Jagdish Ghoshal

VATSIN REAL ESTATE PVT. LTD.

Meenakshi Agarwal  
DIRECTOR

Directors 1) SRI BINOD PRASAD JAISWAL (Son of Sri Ram Chandra Jaiswal) and 2) SMT. MEENAKSHI AGARWAL (wife of Sri Sujit Kumar Agarwal), both Hindus by religion. Indian by nationality, business by occupation, Indians by citizen, one resident of Prafulla Nagar, Champasari, Post Office - Champasari and Police Station - Pradhan Nagar, Pin-734001, Dist. Darjeeling (West Bengal), India and other resident of Asmi Kunj. Jatin Das Sarani, Ashrampara, Post Office - and Police Station - Siliguri, Pin-734001, Dist. Darjeeling (West Bengal), India, for the Development/Construction of two multistoried building/s at the said premises at its own cost upon terms and conditions as mentioned therein.

WHEREAS in terms of the said agreement we have further agreed to confer certain necessary powers upon the partner of the said firm for facilitating the construction of the proposed new building/s at the said premises and to do the matters related and incidental thereto.

NOW THEREFORE BY THESE PRESENTS WE, do hereby nominate, constitute and appoint, "VATSIN REAL ESTATE PRIVATE LIMITED", a Private Limited Company, incorporated under the companies Act, 2013 bearing certificate of incorporation Number : U70100WB2016PTC218298 of 2016-2017, represented by of its Directors, 1) SRI BINOD PRASAD JAISWAL (Son of Sri Ram Chandra Jaiswal) and 2) SMT. MEENAKSHI AGARWAL (wife of Sri Sujit Kumar Agarwal) of Siliguri, as our true and lawful ATTORNEY for us, in our name and on our behalf to inter alia, do and perform the following acts, deeds and things:-

1. To work, manage, look after and develop, control, invest and supervise all the affairs in respect of the proposed two multi-storied building/s and construction on the below schedule property as per sanction plan, approved by the Naxalbari Block or Panchayat or any other sanctioning authorities.

VATSIN REAL ESTATE PVT. LTD.

DIRECTOR

Meenakshi Agarwal

Ashim Guoshal



Ashim Guoshal

Dilip Ghoshal,

Pras

Joyanta Ghoshal

VATSIN REAL ESTATE PVT. LTD.

Dipankar Ghoshal

DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

Heeralal Ghoshal

DIRECTOR

2. To deposit Panchayat Taxes, Land taxes, Khajna and apply for the LUCC, building/s plan as well as sign all the plan sanction related papers and submit the same before the appropriate authority and concerned office in respect of our below described landed-property and also obtain the same in our names and on our behalf.
3. To make all sorts of arrangements for the purpose of constructional work and to develop the below property by engaging labour, masons, engineer and other persons in respect of the scheduled property and to carry out all costs, charges and expenses in all respects for all the items of works for the development of said property including laying-out of drainage, other layout, cables, water pipe and other connection and lightening of passage/roads of the building/s and other items as per the terms and conditions imposed by the Naxalbari Block or Panchayat or any other sanctioning authorities while sanctioning the plan and also other items of works as may be required to be carried out for the purpose of making the below scheduled land fit for construction of said proposed residential building/s and structures thereon.
4. To receive any amount, either as *baina*/Earnest money or the entire sale-consideration in respect of the different constructed portion i.e. flats, car parking spaces of the proposed multi-storied building/s according to the terms of the aforesaid Development Agreement, from the intending Purchaser/s and to give effectual receipts admitting and acknowledging payment of advance or part consideration and entire consideration money from the intending purchaser or purchasers and/or Banks, LIC Housing Finance Ltd, or any other institutions for and on behalf of said purchasers of the flats, car parking spaces with respect to the allotments stands in the name of Developer in terms of agreement in the proposed new building/s.

Ashim  
Adv.

Ashim Ghose

Blis Ghosh

Kings

Jyoti Ghosh

VATSIN REAL ESTATE PVT. LTD.

Meenakshi Ghosh  
DIRECTOR

5. To handover the actual, physical land khas possession of different constructed portion of the proposed new building/s as per the Agreement to be raised on the below described land to those intending purchasers.
6. To appear and act in all offices, Govt. or Semi-Govt. Department, Settlement and Land Reform Office, Naxalbari Block or Panchayat office pertaining to our below schedule land for the construction purposes.
7. To inspect any document, to enter into the agreement in relation to the Developer's Allocation with the intending Purchaser/s of the proposed building/s with respect to the below schedule property.
8. To bear all costs for the purpose of the constructional work as per sanction plan on the below schedule land which will not be payable to the Attorney at any point of time by us or by our any legal heirs.
9. To put and display advertisement board in the name of "VATSIN REAL ESTATE PRIVATE LIMITED" for the purpose of transferring flats and others constructed area of the building/s in some conspicuous place upon the below schedule land.
10. To negotiate on terms for and to agree and enter into and conclude any agreement of Sale/Transfer and to sell/transfer any and all units/flats of the new proposed building/s at the said premises comprising the area as per the provision of the Development Agreement unto and in favour of any purchaser or purchasers or transferee/s at such price which our said attorney/s and in its absolute discretion, thinks proper and to receive earnest money and advance from such purchaser/s.
11. To execute proper Deed of Sale (Conveyance) and any other transfer deeds, *Bainamama* or Deed of Agreement to and in favour of the different intending

VATSIN REAL ESTATE PVT. LTD.

Anirban Ghosh

DIRECTOR



Ashim Gumberal

Rishi Gumberal

Adv.

Jayanta Gumberal

VATSIN REAL ESTATE PVT. LTD.

*[Handwritten Signature]*

DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

*[Handwritten Signature]*

DIRECTOR

purchaser/transferee(s), before the appropriate registering authority for the due and valid registration of the instrument(s) and represent themselves on behalf of us, and also appearing before all Govt. or semi-Govt. office or authority for the purposes of the registration of the proposed Deed of transfer, in respect of the constructed area as specifically mentioned as 'Developer's Allocation' in Development Agreement in our names. However for the purpose of registration of the sale deed or any other transfer deed in respect of units and constructed areas of the proposed new building/s in the said premises, the signature of the principals/land owners will not be required and the Attorney-Holder/Developer will have the exclusive right for signing the sale deeds and any other instruments for transfer of those constructed area of 'Developer's Allocation' of the proposed building/s, to be raised covering the below schedule land with subject to full fillment of Terms and conditions of "Development Agreement" on the part of Attorney Holder.

12. To enter into any separate contract or agreement with the Architects or Engineer as may be required for the said building/s construction and pay their remunerations etc.
13. To apply for temporary and permanent electric connection, if required for the purpose of construction of said proposed building/s and make necessary payments /expenses thereof.
14. To deliver vacant possession for said Flats, Car parking spaces etc, to the intending purchasers/transferees after or before the completion of the required registered instruments/deeds for ourselves and on our behalf.
15. To issue 'No Objection' to the intending Buyer(s)/Purchaser of the different constructed areas of the building/s for the purposes of obtaining electricity supply directly from the W.B.S.E.D.C. Ltd in the name of those intending Buyer(s)/Purchasers as per the choice of the intending Buyer(s)/Purchasers.

*[Handwritten Signature]*  
Adv.

Ashim Ghoshal  
Bijoy Ghoshal,  
Abir Ghoshal  
Director

VATSIN REAL ESTATE PVT. LTD.  
DIRECTOR

VATSIN REAL ESTATE PVT. LTD.  
Neevabati Ghoshal  
DIRECTOR

To appoint any Advocate or Deed-Writer/Scribe to prepare the proposed deed of sale transfer in respect of the developer's area, as specifically mentioned in the "Developer's Allocation" of the Deed of Agreement in our name.

AND GENERALLY to do all acts, deeds and things whatsoever deemed necessary and or expedient with respect to the said premises in our name and on our behalf as required by law to be done until the completion of the construction of the new building/s at the premises and the sale of the units/flats/garages thereof.

AND WE, HEREBY RATIFY and confirm and also agreeing to ratify and confirm all such acts, matters or things which our said Attorney, shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the matters pertaining to the said premises described in the schedule hereunder written and the construction to be made therein by virtue of this General Power of Attorney notwithstanding no express power on that behalf is herein provided.

**SCHEDULE OF THE LAND**  
**PROPOSED TO BE DEVELOPED**

All that piece or parcel of homestead land measuring **0.35 Acres** more or less more or less, recorded in R.S. Khatian No. **89** corresponding to L.R Khatian No. 3651, 3652, comprised in R.S Plot No. **333/740** corresponding to L.R Plot No. 918, R.S J.L No. 89 corresponding to L.R J.L No. 93, situated within Pargana-**Patharghata**, Mouza - **Uttar Bagdogra**, Touzi No. 91, Additional District Sub-Registrar Siliguri-II, at Bagdogra, Dist. Darjeeling, Pin-734014, Post Office- Bagdogra, within Gram Panchayat Area, Police Station-Bagdogra, Upper Bagdogra, in the state of West Bengal. (Present classification and use of land: Bastu; Proposed use of land: Bastu)

**The said premises is presently butted and bounded as follows:-**

- By the North : By Land of D. Karmakar & Others;
- By the South : By Land of Hari Paul & Others and 18 Ft' Wide Road;
- By the East : By Land of Dayamoy Chakraborty and 18 Ft' Wide Road;
- By the West : By Land of J.K Roy & Others and 7 Ft' wide Private Passage.



IN WITNESSES WHEREOF, the Principals/Executors of this indenture executes this General Power of Attorney in terms of the provision, contained in Article 48 of Schedule 1A of the Indian Stamp Act, 1899 as amended by Art. 48(g) of the W.B. Finance Act 2012 (i.e. 01.04.2012) and the do hereby set and subscribe their hands, seals & signatures on this GENERAL POWER OF ATTORNEY on this the day of 15<sup>th</sup>, JULY, 2020.

WITNESSES:-

1. Ashim Guoshal

Bhisho Ghoshal.  
also  
Jayanta Ghoshal.

1. Sisir Guoshal  
90 L. Jibon Krishna Guoshal  
Upreti Bheeran  
P.O. Bagdogra  
Dt. Darjeeling  
Pin. 734014

2.

(PRINCIPALS/EXECUTRIX)

We accept the Power

VATSIN REAL ESTATE PVT. LTD.

*[Signature]*  
DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

*[Signature]*  
DIRECTOR  
(Attorney Holders)

2. Sanjay Ghoshal.  
S/o Late. Jibon Krishna Ghoshal.  
Upreti Bheeran.  
P.O. Bagdogra.  
Dt. Darjeeling.  
Pin - 734014.

Drafted typed and explained by me in my office:

*[Signature]*

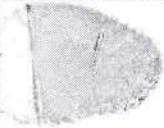


ARINDAM MITRA

Advocate, Siliguri.

Enrolment No. WB/345/1989





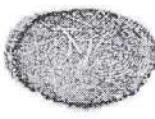






PRINCIPALS

1. SRI ASHIM GHOSAL

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Ashim Ghosal</i>					
					

*Ashim Ghosal*  
SIGNATURE

2. SRI BAITO GHOSAL @ JAYANTA GHOSHAL

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Baito Ghosal</i> <i>Jayanta Ghosal</i>					
					

*Baito Ghosal*  
ALIAS  
*Jayanta Ghosal*












\_\_\_\_\_  
SIGNATURE



ATTORNEY HOLDER

VATSIN REAL ESTATE PRIVATE LIMITED

1. SRI BINOD PRASAD JAISWAL

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

VATSIN REAL ESTATE PVT. LTD.

*Sri Binod Prasad Jaiswal*

DIRECTOR

\_\_\_\_\_  
SIGNATURE

2. SMT. MEENAKSHI AGARWAL

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

*Meenakshi Agarwal*

DIRECTOR

\_\_\_\_\_  
SIGNATURE

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ASHIM GHOSHAL

JIBAN KRISHNA GHOSHAL

06/03/1960

Permanent Account Number

AXGPG7739K

*Ashim Ghoshal*  
Signature



30122010

इस कार्ड के खोने / गाने पर कृपया सूचित करें / लौटायें :

आयकर पैन सेवा इकाई, एन.एस.डी.एल

तीसरी मंजिल, सफायर चेंबर,

बानेर टेलिफोन एक्सचेंज के नजदीक,

बानेर, पुना - 411 045.

If this card is lost / someone's PAN card is found,  
please inform / return to :

Income Tax PAN Services Unit, NSDL

3rd Floor, Sapphire Chambers,

Near Baner Telephone Exchange


Baner, Pune - 411 045.



Tel: 91-20-2721 8080, Fax: 91-20-2721 8081

e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

*Ashim Ghoshal*



  
 ভারতের নির্বাচন কমিশন  
 পরিচয় পত্র  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 WB/04/026/222031

নির্বাচকের নাম : অসীম ঘোষাল  
 Elector's Name : Ashim Ghoshal  
 পিতার নাম : জীবন কৃষ্ণ ঘোষাল  
 Father's Name : Jiban Krishna Ghoshal  
 লিঙ্গ/Secx : পুং M  
 জন্ম তারিখ : XX/XX/1958  
 Date of Birth : XX/XX/1958

WB/04/026/222031

ঠিকানা:  
 ১ নং বাগডোগরা মেইনরোড (উত্তরাংশ ২ নং বাগডোগরা),  
 উত্তর বাগডোগরা, বাগডোগরা, দার্জিলিং, 734014

Address:  
 1 NO. BAGADOGARA MAINROAD  
 (UTTARANGSH 2 NO. BAGADOGARA),  
 UTTAR BAGDOGRA, BAGDOGRA,  
 DARJEELING, 734014

Date: 28/03/2011 *lin*

25-মাটিগারা-নখালবাড়ি (তপালিকী জাতি) নির্বাচন কেন্দ্রের  
 নির্বাচক নিবন্ধন অধিকারিকের স্বাক্ষরের অনুলিপি  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 25-Matigara-Naxalbar (SC) Constituency

বিমুদ্রিত পরিবর্তন বসে নতুন ঠিকানার ঘোষণা দিতে হবে হোল্ডার ও প্রকৃত  
 লক্ষ্যের নতুন ঠিকার পরিবর্তনের পাওয়ার জন্য নির্দিষ্ট করে এই  
 পরিচয়পত্রের সংশ্লিষ্ট উল্লিখিত সংখ্যা।  
 In case of change in address mention this Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.

*Ashim Ghoshal*



ভারত সরকার

Government of India



অশীম ঘোষাল

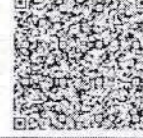
Ashim Ghoshal

পিতা : জীবন কৃষ্ণা ঘোষাল

Father : Jiban Krishna Ghoshal

জন্মতারিখ / DOB : 06/03/1960

পুরুষ / Male



3435 0028 6875

আধার - সাধারণ মানুষের অধিকার



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

উপেন্দ্রভবন, -, বাগডোগরা, -,

দক্ষিণ বাগডোগরা, দার্জিলিং,

বাগডোগরা, পশ্চিম বঙ্গ, 734014

Address:

UPENDRA BHAWAN, -,

BAGDOGRA, -, Dakshin

Bagdogra, Darjeeling, Bagdogra,  
West Bengal, 734014

3435 0028 6875

1947  
1620 300 1947

Help@uidai.gov.in

www.uidai.gov.in

Ashim Ghoshal





ভারত সরকার  
Government of India



অশীম ঘোষাল  
Ashim Ghoshal  
পিতা : জীবন কৃষ্ণা ঘোষাল  
Father : Jiban Krishna Ghoshal  
জন্মতারিখ / DOB : 06/03/1960  
পুরুষ / Male



3435 0028 6875

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:

উপেন্দ্রভবন, -, বাগডোগরা, -,  
দক্ষিণ বাগডোগরা, দার্জিলিং,  
বাগডোগরা, পশ্চিম বঙ্গ, 734014

Address:

UPENDRA BHAWAN, -  
BAGDOGRA, -, Dakshin  
Bagdogra, Darjeeling, Bagdogra,  
West Bengal, 734014

3435 0028 6875

1947  
1800 300 1947

help@uidai.gov.in

www  
www.uidai.gov.in

Ashim Ghoshal



[Profile](#) | [Contact Details](#) | [Available Outlets](#)

ATKPG4055E  
 BHITO GHOSHAL  
 Birth: 07/01/1966  
 Male  
 Individual  
 C/O SHISHIR GHOSHAL, UPPER BAGDOGRA, BAGDOGRA, SILIGURI,  
 DARJEELING, WEST BENGAL, 734012  
 Active  
 Yes

**Location Details**

State: WBG  
 District: W  
 Pincode: 207  
 House No: 2  
 Locality: WARD 1(2) SILIGURI  
 Address: SILIGURI, WB  
 Email: SILIGURI.ITO1.2@INCOMETAX.GOV.IN

*Bhito Ghoshal.*  
*aka*  
*Jayanta Ghoshal.*





ELECTION COMMISSION OF INDIA

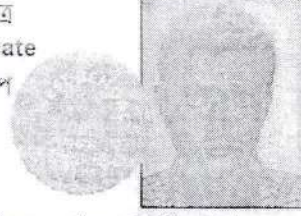
ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/04/026 / 222384

পরিচয় পত্র

Duplicate

প্রতিরূপ



Elector's Name Jayanta Ghoshal

নির্বাচকের নাম জয়ন্ত ঘোষাল

Father's Name Jivan Krishna

পিতার নাম জীবন কৃষ্ণ

Sex M

লিঙ্গ পুরু

Age as on 1.1.2000 37

১.১.২০০০-এ বয়স ৩৭

*Joyanta Ghoshal*  
Plus  
*Joyanta Ghoshal*

Address

1No. Bagdogra Naxalbari Darjeeling  
734422

ঠিকানা

১নং বাগডোগরা নক্সালবারি দার্জিলিং ৭৩৪৪২২

Facsimile Signature

Electoral Registration Officer

নির্বাচক নিবন্ধন আধিকারিক

For 26-Phansidewa(ST)

Assembly Constituency

২৬-ফাঁসিদেওয়া(সপঃ উপঃ)

বিধানসভা নির্বাচন ক্ষেত্র

Place Darjeeling

স্থান দার্জিলিং

Date 29.09.2000

তারিখ ২৯.০৯.২০০০

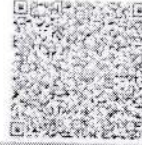


भारत सरकार  
GOVERNMENT OF INDIA

Jayanta Ghoshal  
Year of Birth: 1967  
Male



9394 7503 3445



आधार - आम आदमी का अधिकार

*Bhita Ghoshal .  
sister  
Jayanta Ghoshal .*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O Late A.K. Ghoshal, Upper Bagdogra Gram Panchayat, Darjeeling,  
Bhujia Bari, Bagdogra, Darjiling, West Bengal, 734014

800 180 1947

uidai@uidai.gov.in

www.uidai.gov.in

PO Box No. 1947,  
Bengaluru 560 001



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्वाधीन लेखा संख्या कार्ड  
Permanent Account Number Card  
AAFCV7324N

QR Code

नाम - Name  
VATSIN REAL ESTATE PRIVATE  
LIMITED

स्थापना तिथि - Date of Incorporation/Registration  
15/11/2016



VATSIN REAL ESTATE PVT. LTD.  
विनोद यशवीर जयसवाल  
DIRECTOR

VATSIN REAL ESTATE PVT. LTD.  
Meenabhi J. J. J.  
DIRECTOR



सत्यमेव जयते

GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

**Certificate of Incorporation**

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 and rule 18 the Companies (Incorporation) Rules, 2014]

I hereby certify that VATSIN REAL ESTATE PRIVATE LIMITED is incorporated on this Fifteenth day of November Two thousand sixteen under the Companies Act, 2013 and that the company is limited by shares.

The CIN of the company is U70100WB2016PTC218298.

Given under my hand at Manesar this Fifteenth day of November Two thousand sixteen .

DS MINISTRY OF  
CORPORATE  
AFFAIRS 01

MANGAL RAM MEENA

Deputy Registrar of Companies

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on [www.mca.gov.in](http://www.mca.gov.in)

Mailing Address as per record available in Registrar of Companies office:

VATSIN REAL ESTATE PRIVATE LIMITED

3RD FLOOR, ASMI KUNJ, JATIN DAS SARANI, ASHRAMPARA, N/R  
JEWEL ATHLETIC CLUB, SILIGURI, Darjeeling, West Bengal, India, 734001

VATSIN REAL ESTATE PVT. LTD.

*[Handwritten Signature]*  
DIRECTOR

VATSIN REAL ESTATE PVT. LTD.

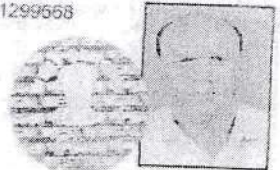
*[Handwritten Signature]*  
DIRECTOR





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

XEQ1299668



নির্বাচকের নাম : বিনোদ প্রসাদ  
জয়সোয়াল  
Elector's Name : Binod Prasad Jaiswal  
পিতার নাম : রামচন্দ্র জয়সোয়াল  
Father's Name : Ramchandra Jaiswal  
লিঙ্গ/Sex : পু/ M  
জন্ম তারিখ  
Date of Birth : XX/XX/1963

বিনোদ প্রসাদ জয়সোয়াল

XEQ1299668

ঠিকানা:  
চম্পাসারী প্রফুল্লা নগর, শিলিগুড়ি সিটি  
কর্পোরেশন, প্রাধাননগর, দার্জিলিং, 734003

Address:  
CHAMPASARI PRAFULLA  
NAGAR, SILIGURI (M  
CORP.), PRADHANNAGAR, DARJEELING,  
734003

*[Signature]*

Date: 25/11/2010

26-শিলিগুড়ি নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক অফিসারের  
নামে স্বাক্ষরিত  
Facsimile Signature of the Electoral  
Registration Officer for  
26-Siliguri Constituency

কিছু পরিবর্তন হলে যখন এই কার্ডের নতুন ফর্মটি পূরণ করা হয় তখন এই কার্ডের নতুন ফর্মটি পূরণ করে এবং  
নতুন ঠিকানা উল্লেখ করে এই কার্ডের নতুন ফর্মটি পূরণ করে এবং  
নতুন ঠিকানা উল্লেখ করে এই কার্ডের নতুন ফর্মটি পূরণ করে এবং  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.



भारत सरकार

GOVERNMENT OF INDIA

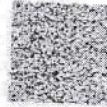


बिनोद प्रसाद जयसवाल

Binod Prasad Jaiswal

उत्पत्ति/ DOB: 01/01/1963

पुरुष / MALE



3709 6947 2487

आधार-आधारण मान्यता अधिकार

सेवा २४x७x२४x७



भारतीय विशिष्ट पहचान प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

प्रफुल्ल नगर, शिलांग,  
दार्जिलिंग, पश्चिम बंगाल,  
पिन कोड - 734003

Address:

PRAFULLA NAGAR, SILIGURI,  
Champong, Darjeeling,  
West Bengal - 734003

3709 6947 2487

Aadhaar-Aam Admi ka Adhikar



  
 ভারতের নির্বাচন কমিশন  
 পরিচয় পত্র  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 XEQ1809268





নির্বাচকের নাম : মিনাক্ষী আগরওয়াল  
 Elector's Name : Meenakshi Agarwal  
 স্বামীর নাম : সুজিত কুমার  
 Husband's Name : Sujit Kumar Agarwal  
 লিঙ্গ/Sex : ঐ/F  
 জন্ম তারিখ : 20/09/1979

*Meenakshi Agarwal*

XEQ1809268

ঠিকানা:  
 For office use. পিলাসি বিটা কোর্প, পিলাসি,  
 পিলাসি-734001

Address:  
 38B MANDIR ROAD, SILIGURI (M CORP.),  
 SILIGURI, DARJEELING-734001



Date: 25/11/2015

26-পিলসি বিটা কোর্পে বিসিএস অফিসের  
 স্বাক্ষর পত্র  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 26-Siliguri Constituency

In case of change in address mention this Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.

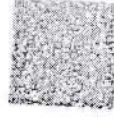




भारत सरकार  
GOVERNMENT OF INDIA



শিসির কুমার ঘোষাল  
Sisir Kr. Ghoshal  
জন্মতারিখ/ DOB: 28/06/1949  
পুরুষ / MALE



4387 9053 6988



5625

DIRECTOR

*Mandish*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

এস/ও: স্বর্গীয় জে. কে.  
ঘোষাল, উপেন্দ্র ভবন, আপার  
বাগডোগরা, মিনি বাস স্ট্যান্ডের  
নিকটে, বাগডোগরা, উত্তর  
বাঙ্গালোয়ার, দার্জিলিং,  
পশ্চিম বঙ্গ - 734014

Address:

S/O: Late J. K. Ghoshal,  
Upendra Bhawan, Upper  
Bagdogra, Near Mini Bus Stand,  
Bagdogra, Uttar Bagdogra,  
Darjeeling,  
West Bengal - 734014

4387 9053 6988

*S. Ghoshal*



## Major Information of the Deed




Deed No :	I-0403-02576/2020	Date of Registration	15/07/2020
Query No / Year	0403-8000810724/2020	Office where deed is registered	
Query Date	15/07/2020 1:39:37 PM		0403-8000810724/2020
Applicant Name, Address & Other Details	Debasish Chakraborty Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 7319069353, Status : Advocate		
Transaction	Additional Transaction		
[138] Sale, Development Power of Attorney after Registered Development 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 1,57,03,000/-	Rs. 1,57,03,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 100/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 040302573/2020		

### Land Details :

District: Darjeeling, P.S:- Bagdogra, Gram Panchayat: UPPER BAGDOGRA, Mouza: Uttar Bagdogra, Pin Code : 734014



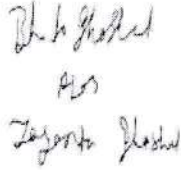
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L*	RS-333/740	RS-89	Bastu	Bastu	0.35 Acre	1,57,03,000/-	1,57,03,000/-	Width of Approach Road: 18 Ft., , Project Name :
<b>Grand Total :</b>					35Dec	157,03,000 /-	157,03,000 /-	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri ASHIM GHOSHAL (Presentant)</b> Son of Late JIBAN KRISHNA GHOSHAL Executed by: Self, Date of Execution: 15/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office			
	15/07/2020	LTI	15/07/2020	15/07/2020

UPENDRA BHAWAN, UPPER BAGDOGRA, P.O:- BAGDOGRA, P.S:- Naxalbari, Darjeeling, District:- Darjeeling, West Bengal, India, PIN - 734014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXGPG7739K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office



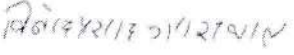



2	Name	Photo	Finger Print	Signature
	<b>Shri BHITO GHOSHAL,</b> <b>(Alias: Shri JAYANTA GHOSHAL)</b> Son of Late JIBAN KRISHNA GHOSHAL Executed by: Self, Date of Execution: 15/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office			 BHITO GHOSHAL Jayanta Ghoshal
	15/07/2020	LTI 15/07/2020	15/07/2020	
UPENDRA BHAWAN, UPPER BAGDOGRA, P.O:- BAGDOGRA, P.S:- Naxalbari, Darjeeling, District:- Darjeeling, West Bengal, India, PIN - 734014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATKPG4055E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office				

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>VATSIN REAL ESTATE PRIVATE LIMITED</b> ASMI KUNJ, ASHRAMPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAFCV7324N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

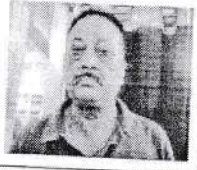


**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri BINOD PRASAD JAISWAL</b> Son of Shri RAM CHANDRA JAISWAL Date of Execution - 15/07/2020, , Admitted by: Self, Date of Admission: 15/07/2020, Place of Admission of Execution: Office			 Binod Prasad Jaiswal
	Jul 15 2020 1:54PM	LTI 15/07/2020	15/07/2020	
PRAFULLA NAGAR, CHAMPASARI, P.O:- SILIGURI, P.S:- Pradhan Nagar, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided Status : Representative, Representative of : VATSIN REAL ESTATE PRIVATE LIMITED (as DIRECTOR)				

Name	Photo	Finger Print	Signature
<b>Smt MEENAKSHI AGARWAL</b> Wife of Shri SUJIT KUMAR AGARWAL Date of Execution - 15/07/2020, Admitted by: Self, Date of Admission: 15/07/2020, Place of Admission of Execution: Office	 <small>Jul 15 2020 1:55PM</small>	 <small>LTI 15/07/2020</small>	 <small>15/07/2020</small>

ASHRAMPARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : VATSIN REAL ESTATE PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Sisir Kr Ghoshal</b> Son of Jiban Krishna Ghoshal Badgogra, P.O:- Badgogra, P.S:- Naxalbari, District:-Darjeeling, West Bengal, India, PIN - 734014	 <small>15/07/2020</small>	 <small>15/07/2020</small>	 <small>15/07/2020</small>

Identifier Of Shri ASHIM GHOSHAL, Shri BHITO GHOSHAL, Shri BINOD PRASAD JAISWAL, Smt MEENAKSHI AGARWAL

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Shri ASHIM GHOSHAL	VATSIN REAL ESTATE PRIVATE LIMITED-17.5 Dec
2	Shri BHITO GHOSHAL	VATSIN REAL ESTATE PRIVATE LIMITED-17.5 Dec



On 15-07-2020

**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 of Indian Stamp Act 1899.

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

Presented for registration at 13.47 hrs on 15-07-2020, at the Office of the A.D.S.R. BAGDOGRA by Shri ASHIM GHOSHAL, 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 157,03,000/-

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

Execution is admitted on 15/07/2020 by 1. Shri ASHIM GHOSHAL, Son of Late JIBAN KRISHNA GHOSHAL, UPENDRA BHAWAN, UPPER BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, , City/Town: DARJEELING, Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by Profession Business, 2. Shri BHITO GHOSHAL, Asas Shri JAYANTA GHOSHAL, Son of Late JIBAN KRISHNA GHOSHAL, UPENDRA BHAWAN, UPPER BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, , City/Town: DARJEELING, Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by Profession Business

Identified by Sisir Kr Ghoshal, , , Son of Jiban Krishna Ghoshal, Badgogra, P.O: Bagdogra, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Business

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

Execution is admitted on 15-07-2020 by Shri BINOD PRASAD JAISWAL, DIRECTOR, VATSIN REAL ESTATE PRIVATE LIMITED, ASMI KUNJ, ASHRAMPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Sisir Kr Ghoshal, , , Son of Jiban Krishna Ghoshal, Badgogra, P.O: Bagdogra, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Business

Execution is admitted on 15-07-2020 by Smt MEENAKSHI AGARWAL, DIRECTOR, VATSIN REAL ESTATE PRIVATE LIMITED, ASMI KUNJ, ASHRAMPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Sisir Kr Ghoshal, , , Son of Jiban Krishna Ghoshal, Badgogra, P.O: Bagdogra, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Business

**Payment of Fees**

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 271, Amount: Rs.100/-, Date of Purchase: 14/07/2020, Vendor name: R Chaki



Suraj Lepcha  
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 0403-2020, Page from 64827 to 64855

being No 040302576 for the year 2020.



*Suraj Lepcha*

Digitally signed by SURAJ LEPCHA  
Date: 2020.07.15 14:09:29 +05:30  
Reason: Digital Signing of Deed.

Suraj Lepcha) 2020/07/15 02:09:29 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)