

SL-3145/22

I-3071/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 953284

6  
16/03/2022  
Ph. 858868  
V/c no. 525/2022

Sagarmatha Projects Private Limited  
Director  
*Silak Barak*

SAGARMATHA VENTURES  
PARTNERS  
*Chirag Agarwal*

: 1 :

**DEVELOPMENT POWER OF ATTORNEY**

**BETWEEN,**

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.

*Gay*  
Addl. District Sub-Registrar,  
Singuri-II at Bagdogra

17 MAR 2022

*Jilak Banskota*



12015

Sagarmatha Projects Private Limited

*Jilak Banskota*

Director

**NON JUDICIAL STAMP**

No. 976 Date 11.03.22

Sold Sagarmatha Ventures

at P.O. P.S. Matigara, Dist. Darjeeling

Value Rs. 100/- Rs. Jammooy Roy

Govt. Stamp Vendo.  
Bagdogra  
Lic. No. 546/RJM  
07 / Darjeeling

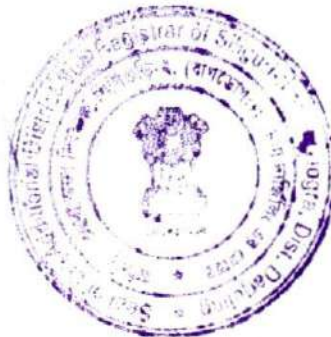


12016

SAGARMATHA VENTURES

*Chirag Agarwal*

PARTNERS



Addl. Dist-Sub Registrar  
Sitiguri-II at Bagdogra, Dist. Bagdogra

11 5 MAR 2022

Gopal Roy  
S/O Sri Animeshwar Roy  
Post Chayan Potta  
P.O. - Ahogomali  
P.S. - Bhaktinagar  
Dist. - Jalpaiguri



Sagarmatha Projects Private Limited  
*Sri Tilak Banskota*  
Director

SAGARMATHA VENTURES  
*Chirag Agarwal*  
PARTNERS

[2]

**SAGARMATHA PROJECTS PRIVATE LIMITED**, a Private Limited Company, (PAN: AAGCP5124M), incorporated under the Companies Act, 1956, having its Corporate Identity Number: U45400WB2012PTC177267, Dtd. 22.08.2012, having its Registered Office at 16, Mangal Pandey Road, Khalpara, P.O. and P.S. Siliguri, Dist: Darjeeling, Pin: 734005, in the State of West Bengal, represented by one of its Director, **SRI TILAK BANSKOTA**, Son of Bhola Nath Banskota, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Ambadhura, Salbari, P.O. Sukna, P.S. Pradhan Nagar, District: Darjeeling – hereinafter called the “**PRINCIPAL**” .

**AND**

TO: “**SAGARMATHA VENTURES**” a Partnership Firm, having its office at Pathargatha Road, Opp. Royal Academy, Gourcharan, Matigara, P.O. and P.S.-Matigara, District - Darjeeling, in the State of West Bengal, represented by one of its Partner, **SRI CHIRAG AGARWAL**, son of Sri Mohan Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, P.O. and P.S.-Siliguri, District - Darjeeling - hereinafter called the “**ATTORNEY**”. (PAN- AELFS6663J)

**Ownership of said property:**

WHEREAS the above named First Party **SAGARMATHA PROJECTS PRIVATE LIMITED** has purchased land measuring 155 Decimals from Teluram Agarwal, Son of Late Umrawmal Agarwal by virtue of three separate Deeds of Conveyance being Document Nos. (i) I-236 of the year 2015 (ii) I-286 of the year 2015 and (iii) I-288 of the year 2015 and the same were registered in the Office of the Additional District Sub-Registrar Siliguri-II at Bagdogra, in the District of Darjeeling having permanent, heritable and transferable, right, title and interest therein, free from all encumbrances and charges whatsoever.

Sagarmatha Projects Private Limited  
Dilak Barakata  
Director

SAGARMATHA VENTURES  
Chirag Agarwal  
PARTNERS

[3]

AND WHEREAS the Principal is the absolute owners in possession of all that piece or parcel of land measuring 155 Decimals more fully described in the schedule given below.

AND WHEREAS the abovenamed Principal, have entered into a Development Agreement dated 15<sup>th</sup> MAR with "SAGARMATHA VENTURES" a Partnership Firm, being Document No. I-2972 for the year 2023 and the same was registered in the office of the ADSR Bagdogra, District Darjeeling.

AND WHEREAS I, do hereby nominate, constitute and appoint "SAGARMATHA VENTURES" a Partnership Firm, represented by one of its Partner, SRI CHIRAG AGARWAL, son of Sri Mohan Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, P.O. and P.S.-Siliguri, District - Darjeeling, as my true and lawful attorney to act for me in the matters, deeds and things particularly with respect to the below Schedule Property.

1. To appear for and represent me before all Municipal Bodies/Corporation, SJDA, Panchayat, Revenue Office/s, Settlement Office/s, before any Magistrate and in all Courts having civil, criminal, original, appellate, revisional or special jurisdiction, before any Tribunal and/ or other authorities and in all Govt./Semi Govt. Department/office in respect of any matter relating to the scheduled land only.
2. To bring commence, prosecute or defend and carry through Judgment and execution, all actions or any other proceedings throughout India in which I may be interested and for such purpose to appoint Advocates, Barristers, Solicitors, Attorney, Pleaders, Mukhtars, Revenue Agents, or any other class of legal Practitioners and in connection thereof to sign paints, affidavits, written statements, petitions including petition of compromise or to furnish securities if necessary on our behalf or to refer any matter arising therein to arbitration for me and on my behalf in respect of any matter relating to the scheduled land only.



Sagarmatha Projects Private Limited  
*Dilak Samsher*  
Director

SAGARMATHA VENTURES  
*Chirag Agarwal*  
PARTNERS

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3. To make payment/deposit of Khazna, installments and/or any other taxes as may be levied with respect to the schedule property by the concerned authority/ies.
4. To execute all such deeds and documents required for obtaining Project Finance from any bank or financial Institution against the below scheduled property .
5. And be it noted that this power is being executed in favour of the Attorney to construct residential cum commercial complex on the below Scheduled land.
6. To sell or transfer the approved constructed Commercial Space, Residential flats and parking Space at prevailing market prices (including the land owners Allocation on behalf of the land owners) to be constructed on the below scheduled land with all right, title, interest and easement thereto and to execute and sign proper, Agreement of Sale, sale deed/s in respect of the same and present the sale deed for registration in the DSR, ADSR or any other registration office as mentioned in the Development agreement and the attorney shall after receiving the entire consideration remit the share of the landowner to its Bank Account.
7. And I hereby agree, confirm and ratify all such acts, deeds and proceedings done legally and in a bonafide manner by our said attorney in respect of the Scheduled land only by virtue of these presents and the same shall be binding on me and be of full force and effect as if the same was done/executed by me.

Sagarmatha Projects Private Limited  
*Dilish Banskota*  
Director

SAGARMATHA VENTURES  
*Chirag Agarwal*  
PARTNERS

[5]

**SCHEDULE OF LAND**

All that piece or parcel of vacant Homestead land measuring 155 Decimals situated within Mouza: Gourcharan, J.L. No. 81, R.S. Plot No. 54, 59,62 & 66, within the limits of Matigara, Gram Panchayat, P.S. Matigara, District: Darjeeling. The Plot area is mentioned below:

L.R. PLOT NO.	L.R. KHATIAN NO.	AREA
43	5443	4 Decimal
44	5443	7 Decimal
45	5443	8 Decimal
49	5443	34 Decimal
52	5443	102 Decimal
	<b>TOTAL</b>	<b>155 DECIMALS</b>

**The said land is bounded and butted by as follows:-**

NORTH : Nishintapur Tea Estate and river

SOUTH : Land of Rohit Agarwal and others

EAST : Land of Balu Munda

WEST : 40 feet Wide Road

[6]

**IN WITNESS WHEREOF**, the Director of the Principal and the partner of the Attorney in good health and conscious mind have put their signatures on this Development Power of Attorney on this the 16<sup>th</sup> day of MARCH, 2022.

**WITNESSES:-**

1. Aspar Roy  
S/o Sri Animeshwar Roy  
East Chayan Pooa  
P.O. - Ahogomali  
P.S. - Bhaktinagar  
Dist - Jalpaiguri

Sagarmatha Projects Private Limited  
Silak Banerjee  
Director

~~SAGARMATHA PROJECTS PRIVATE LIMITED~~  
Chirag Agarwal  
PARTNERS












**ATTORNEY**

Drafted by me and printed in my office












Manoj Agarwal

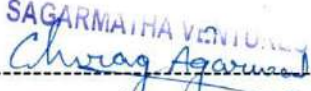
**MANOJ AGARWAL**  
Advocate, Siliguri  
Enrl. No. F-505/434/1997

2. Mary Concepta Rozario  
S/o Mr. Peter Johny Rozario  
South Ektrisal  
P.O. - Senolee Road  
P.S. - Bhaktinagar  
Dist - Jalpaiguri

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Dilip Banshi</i>	LEFT HAND					
	RIGHT HAND					

  
 Sagar Matha Projects Private Limited  
 Director  
 Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Chirag Agarwal</i>	LEFT HAND					
	RIGHT HAND					

  
 SAGARMATHA VENTURES  
 PARTNERS  
 Signature











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 04038000858868/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr TILAK BANSKOTA AMBADHURA, SALBARI, City:- Siliguri Mc, P.O:- SUKNA, P.S:- Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN:- 734009	Represent ative of Principal [SAGARM ATHA PROJECT S PRIVATE LIMITED ]			Sagarmatha Projects Private Limited Director Tilak Banskota
2	Mr CHIRAG AGARWAL SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Represent ative of Attorney [SAGARM ATHA VENTURE S ]			SAGARMATHA VENTURES PARTNERS Chirag Agarwal
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Gopal Roy Son of Mr Guneshwar Roy East Chayanpara, City:- , P.O:- Ghogomari, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006	Mr TILAK BANSKOTA, Mr CHIRAG AGARWAL			Gopal Roy

(Yogen Tshering Bhutia)

4  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
BAGDOGRA  
Darjeeling, West Bengal



## Major Information of the Deed

Deed No :	I-0403-03071/2022	Date of Registration	17/03/2022
Query No / Year	0403-8000858868/2022	Office where deed is registered	
Query Date	16/03/2022 1:07:15 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Manoj Agarwal Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832062005, Status : Advocate		
Transaction	Additional Transaction		
[0138] 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. 5,65,81,200/-		
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]:- 040302972/2022		

### Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Gourcharan-(81), Pin Code : 734010

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-43	LR-5443	Bastu	Bastu	0.04 Acre		14,60,160/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-44	LR-5443	Bastu	Bastu	0.07 Acre		25,55,280/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-45	LR-5443	Bastu	Bastu	0.08 Acre		29,20,320/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-49	LR-5443	Bastu	Bastu	0.34 Acre		1,24,11,360/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-52	LR-5443	Bastu	Bastu	1.02 Acre		3,72,34,080/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>155Dec</b>	<b>0 /-</b>	<b>565,81,200 /-</b>	
		<b>Grand Total :</b>			<b>155Dec</b>	<b>0 /-</b>	<b>565,81,200 /-</b>	



**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SAGARMATHA PROJECTS PRIVATE LIMITED</b> 16, MANGAL PANDEY ROAD,KHALPARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 , PAN No.:: AAxxxxx4M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SAGARMATHA VENTURES</b> PATHARGATHA ROAD, OPP ROYAL ACADEMY,GOURCHARAN, MATIGARA, City:- Siliguri Mc, P.O:- MATIGARA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010, PAN No.:: aexxxxx3j,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr TILAK BANSKOTA</b> Son of Mr BHOLA NATH BANSKOTAAMBADHURA, SALBARI, City:- Siliguri Mc, P.O:- SUKNA, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734009, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided Status : Representative, Representative of : SAGARMATHA PROJECTS PRIVATE LIMITED (as DIRECTOR)
2	<b>Mr CHIRAG AGARWAL (Presentant )</b> Son of Mr MOHAN KUMAR AGARWAL SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided Status : Representative, Representative of : SAGARMATHA VENTURES (as partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Gopal Roy</b> Son of Mr Guneshwar Roy East Chayanpara, City:- , P.O:- Ghogomari, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006			
Identifier Of Mr TILAK BANSKOTA, Mr CHIRAG AGARWAL			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SAGARMATHA PROJECTS PRIVATE LIMITED	SAGARMATHA VENTURES-4 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SAGARMATHA PROJECTS PRIVATE LIMITED	SAGARMATHA VENTURES-7 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SAGARMATHA PROJECTS PRIVATE LIMITED	SAGARMATHA VENTURES-8 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SAGARMATHA PROJECTS PRIVATE LIMITED	SAGARMATHA VENTURES-34 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	SAGARMATHA PROJECTS PRIVATE LIMITED	SAGARMATHA VENTURES-102 Dec

## Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Gourcharan-(81), Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 43, LR Khatian No:- 5443	Owner:সাগরমাথা প্রোজেক্টস প্রাইভেট লিঃ, Gurdian:পক্ষে ডাইরেক্টর, Address:১৬, মঙ্গল পান্ডে রোড খালপাড়া শিলিগুড়ি, Classification:রুপনী, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 44, LR Khatian No:- 5443	Owner:সাগরমাথা প্রোজেক্টস প্রাইভেট লিঃ, Gurdian:পক্ষে ডাইরেক্টর, Address:১৬, মঙ্গল পান্ডে রোড খালপাড়া শিলিগুড়ি, Classification:ডাঙ্গা, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 45, LR Khatian No:- 5443	Owner:সাগরমাথা প্রোজেক্টস প্রাইভেট লিঃ, Gurdian:পক্ষে ডাইরেক্টর, Address:১৬, মঙ্গল পান্ডে রোড খালপাড়া শিলিগুড়ি, Classification:বাস্ত, Area:0.08000000 Acre,	Owner Name not selected by applicant.

L4	LR Plot No:- 49, LR Khatian No:- 5443	Owner:সাগরমাথা প্রোজেক্টস প্রাইভেট লিঃ, Gurdian:পক্ষে ডাইরেক্টর, Address:১৬, মঙল পান্ডে রোড খালপাড়া শিলিগুড়ি, Classification:রূপনী, Area:0.34000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 52, LR Khatian No:- 5443	Owner:সাগরমাথা প্রোজেক্টস প্রাইভেট লিঃ, Gurdian:পক্ষে ডাইরেক্টর, Address:১৬, মঙল পান্ডে রোড খালপাড়া শিলিগুড়ি, Classification:রূপনী, Area:1.02000000 Acre,	Owner Name not selected by applicant.



On 16-03-2022

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

Presented for registration at 16:08 hrs on 16-03-2022, at the Private residence by Mr CHIRAG AGARWAL ,.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,65,81,200/-

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

Execution is admitted on 16-03-2022 by Mr TILAK BANSKOTA, DIRECTOR, SAGARMATHA PROJECTS PRIVATE LIMITED, 16, MANGAL PANDEY ROAD,KHALPARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005

Indetified by Mr Gopal Roy, , , Son of Mr Guneshwar Roy, East Chayanpara, P.O: Ghogomari, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

Execution is admitted on 16-03-2022 by Mr CHIRAG AGARWAL, partner, SAGARMATHA VENTURES, PATHARGATHA ROAD, OPP ROYAL ACADEMY,GOURCHARAN, MATIGARA, City:- Siliguri Mc, P.O:- MATIGARA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010

Indetified by Mr Gopal Roy, , , Son of Mr Guneshwar Roy, East Chayanpara, P.O: Ghogomari, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

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

On 17-03-2022

**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 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 976, Amount: Rs.100/-, Date of Purchase: 11/03/2022, Vendor name: T Roy

**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 0403-2022, Page from 82868 to 82882  
being No 040303071 for the year 2022.



Digitally signed by YOGEN TSHERING  
BHUTIA  
Date: 2022.03.31 15:33:03 +05:30  
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2022/03/31 03:33:03 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)