

SL. No. 2349/2021

I - 2415/1001

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 921537

Chyngdem
B.42
07.09.21

Jayaram Lalit

21/1727635/2021

Arisha Aggarwal

Babita Aggarwal

Hunder Aggarwal

SHYAM DEVELOPERS

Aggarwal

Partner

SHYAM DEVELOPERS

Sanjib Aggarwal
Partner

DEVELOPMENT POWER OF ATTORNEY

(EXECUTED IN RESPECT OF THE DEVELOPMENT AGREEMENT)

THIS INDENTURE IS MADE ON THIS THE 07th DAY OF SEPTEMBER 2021 (TWO THOUSAND TWENTY ONE).

WITNESSETH THAT THE SIGNATURES
to the above mentioned instrument
are the true and correct signatures of the
PARTIES TO THIS DOCUMENT
Page 1 of 8

ADDITIONAL REGISTRAR
CLACK
07/09/2021

SL. NO. 21095 Date 21.11.2020
PURCHASER Jagdish Prasad Agasthala (Mitrala) & others
Full Address Siliguri
Total Value 501
Stamp Purchased from JPG Treasury-1

JRD
STAMP VENDOR
JAYA RANI DAS
Licence No. 1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiguri



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

07 SEP 2021

~~07 SEP 2021~~

Jagdish Prasad Agarwala
Sri Jagdish Prasad

Babita Agarwal
Anita Agarwal

Jitendra Agarwal

SHYAM DEVELOPERS
Shyam
Partner

SHYAM DEVELOPERS
Sanyal Agarwala
Partner

WE,

1. **SRI. JAGDISH PRASAD AGARWALA (MITRUKA) (PAN: AFJPA9199Q)**, Son of Late Dal Chand Agarwala,
2. **SMT. INDRA DEVI MITRUKA (PAN: ACDPA6515H)**, Wife of Sri Jagdish Prasad Agarwala (Mitruka),
Both Hindu by religion, Indian by Nationality, No.1 Business and No.2 Housewife by occupation, resident of M.G Road, Khalpara, P.O. and P.S - Siliguri, Pin-734001, District- Darjeeling (West Bengal)
3. **SMT. ANITA AGARWALA (PAN: ACBPA5588J)**, Wife of Sri Binod Kumar Agarwal, Hindu by faith, Indian by nationality, Housewife by occupation, resident of 4-C Maple View, Shiv Mandir Road, Vivekanandapally, Pin-734001, Dist. Jalpaiguri (West Bengal)
4. **SMT. BABITA AGARWAL (PAN: AFJPA2293R)**, Wife of Sri Ashok Agarwala, Hindu by faith, Indian by nationality, Housewife by occupation, resident of Shyam Vatika, 3rd Mile, Sevoke Road, Shyam Mandir, Post Office and Police Station - Siliguri, Pin-734001, Dist. Darjeeling (West Bengal)
5. **SRI. JITENDRA AGARWAL (PAN: ACCPA3050A)**, Son of Late Mohan Lal Agarwal, Hindu by faith, Indian by nationality, businessman by occupation, resident of 8A Ridhi Sidhi Height, Bishnu Rabha Path, Guwahati, Belotola Kamrup, Pin-781028, (Assam)----- hereinafter collectively and jointly called the "**PRINCIPALS**"

WHEREAS:-

(1) The above named **SRI. JAGDISH PRASAD AGARWALA (MITRUKA)**, **SMT. INDRA DEVI MITRUKA**, **SMT. ANITA AGARWALA**, **SMT. BABITA AGARWAL** and **SRI. JITENDRA AGARWAL** are thus absolutely seized and possessed of or otherwise well and sufficiently entitled to their collective area of land in total measuring 14 Katha 9 Chhatak more or less, appertaining to R.S Plot No. 8486, recorded in R.S Khatian No. 2395, Mouza - Siliguri, JL No.110 (88), Touzi No.3(Ja), Pargana - Baikunthapur, Pin-734001, Post Office and Police Station - Siliguri and Additional District Sub Registry office - Siliguri, within Ward No. X of Siliguri Municipal Corporation situated at Church Road, District - Darjeeling, in the state of West Bengal, more particularly described in the **Schedule** herein under



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

07 SEP 2021

Jagdish Prasad Agarwal
Sri Jagdish Prasad Agarwal

Babita Agarwal
Anita Agarwal

Jitendra Agarwal
SHYAM DEVELOPERS
Agarwal
Partner

SHYAM DEVELOPERS
Sri Jagdish Prasad Agarwal
Partner

having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the principals for the development of the aforesaid land by constructing multistoried buildings entered into an **AGREEMENT FOR DEVELOPMENT** containing mutually agreed terms and conditions dated 07th day of SEPTEMBER 2021 duly registered in the Office of the Additional District Sub Registrar-I, Dist. Darjeeling recorded in the Book No. 1, Document No. J-2424 for the year 2021 with a Developer namely **M/S SHYAM DEVELOPERS (PAN: AELFS4284H)** a partnership firm, having its office at Asmi Kunj, Jatin Das Sarani by Lane, Ashrampara, Pin-734001, Siliguri, P.O. & P.S. Siliguri, Dist-Darjeeling.

AND WHEREAS it was further agreed in the aforesaid **AGREEMENT FOR DEVELOPMENT** that the land owners therein (i.e. principals hereof) shall execute a General Power of Attorney to and in favor of the nominated person/or any of the partner of the Developer **M/s. SHYAM DEVELOPERS** to facilitate the proposed construction work as well as to do all that necessary works, activities which includes negotiation of sale of constructed area, appropriate sale proceeds from the intending customers and thereafter execution and registration of proper Deed of Sale or any other required documents as and when required.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT WE,

1. **SRI. JAGDISH PRASAD AGARWALA (MITRUKA)**, Son of Late Dal Chand Agarwala,
2. **SMT. INDRA DEVI MITRUKA**, Wife of Sri Jagdish Prasad Agarwala (Mitruka),
3. **SMT. ANITA AGARWALA**, Wife of Sri Binod Kumar Agarwal
4. **SMT. BABITA AGARWAL**, Wife of Sri Ashok Agarwala
and
5. **SRI. JITENDRA AGARWAL**, Son of Late Mohan Lal Agarwal, the abovenamed collective Principals herein do hereby nominate, constitute and appoint '**M/s. SHYAM DEVELOPERS**', a partnership firm, having its

Joginder Prasad Agaria

16/05/2023

Anita Agarwal

Balita Agarwal

Shubra Agarwal

SHYAM DEVELOPERS

SHYAM DEVELOPERS
Sanyo Agarwal

office at Asmi Kunj, Block-B, Ashrampara, Post Office and Police Station - Siliguri, represented in these presents jointly by its partners i) **Sri. Om Prakash Agarwal**, (Son of Late Puran Chand Agarwal, Hindu by religion, Indian by nationality, business by occupation, resident of Asmi Kunj, Ashrampara, Siliguri, P.O & P.S Siliguri, Pin - 734001, District Darjeeling) and ii) **Sri Sanjib Agarwala**, (Son of Late Amilal Agarwala, Hindu by faith, Indian by nationality, business by occupation, resident of 55, M.R Road, Khalpara, P.O & P.S Siliguri, Pin-734001, Dist. Darjeeling) hereinafter as our true and lawful **ATTORNEY** for the period till the true intent and purpose of these presents is effectuated and fulfilled and to do /or execute any of the following acts, deeds, matters and things for us and on our behalf and in our names in respect to our aforesaid below scheduled land.

1. To look after and to take care of and to manage the day to day affairs in respect to the aforesaid below scheduled land on our behalf till the time of completion of the construction work thereupon.

To appear and to represent us before all Courts, Civil, Criminal, Revenue Collectorate, Settlement, Land Reforms, L.A, Collectorate, Siliguri Municipal Corporation, SJDA, Treasury , Registry and Sub Treasury Office, GST, Income Tax, Marketing Tax, Turn Over Tax and before all other offices of Government both Central/State, statutory bodies, agencies, business houses in respect of any matter related to the developing and/or construction of the multistoried buildings over the aforesaid below scheduled land by the Developer, the attorney shall sign, execute, deposit, submit all such necessary and required papers, documents in our name and on our behalf.

3. To prepare, sign and submit/deposit the site plan, building plan before the sanctioning authorities namely Siliguri Jalpaiguri Development Authority (SJDA), Siliguri Municipal Corporation (SMC), Aviation Department, Fire Department and other government departments, bodies, agencies and thereafter obtain the respective consents, licenses, permissions, authorizations, certifications and approvals and after getting

Sanjib Aggarwal

27/10/2018

Anita Aggarwal

Baljit Aggarwal 5

Sandeep Aggarwal

SHYAM DEVELOPERS

Sandeep Aggarwal

Partner

SHYAM DEVELOPERS

Sanjib Aggarwal
Partner

the building plan sanctioned shall start the construction works on the aforesaid below scheduled land.

4. To pay all charges, fees as may be levied either by Siliguri Municipal Corporation, Siliguri, Siliguri Jalpaiguri Development Authority and other government department, bodies, agencies for getting the building plan sanctioned of the aforesaid below scheduled land or of the amalgamated larger area of the land by the developer as the case may be.

5. To cause commencement of the construction of the multistoried buildings over the aforesaid below scheduled land as per the approved building plans under the proper care and supervision of competent engineer and architects

6. To apply for electricity connection or to issue NOC to the Developer to obtain electricity connection in the name of the Developer or in the name of the principals from the W.B.S.E.D.C.L or to obtain water connection in the below scheduled land from Siliguri Municipal Corporation, Siliguri in the name of developer or in our name or to appear before the B.L.&L.R.O. Siliguri, S.D.L & L.R.O, Darjeeling to get the mutation/conversion (change of character of land) of the aforesaid below scheduled land done in our name.

7. To advertise for sale of the constructed area/space/unit by affixing a board at the site or otherwise as the attorney at his discretion may deem fit and proper, to negotiate with the intending purchaser/s thereof, to fix the consideration money thereof, to enter into agreement with such intending purchaser/s in our name and on our behalf and to collect and retain the advance / earnest money from such intending purchaser/s in the multistoried building to be constructed on the below scheduled land.

8. To sign, execute any kind of Deed of Sale/Conveyance or any other Deeds/Documents, settlement, exchange, rectification, declaration, gift, partition, agreement or agreement for sale or otherwise, in our name and on our behalf and for us transferring the constructed area/ space/unit in

Sanjib Aganwala

Partner

Anita Aganwala

Balita Aganwala

6

Sitanda Aganwala

SHYAM DEVELOPERS

Partners

Partner

SHYAM DEVELOPERS

Sanjib Aganwala

Partner

the multistoried buildings/s to be constructed on the aforesaid below scheduled land to the intending purchasers thereof upon receipt of the total consideration money fixed with the such intending purchaser/s, to appear and to present and admit such signed and executed Deed of Conveyance/s or any other Deeds/ Documents before the registering authority having jurisdiction to accept such executed Deed of Conveyance/s or any other Deeds/ Documents for registration on our behalf and for us.

9. To give no objection certificate in our name and on our behalf to any purchaser/s who intend/s to purchase units/commercial space/mixed use space/space in the multistoried buildings to be constructed on our aforesaid below scheduled land, as may be required by them (intending purchasers/s) for his/their taking loan from any company, bank, firm, person or persons or any other authority or authorities by charging or mortgaging the units/commercial space/mixed use space/space to be purchased and also to appear before any authority or authorities on our behalf and to sign all documents, papers that may be necessary in this connection.

10. To bring, commence, prosecute or defend any suit, case or proceedings in which the aforesaid below scheduled land or any part/portion thereof is involved, to sign any plaint, written statement, complaint, petition including for compromises, objection, show cause, verification etc. to swear any affidavit, to furnish any bond including indemnity bond, to deposit any paper or document and to receive and/or take back any deed of document, to sign any receipt therefore, to deposit any money in court or office and to receive any money from any court of Law of Office concerning the aforesaid below scheduled land, to refer any matter in appeal, review, revision motion or in arbitration, to attend, appear and represent us in or before any court, judicial body, statutory body etc and to make any oral or written statement there to engage any lawyer or agent, to sign any vokatatnama or power, to pay their fees or remuneration with right to dispense with their services as and when necessary, to carry through judgment or to put into execution of any decree or final order, to take in possession any property by writ of any

Jagdish Prasad Agarwal

Indra Devi Agarwal

Anita Agarwal

7

Babita Agarwal

Flordia Agarwal

SHYAM DEVELOPERS

SHYAM DEVELOPERS - Partner

SHYAM DEVELOPERS

Sanjib Agarwala Partner

court/judicial forum and to do all other acts concerning any suit, case or proceedings, for us and on our behalf.

11. And generally for us and on our behalf to do all acts, deeds, matters and things as may be required to give effect to the true meaning and intent of these presents, and we hereby ratify and agree to ratify and confirm all acts whatsoever our said attorney shall do or cause to be done by virtue of this Power of Attorney, shall be construed as acts done by us personally.

SCHEDULE

All that piece and parcel of the vacant land measuring 14 (Fourteen) Katha 9 (Nine) Chhatak more or less, appertaining to **R.S. PLOT NO. 8486**, recorded in **R.S. KHATIAN NO. 2395** of Mouza - **SILIGURI**, J.L. No. **110 (88)**, Pargana - Baikunthapur, Pin-734001, Post Office and Police Station - Siliguri and Additional District Sub Registry office - Siliguri, within Ward No. X of Siliguri Municipal Corporation situated at Church Road, District - Darjeeling, in the state of West Bengal. (proposed land used as Bastu; nature of land is Bastu;)



NAME	AREA
JAGDISH PRASAD AGARWALA (MITRUKA)	6 KATHA
INDRA DEVI AGARWAL (MITRUKA)	2 KATHA 8 CHHATAK
BABITA DEVI AGARWAL	2 KATHA
ANITA DEVI AGARWAL	2 KATHA
JITENDRA AGARWAL	2 KATHA 1 CHHATAK
TOTAL	14 KATHA 09 CHHATAK

The aforesaid Land is butted and bounded as follows:

- BY THE NORTH : 20 Feet Wide SMC Metal Road;
- BY THE SOUTH : Land of Debidutt Agarwal & Others;
- BY THE EAST : Land of Khokan Garage;
- BY THE WEST : Land of Kushum Choudhury And Kishan Lal Agarwala.

IN WITNESSES WHEREOF, the Principals/Executors of this indenture executes this Power of Attorney do hereby set and subscribe their hands, seals & signatures on this the day of 07 th, SEPTEMBER 2021.

WITNESSES:-

1. Rajesh Kumar Singh
S/o Late Kamesh Ch. Singh
Subarnagar, Siliguri

Jayashankar Agarwal

Anita Agarwal

Babita Agarwal

Titendra Agarwal

Titendra Agarwal

(PRINCIPALS/EXECUTORS)

2. Samrat Barua
S/o Late Sujit Barua
Ashrampara, Siliguri

We accept the Power
SHYAM DEVELOPERS

Signature

Partner

SHYAM DEVELOPERS

Sanjib Agarwal

Partner
(Attorney Holder)

Drafted typed and explained by
me in my office:



Nikhil Shah

Advocate, Siliguri.

Enrolment No. F/1062/1367/2017.

IMPRESSION SHEET












PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Jagdish Kumar Agarwal</i>					
					

Jagdish Kumar Agarwal

 SIGNATURE

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>21/3/2011</i>					
					



SIGNATURE
21/3/2011

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Anita Agarwal</i>					
					

Anita Agarwal










 SIGNATURE

IMPRESSION SHEET

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Babita Agarwal</i>					
					

Babita Agarwal

SIGNATURE

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Pritender Agarwal</i>					
					

Pritender Agarwal

SIGNATURE

IMPRESSION SHEET

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 SHYAM DEVELOPERS <i>[Signature]</i>					
					

Partner

SHYAM DEVELOPERS

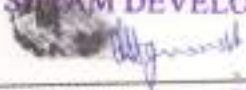










 SIGNATURE Partner

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 SHYAM DEVELOPERS <i>[Signature]</i>					
					

SHYAM DEVELOPERS
Sajib Agawale
 SIGNATURE Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



संघर्षी संख्या संख्या कार्ड
Permanent Account Number Card

AFJPA9199Q

नाम / Name
JAGDISH PRASAD MITRICKA

पिता या माता (Father's Name)
DALCHAND MITRICKA

जन्म तिथि (Date of Birth)
06/06/1942

हस्ताक्षर / Signature
Signature



Jagdish Prasad Mitricka



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

স্মারক/সি. আই. আই. / Enrolment No. 12159521691929

কি
 Jagdish Prasad Mitra
 জগদীশ প্রসাদ মিত্র
 18/07/2014
 MITRKA HOUSE
 42 M G ROAD
 KHALPARI
 SIKGUR (M. CD)
 Sirganj Bazar Darwaza
 West Bengal - 734005



KL04212283FT
 94210283



আপনার আধার সংখ্যা / Your Aadhaar No. :

5204 7953 9419

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India

জগদীশ প্রসাদ মিত্র
 Jagdish Prasad Mitra
 18/07/2014
 Name: Jagdish Mitra

৯৪০৪৭ / ৫০৪ ৭৯৫৩১৯২
 ৫২০ / ৯৪১৯

5204 7953 9419




আধার - সাধারণ মানুষের অধিকার

Jagdish Prasad Mitra

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



राज्यीय लेखा संख्या कार्ड
Permanent Account Number Card

ACDPA6515H

नाम / Name
INDRA DEVI MITRUKA

पिता का नाम / Father's Name
MAHABIR PRASAD KANDU

जन्म तिथि / Date of Birth
08/12/1947

हस्ताक्षर / Signature
इन्द्रा देवी मित्रका



311320017

इन्द्रा देवी मित्रका



Government of India



ইন্দ্রা দেবি মিত্রকা
Indra Devi Mitraka
পতি - জগদীশ প্রসাদ মিত্রকা
Husband - Jagadish Prasad Mitraka

স্মারক / DOB: 03091940
লিঙ্গ / Female



3805 9798 4785

আধার - সাধারণ মানুষের অধিকার



Unique Identification Authority of India

ঠিকানা: মিত্রকা হাউস
৪২ এম এফ রোড (খালপারা)
সিগুন (ম কর্প)
দার্জিলিং, সিগুন বাজার
পশ্চিম বঙ্গ

Address: MITRUKA HOUSE
42 M G ROAD, KHALPARA
Sikgun (M Corp)
Darjeeling, Sikgun Bazar
West Bengal, 734005

3805 9798 4785

194
1800 300 1947

info@uidai.gov.in

www.uidai.gov.in

ইন্দ্রা দেবি মিত্রকা



Anita Agarwal
Anita Agarwal



ভারত সরকার
Government of India



নাম: ANITA AGARWAL
জন্ম তারিখ: DOB: 10/09/1968
সঙ্গ: FEMALE



6459 0331 6542

আমার আদার, আমার পরিচয়

Anita Agarwal

Anita Agarwal



ভারত সরকার
Unique Identification Authority of India

ঠিকানা: এমি মার্কেট টাউন শিব মন্দির
রোড, পলিগুড়ি, পলিগুড়ি (পূর্ববঙ্গ)
পলিগুড়ি, জলপাইগুড়ি, পশ্চিম
বঙ্গ, 734001

Address: 40 MARJE View Shiv Mandir
ROAD, POLIGURH, Seget (M. Circle)
Rajpur, Jalpaiguri, West Bengal 734001



6459 0331 6542



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFJPA2293R



नाम / Name
BABITA AGARWALA

पिता का नाम / Father's Name
MADANLAL AGARWAL

जन्म की तारीख / Date of Birth
07/04/1967

Babita Agarwala
हस्ताक्षर / Signature

Babita Agarwala



ভারত সরকার
Government of India



নাম: অশোক
Babita Agarwala
জন্ম তারিখ / DOB: 07/04/1987
লিঙ্গ / Gender: Female



7241 2935 4867

আমার আদার, আমার পরিচয়

Babita Agarwala



ভারতীয় একমুদ্রিত পরিচয় প্রমাণকরণ
Unique Identification Authority of India

ঠিকানা:
শি/ও: অশোক অগারওয়াল, পদম
ভাটিকা, ৩ মাইল সেবুকে, শ্যাম
মন্দির, পিলিওড়ি (পৌরসংস্থা),
দার্জিলিং, মেডনকরট, পশ্চিম বঙ্গ,
734001

Address:
C/O. Ashok Agarwala, SHYAM
VATIKA, 3RD MILE SEVOKE
ROAD, SHYAM MANDIR, Sevoke
(M. Corp), Darjeeling, Sevoke
Road, West Bengal, 734001

7241 2935 4867



1917



india@uaid.gov.in



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भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India



नामांकन क्रमांक/Enrolment No.: 1088/02506/01129

Jitendra Agarwal (जितेन्द्र अग्रवाल)

सूचना

S/O: Late Mohan Lal Agarwal, 8a ridhi sidhi height,
bishnu rabha path, guwahati, Beltola, Kamrup,
Assam - 781028

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

आपका आधार क्रमांक/ Your Aadhaar No.:

4261 1063 3768



INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Validity unknown
Details shared to UNIQUE IDENTIFICATION AUTHORITY OF INDIA on
Date: 29/08/19 to 20/09/2017

मेरा आधार, मेरी पहचान



1947



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- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- कृपया अपना मोबाइल नंबर और ई-मेल पता दर्ज करें। इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायता मिलेगी।
- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
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भारत-सरकार
GOVERNMENT OF INDIA



जितेन्द्र अग्रवाल
Jitendra Agarwal
जन्म तिथि/ DOB: 17/08/1973
पुरुष / MALE



4261 1063 3768

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

आलय: लेट मोहन लाल
अग्रवाल, 8अ रीधि सिद्धी
हाइट, बिष्णु रभा पात,
गुवाहाटी, बेलतोला,
कामरूप,
असम - 781028

Address:

S/O: Late Mohan Lal Agarwal, 8a
ridhi sidhi height, Bishnu rabha
path, guwahati, Beltola, Kamrup,
Assam - 781028

4261 1063 3768

MERA AADHAAR, MERI PEHACHAN

Jitendra Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number Card

AELFS4284H



नाम / Name

SHYAM DEVELOPERS

निगमन / गठन की तारीख
Date of Incorporation/Formation

01/04/2021

SHYAM DEVELOPERS

[Signature]
Partner

SHYAM DEVELOPERS

[Signature]
Partner



ভারত সরকার

Government of India

Om Prakash Agarwal

Om Prakash Agarwal

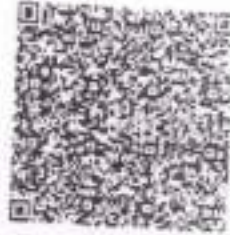
Father: LT PURAN CHAND AGARWAL

Father: LT PURAN CHAND AGARWAL



সংস্করণ/DOB: 07/08/1967

পুল / Male



2009 2697 4743

আধার - সাধারণ মানুষের অধিকার

Signature



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা, শিবমন্দির রোড
সিগুরি কাছ মেডিকেল, পঞ্জাবি প্যারা
মেডিকেল (সীকিও), সিগুরি
দার্জিলিং, পশ্চিম বঙ্গ

Address: SHIVMANDIR
ROAD NEAR UPKAR
MEDICAL, PUNJABI PARA,
Siliguri (M. Corp)
Darjeeling, Siliguri, West
Bengal, 734001

2009 2697 4743

1947
1800 305 1947

help@uidai.gov.in

www.uidai.gov.in



भारत सरकार
GOVERNMENT OF INDIA



सजीव अणुसंख्या
Sanjib Agarwala
जन्मतिथि / DOB : 15/01/1971
पुरुष / MALE

2729 6345 5868



आधार - आधार मानुषेर अधिकार

Sanjib Agarwala



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

अणुसंख्या: अजिता अणुसंख्या, 55,
एम.आर.रोड, खालपारा, अणुसंख्या
नं. 8, मिनिराजि (मि.कोर्प),
दार्जिलिंग - पिन कोड - 734005

Address

S/O: Anjali Agarwala 55,
M.R. ROAD, KHALPARA,
WARD NO 8, Salsuri (M. Corp),
Darjeeling, West Bengal,
734005



www.aadhaar.gov.in P.O. Box No. 1341
New Delhi - 110 011


 भारतके निर्वाचन आयोग
 भारत सरकार
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 XEQ1637065




निर्वाचक नाम : राजेश कुमार देव
 Elector's Name : Rajesh Kumar Dey
 पिता नाम : गणेश चन्द्र देव
 Father's Name : Ganesh Chandra Dey
 लिंग/Sex : पुं / M
 जन्म तिथि
 Date of Birth : 22/08/1964

XEQ1637065
 Serial No. 14945 1934
 1001/1964, 1001/194001

Address:
 SHRABAN NAGAR, SILIGURI (M
 CORP.), SILIGURI, DARJEELING-734001



Date: 18/12/2012
 26-19345 1001 1934 1001/1964 1001/194001
 Facsimile Signature of the Electoral
 Registration Officer for
 26-Siliguri Constituency

ध्यान दें: यदि आप अपने पते में कोई भी बदलाव चाहते हैं तो आपको अपने पते को बदलने के लिए 1934 1001/1964 1001/194001 के साथ एक फॉर्म भेजना होगा।
 In case of change in address mention the Card No. in the relevant Form by including your name in the cell at the changed address and to attach the card with same number.

Rajesh Kumar Dey

Major Information of the Deed



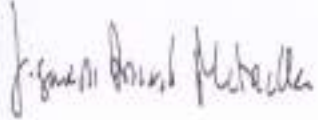
Deed No :	I-0402-02425/2021	Date of Registration	14/09/2021
Query No / Year	0402-2001727635/2021	Office where deed is registered	
Query Date	07/09/2021 2:45:56 PM	0402-2001727635/2021	
Applicant Name, Address & Other Details	DEBASISH CHAKRABORTY SILIGURI,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 7319069353, Status :Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[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/-	Rs. 7,20,84,368/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: Church Road Ward No. 10, Mouza: Siliguri, JI No: 88, Pin Code : 734001

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-8486	RS-2395	Bastu	Bastu	14 Katha 9 Chatak	1/-	7,20,84,368/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					24.0281Dec	1 /-	720,84,368 /-	


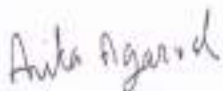
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri JAGADISH PRASAD MITRUKA, (Alias: Shri JAGADISH PRASAD AGARWALA) Son of Late DAL CHAND AGARWALA Executed by: Self, Date of Execution: 07/09/2021 , Admitted by: Self, Date of Admission: 14/09/2021 ,Place : Office			
		14/09/2021	LTI 14/09/2021	14/09/2021

M.G ROAD, KHALPARA, City:- Siliguri Mc, , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx9Q, Aadhaar No: 52xxxxxxxx9419, Status :Individual, Executed by: Self, Date of Execution: 07/09/2021
 , Admitted by: Self, Date of Admission: 14/09/2021 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Smt INDRA DEVI MITRUKA Wife of Shri JAGADISH PRASAD AGARWALA (MITRUKA) Executed by: Self, Date of Execution: 07/09/2021 , Admitted by: Self, Date of Admission: 14/09/2021 ,Place : Office			
		14/09/2021	LTI 14/09/2021	14/09/2021



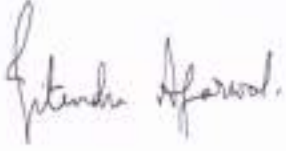
M.G ROAD, KHALPARA, City:- Siliguri Mc, , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx5H, Aadhaar No: 38xxxxxxxx4785, Status :Individual, Executed by: Self, Date of Execution: 07/09/2021
 , Admitted by: Self, Date of Admission: 14/09/2021 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Smt ANITA AGARWAL (Presentant) Wife of Shri BINOD KUMAR AGARWAL Executed by: Self, Date of Execution: 07/09/2021 , Admitted by: Self, Date of Admission: 07/09/2021 ,Place : Office			
		07/09/2021	LTI 07/09/2021	07/09/2021

4-C MAPLE VIEW, SHIV MANDIR ROAD, City:- Siliguri Mc, , P.O:- SILIGURI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx8J, Aadhaar No: 64xxxxxxxx6542, Status :Individual, Executed by: Self, Date of Execution: 07/09/2021
 , Admitted by: Self, Date of Admission: 07/09/2021 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Smt BABITA AGARWAL Wife of Shri ASHOK AGARWALA Executed by: Self, Date of Execution: 07/09/2021 , Admitted by: Self, Date of Admission: 07/09/2021 ,Place : Office			
		07/09/2021	LTI 07/09/2021	07/09/2021



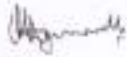


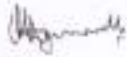


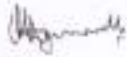


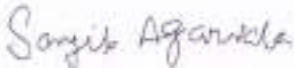


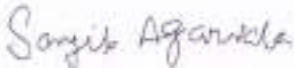


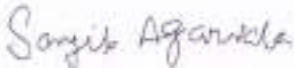
3RD MILE, SEVOKE ROAD, City:- Siliguri Mc, , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx3R, Aadhaar No: 72xxxxxxxx4867, Status :Individual, Executed by: Self, Date of Execution: 07/09/2021
 , Admitted by: Self, Date of Admission: 07/09/2021 ,Place : Office

5	Name	Photo	Finger Print	Signature
	Shri JITENDRA AGARWAL Son of Late MOHAN LAL AGARWAL Executed by: Self, Date of Execution: 07/09/2021 , Admitted by: Self, Date of Admission: 07/09/2021 ,Place : Office	 <small>07/09/2021</small>	 <small>LTI 07/09/2021</small>	 <small>07/09/2021</small>
8A RIDHISIDHI HEIGHT, BISHNURABHA PATH, GUWAHATI, City:- , P.O:- BELTOLA, P.S:-BASISTHA, District:-Kamrup, Assam, India, PIN:- 781028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx0A, Aadhaar No: 42xxxxxxxx3768, Status :Individual, Executed by: Self, Date of Execution: 07/09/2021 , Admitted by: Self, Date of Admission: 07/09/2021 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHYAM DEVELOPERS ASHRAMPARA, SILIGURI, City:- Siliguri Mc. , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AExxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl 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> Shri OM PRAKASH AGARWAL Son of Late PURAN CHAND AGARWAL Date of Execution - 07/09/2021, , Admitted by: Self, Date of Admission: 07/09/2021, Place of Admission of Execution: Office </td> <td>  <small>Sep 7 2021 3:48PM</small> </td> <td>  <small>LTI 07/09/2021</small> </td> <td>  <small>07/09/2021</small> </td> </tr> </tbody> </table> <p>PUNJABIPARA, SILIGURI, 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: 20xxxxxxxx4743 Status : Representative, Representative of : SHYAM DEVELOPERS (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Shri OM PRAKASH AGARWAL Son of Late PURAN CHAND AGARWAL Date of Execution - 07/09/2021, , Admitted by: Self, Date of Admission: 07/09/2021, Place of Admission of Execution: Office	 <small>Sep 7 2021 3:48PM</small>	 <small>LTI 07/09/2021</small>	 <small>07/09/2021</small>
Name	Photo	Finger Print	Signature						
Shri OM PRAKASH AGARWAL Son of Late PURAN CHAND AGARWAL Date of Execution - 07/09/2021, , Admitted by: Self, Date of Admission: 07/09/2021, Place of Admission of Execution: Office	 <small>Sep 7 2021 3:48PM</small>	 <small>LTI 07/09/2021</small>	 <small>07/09/2021</small>						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt SANJIB AGARWALA Son of Late AMILAL AGARWALA Date of Execution - 07/09/2021, , Admitted by: Self, Date of Admission: 07/09/2021, Place of Admission of Execution: Office </td> <td>  <small>Sep 7 2021 3:48PM</small> </td> <td>  <small>LTI 07/09/2021</small> </td> <td>  <small>07/09/2021</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Smt SANJIB AGARWALA Son of Late AMILAL AGARWALA Date of Execution - 07/09/2021, , Admitted by: Self, Date of Admission: 07/09/2021, Place of Admission of Execution: Office	 <small>Sep 7 2021 3:48PM</small>	 <small>LTI 07/09/2021</small>	 <small>07/09/2021</small>
Name	Photo	Finger Print	Signature						
Smt SANJIB AGARWALA Son of Late AMILAL AGARWALA Date of Execution - 07/09/2021, , Admitted by: Self, Date of Admission: 07/09/2021, Place of Admission of Execution: Office	 <small>Sep 7 2021 3:48PM</small>	 <small>LTI 07/09/2021</small>	 <small>07/09/2021</small>						

M.R ROAD, KHALPARA, 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: 27xxxxxxx5868 Status : Representative, Representative of : SHYAM DEVELOPERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri RAJESH KUMAR DEY Son of Late GANESH CHANDRA DEY SRABAN NAGAR, SILIGURI, City:- Siliguri Mc. , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001			
	07/09/2021	07/09/2021	07/09/2021
Identifier Of Shri JAGADISH PRASAD MITRUKA, Smt INDRA DEVI MITRUKA, Smt ANITA AGARWAL, Smt BABITA AGARWAL, Shri JITENDRA AGARWAL, Shri OM PRAKASH AGARWAL, Smt SANJIB AGARWALA			

On 07-09-2021

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

Presented for registration at 15:42 hrs on 07-09-2021, at the Office of the A.D.S.R. SILIGURI by Smt ANITA 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 7,20,84,368/-

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

Execution is admitted on 07/09/2021 by 1. Smt ANITA AGARWAL, Wife of Shri BINOD KUMAR AGARWAL, 4-C MAPLE VIEW, SHIV MANDIR ROAD, P.O: SILIGURI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 2. Smt BABITA AGARWAL, Wife of Shri ASHOK AGARWALA, 3RD MILE, SEVOKE ROAD, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 3. Shri JITENDRA AGARWAL, Son of Late MOHAN LAL AGARWAL, 8A RIDHISIDHI HEIGHT, BISHNURABHA PATH, GUWAHATI, P.O: BELTOLA, Thana: BASISTHA, , Kamrup, ASSAM, India, PIN - 781028, by caste Hindu, by Profession Business

Indetified by Shri RAJESH KUMAR DEY, , , Son of Late GANESH CHANDRA DEY, SRABAN NAGAR, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

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

Execution is admitted on 07-09-2021 by Shri OM PRAKASH AGARWAL, PARTNER, SHYAM DEVELOPERS (Partnership Firm), ASHRAMPARA, SILIGURI, City:- Siliguri Mc, , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Shri RAJESH KUMAR DEY, , , Son of Late GANESH CHANDRA DEY, SRABAN NAGAR, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

Execution is admitted on 07-09-2021 by Smt SANJIB AGARWALA, PARTNER, SHYAM DEVELOPERS (Partnership Firm), ASHRAMPARA, SILIGURI, City:- Siliguri Mc, , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Shri RAJESH KUMAR DEY, , , Son of Late GANESH CHANDRA DEY, SRABAN NAGAR, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

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 0/-, by online = Rs 21/-

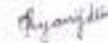
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2021 3:07PM with Govt. Ref. No: 192021220072557521 on 07-09-2021, Amount Rs: 21/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 66973337 on 07-09-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 74,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 21095, Amount: Rs.50/-, Date of Purchase: 24/11/2020, Vendor name: J R Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/09/2021 3:07PM with Govt. Ref. No: 192021220072557521 on 07-09-2021, Amount Rs: 74,970/-, Bank:
ICICI Bank (ICIC0000008), Ref. No. 66973337 on 07-09-2021, Head of Account 0030-02-103-003-02



Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

On 14-09-2021

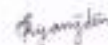
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

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

Execution is admitted on 14/09/2021 by 1. Shri JAGADISH PRASAD MITRUKA, Alias Shri JAGADISH PRASAD AGARWALA, Son of Late DAL CHAND AGARWALA, M.G ROAD, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 2. Smt INDRA DEVI MITRUKA, Wife of Shri JAGADISH PRASAD AGARWALA (MITRUKA), M.G ROAD, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession House wife

Indetified by Shri RAJESH KUMAR DEY, , , Son of Late GANESH CHANDRA DEY, SRABAN NAGAR, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others



Sangha Ratna Syangden
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 0402-2021, Page from 95922 to 95954

being No 040202425 for the year 2021.



Syngden

Digitally signed by SANGHA RATNA
SYANGDEN

Date: 2021.09.16 13:49:37 +05:30

Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2021/09/16 01:49:37 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)