

SL-2035/22

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

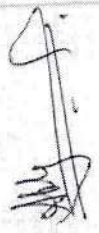
AB 474526

Day
 16/01/2022
 D/o. 195854
 V/c no.

Tatuli Ghosh

Jansou Ghosh

Deepak Prasad


 2

TALUKA CONSTRUCTION
 PARTNER
 Ravin Aggarwal

DEVELOPMENT POWER OF ATTORNEY

THIS DEED OF DEVELOPMENT POWER OF ATTORNEY, EXECUTED AT BAGDOGRA,
 DISTRICT - DARJEELING ON THIS, THE ...16TH... DAY OF FEBRUARY, 2022.

I HEREBY CERTIFY THAT THE ABOVE DEED IS ADMITTED TO REGISTER
 AND THE SIGNATURES ARE THE FACTS OF THIS DOCUMENT.
 BY

Day
 Addl. District Sub-Registrar,
 Singuri-II at Bagdogra

17 FEB 2022



N. J. Stamp

SL. No. 594 Date 17/01/22

Sold to M/s Kalika Construction

of Siliguri

Value 50/- Rupees

[Signature]

JAYABRATA BANIK
Govt. Stamp Vender
A.D.S.R. Office Bagdogra
L/No- 539-R.M/Darjeeling
Year 2007

Tatuli Ghosh



10009

Tatuli Ghosh.



10010

Lauren Ghosh



10011

[Signature]



10012

Deepak Prasad



10013



6 FEB 2022

Bhakti Bhowal
Dilip Bhowal
88C MA APARTMENT, 2ND FLOOR,
NEW PAULPARA, 88C MA SARAN,
DIST JALPAIGURI,
SILIGURI-734006

KALIKA CONSTRUCTION
Rakesh Agarwal
PARTNER

Tatuli Ghosh

Saurav Ghosh

Deepak Prasad

Ajit Kumar Agarwal

Ravi Agarwal

KNOW ALL MEN BY THESE PRESENTS THAT WE,

1. **SMT. TATULI GHOSH,(P.A. No. ADUPG9887A)**, wife of Late Sanjib Ghosh, Indian by nationality, Hindu by religion, home maker by occupation, and
2. **SRI SAURAV GHOSH,(P.A. No. BDCPG7105E)**, son of Late Sanjib Ghosh, Indian by nationality, Hindu by religion, service by occupation,
- Nos. 1 and 2 are residents of 27/5 AJC Bose Road, Subhas Pally, Siliguri, Post Office and Police Station Siliguri, District Darjeeling, PIN - 734001
3. **SRI AJIT KUMAR AGARWAL,(P.A. No. ACFPA2427G)**, son of Late Raj Kumar Agarwal, Indian by nationality, Hindu by religion, businessman by occupation, resident of Usha Villa, Ward No. 13 of S.M.C., Ashrampara, Post Office and Police Station Siliguri, Siliguri, District Darjeeling, PIN - 734001, and
4. **SRI DEEPAK PRASAD, (P.A. No. BEOPP3440Q)**, son of Late Bharat Prasad, Indian by nationality, Hindu by religion, businessman by occupation, resident of Pokaijote, Champasari, Post Office Champasari, Police Station Pradhan Nagar, Siliguri, District Darjeeling, PIN - 734003.

- Nos. 1 to 4 hereinafter collectively referred to as the "**PRINCIPALS**" and individually as the "**PRINCIPAL**", do hereby state as follows:

WHEREAS:

- A. We, the Principals Nos. 1 and 2 herein (Smt. Tatuli Ghosh and Sri Saurav Ghosh) are the joint owners of the land measuring 36 Kathas 10 Chhataks 22 Square feet comprised in R.S. Plot No. 453, appertaining to R.S. Khatian No. 61/3 of Mouza Mandlaguri and we are in actual, khas and physical possession thereof having permanent, heritable and transferable right, title and interest therein.

Tatuli Ghosh

Sourabh Ghosh

Deepak Prasad



Rakhi Agarwal

The said land is more fully described in Schedule "A" hereunder written and herein after referred to as "the Schedule - A land".

B. We, the Principals Nos. 3 and 4 herein (Sri Ajit Kumar Agarwal and Sri Deepak Prasad) are the joint owners of an area of land measuring 2307 Square feet within specific boundaries comprised in R.S. Plot Nos. 535, 536 and 537, appertaining to R.S. Khatian No. 61/4 of Mouza Mandlaguri and they are in actual, khas and physical possession thereof having permanent, heritable and transferable right, title and interest therein. The said land is more fully described in Schedule "B" hereunder written and herein after referred to as "the Schedule - B land".

C. The Principals herein decided to develop the Schedule - A and Schedule - B pieces and parcels of land by amalgamating the same and constructing multi-storied building/s thereat and have entered into a Deed of Agreement for Development on 28/01/2022 with M/S Kalika Construction, a partnership firm having office at Kadamtala, Kali Mandir Lane, Nayabasti, Champasari, Siliguri, P.O. & P.S. Pradhan Nagar, District Darjeeling, on the terms and conditions as stated therein. The said Deed of Agreement for Development has been registered in the office of the A.D.S.R. Siliguri-II at Bagdogra and transcribed in Book No. I, Volume No. 0403-2022 from pages 23538 to 23602, being No. I-533 for the year 2022.

D. The Schedule - A and Schedule - B pieces and parcels of land upon amalgamation for the purpose as aforesaid measuring 28699 sq feet in total, comprised in R.S. Plot No. 453 appertaining to R.S. Khatian No. 61/3, and R.S. Plot Nos. 535, 536 and 537 appertaining to R.S. Khatian No. 61/4, situated within Pargana Patharghata, Mouza Mandlaguri, J.L. No. 85 (107), Police Station Pradhan Nagar, District Darjeeling, Ward No. 46 of Siliguri Municipal Corporation is



Tatuli Ghosh

Jensen Ghosh

Deepak Das

Signature

Rajeev Agarwal

herein after referred to as "**the said Premises**". An integrated building plan for development of the said Premises by constructing multi-storied building/s thereat at its own cost and expense has been drawn up by the said firm and the same, being **Plan No. 0109146210500058** dated 14/06/2021 and the said building plan has been duly sanctioned by the appropriate authority of Siliguri Municipal Corporation on

- E.** In terms of the said Deed of Agreement for Development we have further agreed to confer certain necessary powers upon the said firm for facilitating the construction of the proposed new building at the said Premises, particularly in respect of the Schedule – A land and Schedule – B land owned by us respectively as stated above and to do the matters related and incidental thereto.

NOW THEREFORE BY THESE PRESENTS WE, do hereby nominate, constitute and appoint, "**M/S KALIKA CONSTRUCTION**", having office at Kadamtala, Kali Mandir Lane, Nayabasti, Champasari, Siliguri, P.O. & P.S. Pradhan Nagar, District Darjeeling, represented by its partner, **SMT. RAKHI AGARWAL** (wife of Sri Ajit Kumar Agarwal) of Usha Villa, Ward No. 13 of S.M.C., Ashrampara, Post Office and Police Station Siliguri, District Darjeeling, PIN – 734001 (herein after referred to as "the said Firm" and "its partner" respectively), 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 act in furtherance of the sanctioned building plan, being **Plan No. 0109146210500058** dated 14/06/2021 for completion of the construction of the said new building/s at the said Premises at the cost and expense of the said Firm.

Tateki Ghosh

Jayaram Ghosh

Deepak Prasad



ALKA CONSTRUCTION
Rakesh Agawal

2. To make all sorts of arrangements for the purpose of development of the said Premises and construction work thereat and to bear the costs, charges and expenses for all the items of works in the course of such development and construction, including laying-out of drains, cables, water pipes and other connections and lighting of passage/roads of the new building/s and other works as per terms and conditions imposed by the Siliguri Municipal Corporation while sanctioning the plan.
3. To engage engineers, architects, contractors, labourers, masons, plumbers, electricians and other persons for the purpose of development of the said Premises and construction work thereat and to bear the charges, remuneration, wages and all payments for such engagement.
4. To manage, look after and administer the affairs pertaining to the said Premises in the course of completion of the construction of the said new building/s.
5. To pay in our names and on our behalf the rates, taxes and other impositions and outgoings to the concerned authority/authorities with respect to the Schedule - A land and Schedule - B land during the course of the construction as may be lawfully levied.
6. To use the existing electricity connection at the said Premises and to pay the electricity consumption charges thereof as consumed from the date of commencement of construction until the sale/transfer and delivery of possession of the units comprised in the new building/s comprising the flats and garages and other saleable/transferable areas in terms of the Deed of Agreement for Development dated 28/01/2022.
7. To apply for temporary and permanent electric connection, if required for the purpose of commencing, undertaking and completing the construction work at the said Premises at its own cost and expense

Tatuli Ghosh

Anuska Ghosh

Deepak Rao

[Signature]

Ravi Agarwal

and to make the necessary payments of electricity charges/bills in respect thereof.

8. To apply for and obtain temporary and permanent connections of water, electricity, drainage, sewerage to the said new building/s constructed at the said Premises and other inputs and facilities required for completion of the construction and enjoyment of the said new building/s and bear the cost and expenses thereof.
9. To receive on our behalf any and all letters, correspondence, summons and/or notices in matters concerning the said Premises, particularly in respect of the Schedule - A land and the Schedule - B land owned by us respectively, and to submit on our behalf any reply and/or representation and to take all effective steps in respect thereof, without in any manner whatsoever affecting our rights, title and interest therein and keeping us duly informed about all such matters.
10. To enter into correspondence with the any authority, as and when necessary or deemed expedient by our said attorney, and to submit any application, petition or objection with respect to matters touching, affecting or pertaining to the said Premises, particularly in respect of the Schedule - A land and the Schedule - B land owned by us respectively, and the said new building/s, without in any manner whatsoever affecting our rights, title and interest therein and keeping us duly informed about all such matters.
11. To make, sign, verify and submit all applications/forms/statements to the appropriate authority/authorities for any permission, consent or clearance required by law in connection with the development and completion of the construction of the said new building/s at the said Premises and in connection with the sale/conveyance/transfer of any unit/garage/parking space/flat thereof.

[Signature]

Tatuli Ghosh

Jayaram Ghosh

Deepak Prasad



KALIKA CONSTRUCTION

Rajni Agawal.

12. To appear before the authority/authorities concerned in all offices, Government or Semi-Government Department, Land and Land Reforms Offices, Siliguri Municipal Corporation, police and administration, in matters related to, pertaining to or arising out of the said Premises, particularly in respect of the Schedule - A land and the Schedule - B land owned by us respectively, and the development and construction work and matters incidental thereto.
13. To negotiate on terms for and to agree to and enter into and conclude any agreement of sale/transfer and to sell/transfer units/garages/parking spaces/flats of the said new building/s at the said Premises (in the manner and upto the extent as specifically stated in the Deed of Agreement for Development dated 28/01/2022) unto and in favour of any purchaser or purchasers or transferee/s at such price which our said attorney, in its absolute discretion, thinks proper and to receive any amount, either as baina/earnest money/advance and the entire sale consideration from such purchaser/s and to give effectual receipts admitting and acknowledging all such payment/s made by the purchaser/s and/or Banks, LIC Housing Finance Ltd, or any other institutions for and on behalf of the purchaser/s of the units/garages/parking spaces/flats of the said new building/s at the said Premises which the Developer Firm is entitled to sell/transfer in terms of the Deed of Agreement for Development dated 28/01/2022.
14. To put up/erect/install temporary display board in the name of **"KALIKA CONSTRUCTION"** in some conspicuous place at the said Premises and the building/s constructed thereat for the purpose of advertising suitable features of the buildings/s and the development and construction project in general as deemed fit, convenient and proper by our said attorney and to remove the same at any time.

Tatuli Ghosh

Jayaram Bhush

Deepak Baswal

Shy. P.

Rakesh Agarwal

15. To execute proper *Bainanama* or Agreement of Sale and Deed of Sale (Conveyance) and any other transfer deeds unto and in favour of the intending purchaser(s)/transferee(s), and appear before the appropriate registering authority for the due and valid registration of the instrument(s) and admit the execution thereof and represent us as our true and lawful attorney for such purpose, in respect of the units/garages/parking spaces/flats of the said new building/s at the said Premises which the Developer Firm is entitled to sell/transfer in terms of the Deed of Agreement for Development dated 28/01/2022.
16. To appoint any Advocate or Deed-Writer/Scribe for preparing the *Bainanama* or Agreement of Sale and Deed of Sale (Conveyance) and any other transfer deeds, as the case may be, in respect of the units/garages/parking spaces/flats of the said new building/s at the said Premises which the Developer Firm is entitled to sell/transfer in terms of the Deed of Agreement for Development dated 28/01/2022.
17. To handover the actual, physical land khas possession of the units/garages/parking spaces/flats of the said new building/s at the said Premises which the Developer Firm is entitled to sell/transfer in terms of the Deed of Agreement for Development dated 28/01/2022 to the respective purchaser(s)/transferee(s).
18. To issue necessary 'no objection' to the purchaser/s of the different units/flats comprised in the said new building/s for the purposes of obtaining electricity supply directly from the W.B.S.E.D.C. Ltd in the name of such purchaser/s.
19. To appear on our behalf and represent us in all Courts, Tribunals and statutory authorities; Constitutional, Civil, Criminal or Revenue, whether original, revisional or appellate, and to sign, execute, verify and file plaints, written statements, objections writ petitions, all petitions and applications, and also to present revisions and appeals in

Tatuli Ghosh

Kousen Ghosh

Deepak Prasad

Rajeev Aggarwal

- connection with any matter touching, affecting, pertaining to or relating to the said Premises and the development and construction work thereat and/or matters related or incidental thereto or arising therefrom, particularly in respect of the Schedule - A land and the Schedule - B land owned by us respectively, without in any manner whatsoever affecting our rights, title and interest therein and keeping us duly informed about all such matters.
20. To appoint and engage on our behalf pleaders, advocates or solicitors whenever our said attorney shall think proper to do so and to discharge and/or terminate his or their appointment.
21. To compromise, compound or withdraw cases/proceedings with respect to the said Premises and the development and construction work thereat and/or matters related or incidental thereto or arising therefrom, particularly in respect of the Schedule - A land and the Schedule - B land owned by us respectively, or be non-suited on such terms and conditions as our attorney shall deem fit and proper without in any manner whatsoever affecting our rights, title and interest therein and keeping us duly informed about all such matters.
22. To sign verify and file applications for execution of decrees or orders of any court with respect to the said Premises and the development and construction work thereat and/or matters related or incidental thereto or arising therefrom, particularly in respect of the Schedule - A land and the Schedule - B land owned by us respectively, and to do all that is necessary in connection therewith.
23. To withdraw and receive documents or moneys from any Court, office or opposite party, either in execution of decrees or otherwise and to do all acts that may be necessary in connection with any of such cases.

Tatuli Ghosh

Saurav Ghosh

Deepak Prasad

[Signature]

Ravi Agarwal

24. AND GENERALLY to do all acts, deeds and things whatsoever deemed necessary and/or expedient with respect to the said Premises, in our names and on our behalf as required by law to be done until the completion of the construction of the said new building/s at the said Premises and the sale of the units/garages/parking spaces/flats of the said new building/s at the said Premises which the Developer Firm is entitled to sell/transfer in terms of the Deed of Agreement for Development dated 28/01/2022

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 (comprising the Schedule - A and Schedule - B land hereunder described) and the construction to be made thereat by virtue of this General Power of Attorney notwithstanding no express power on that behalf is herein provided.
This General Power of Attorney is irrevocable.

SCHEDULE "A" ABOVE REFERRED TO

(Owned by Smt. Tatuli Ghosh and Sri Saurav Ghosh)

All that piece or parcel of land measuring 36 Kathas 10 Chhataks 22 Sq. Ft., more or less, situated within Pargana Patharghata, Mouza Mandlaguri, J.L. No. 85 (107), Police Station Pradhan Nagar, District Darjeeling, comprised in R.S. Plot No. 453, appertaining to R.S. Khatian No. 61/3, Ward No. 46 of Siliguri Municipal Corporation, in the State of West Bengal.

The said land is butted and bounded as follows :

On the North : By 14 Feet wide Road;

Tatuli Ghosh

Saurav Ghosh

Deepak Prasad

~~Ajit Kumar Agarwal~~

RAJESH CONSTRUCTION
PARTNER
Rajesh Agarwal

On the South : By 16 Feet wide Road;
On the East : By Land of Ajit Kumar Agarwal and Deepak Prasad (Schedule "B" land);
In the West : By Land of GouriSankar Prasad & other.

SCHEDULE "B" ABOVE REFERRED TO

(Owned by Sri Ajit Kumar Agarwal and Sri Deepak Prasad)

All that piece or parcel of land measuring 2307 Square feet situated within Pargana Patharghata, Mouza Mandlaguri, J.L. No. 85 (107), Police Station Pradhan Nagar, District Darjeeling, comprised in R.S. Plot Nos. 535, 536 and 537, appertaining to R.S. Khatian No. 61/4, Ward No. 46 of Siliguri Municipal Corporation, in the State of West Bengal.

The said land is butted and bounded as follows :

On the North : By 14 Feet wide Kutcha Road;
On the South : By Land of Smt. Deoki Maya Biswakarma;
On the East : By Land of Deepak Prasad (Schedule "C" land) and building constructed by M/S Star Builders;
In the West : By Land of Tatuli Ghosh and Saurav Ghosh (Schedule "A" land).

IN WITNESSES WHEREOF, the Principals/Executors execute 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 hereby set and subscribe their hands, seals & signatures on this GENERAL POWER OF ATTORNEY on this the 16th day of February, 2022.

WITNESSES:-

1. Bhobicoz Bhowal

1. Tatuli Ghosh.....

s/o Dilip Bhowal

(Tatuli Ghosh)

Address:

SREE MA APARTMENT, 2ND FLOOR,
NEW PAULPARA, SAGE LA SARANI,
DIST. DALPAIGURI, SINGURI-734006

2. Saurav Ghosh.....

(Saurav Ghosh)

2. Ganraj Khandy

s/o Ganraj Khandy

3. [Signature].....

(Ajit Kumar Agarwal)

Address: Gonabari, Prasanna

Belakholi
Dist Jalpaiguri

4. Deepak Prasad.....

(Deepak Prasad)

PRINCIPALS

Accepted by us:

.....
KALIKA CONSTRUCTION
Rakesh Agarwal
PARTNER

For:




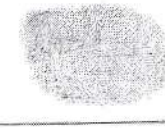
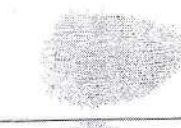
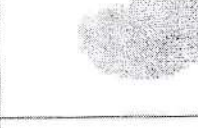

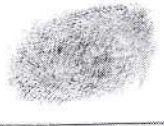
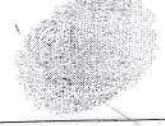

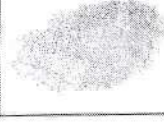
ATTORNEY

Drafted by me and prepared in my office:

[Signature]
(Alok Bhowmik)
Advocate / Siliguri

Enrollment No. WS-967/2010



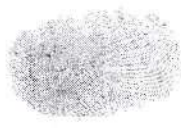






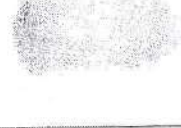
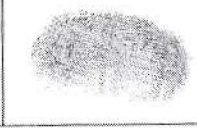
PRINCIPALS

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

Tatali Ghosh

Tatali Ghosh.












SIGNATURE

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

Jayson Ghosh

Jayson Ghosh

SIGNATURE

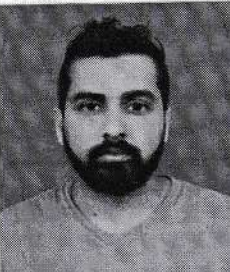








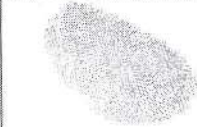

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SIGNATURE

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ATTORNEY

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

KALITA CONSTRUCTION

Raveen Agawal
SIGNATURE

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ভারত সরকার

Government of India



অনুষ্ঠান নাম

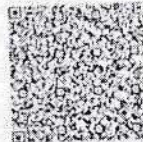
Tatuli Ghosh

পতি - স্বামী/স্বামী

Husband: SANJIB GHOSH

www.uidai.gov.in 17/01/1994

লিঙ্গ / Female



8732 6424 8572

আধার - সাধারণ মানুষের অধিকার

Tatuli Ghosh



ভারত সরকার

Unique Identification Authority of India

স্বাক্ষর

1 জনপ্রিয় চক্কর বাস বাইলেন

সুভাস পল্লী, বারডলী নং

শিবগঞ্জ (পৌরসংস্থা), শিবগঞ্জ

দার্জিলিং, পশ্চিম বঙ্গ

Address: 27/5 JAGADISH
CHANDRA ROAD BAILEN
SUBHAS PALLY WARD NO
17, Siliguri (M Corp),
Darjeeling, Siliguri, West
Bengal, 734001

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1800 300 1947



1uid@uidai.gov.in



www.uidai.gov.in

Tatuli Ghosh



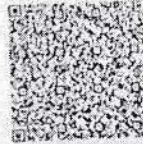
ভারত সরকার

Government of India



আতুলি ঘোষ
Tatuli Ghosh
পতি - সঞ্জিব ঘোষ
Husband - SANJIB GHOSH

www.uidai.gov.in/1781719338
মিঃ / Female



8732 6424 8572

আমার - সাধারণ মানুষের অধিকার

Tatuli Ghosh



ভারত সরকার
Unique Identification Authority of India

স্বাক্ষর
/ অন্যান্য প্রমাণিত বৈধতা
স্বাক্ষর পত্র, ভোটার ID
শিপিং (সৌরসহ), বিক্রয়
চলতি, পণ্ডিত

Address: 27/5 JAGADISH
CHANDRA ROAD BAILEN
SUBHAG PALLY WARD NO
17, Siliguri (M Corp),
Darjeeling, Siliguri, West
Bengal 734001

8732 6424 8572



1947
1800 300 1947




uidai@nic.gov.in



www.uidai.gov.in

Tatuli Ghosh

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADUPG9887A



नाम / NAME
TATULI GHOSH

पिता का नाम / FATHER'S NAME
RANJIT GHOSH

जन्म तिथि / DATE OF BIRTH
17-07-1968

हस्ताक्षर / SIGNATURE
Tatuji Ghosh

B. Das
आयकर अधीक्षक, प. नं. XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Tatuji Ghosh

Tatuji Ghosh



ভারত সরকার
Government of India



নাম / Name
Saurav Ghosh
পিতা / Father's Name
Father: Sanjib Kumar Ghosh

লিঙ্গ / Gender
Male



3696 7064 2139

ভাষা - সাধারণ মানুষের অধিকার

Saurav Ghosh

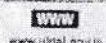


ভাষা পরিচয়ন অধিদপ্তর
Unique Identification Authority of India

UIDAI-এর কার্যক্রম
স্বাক্ষর করা হয়েছে
* পরিচয়ন, (স্বাক্ষর), পরিচয়ন
স্বাক্ষর: স্বাক্ষর করা

Address: 277 5, A J C BOSE
ROAD, SUBHASH PALLY
WARD NO 17, Siliguri (M
Corp), Dangeeling, Siliguri,
West Bengal 734001

3696 7064 2139



Saurav Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAURAV GHOSH

SANJIB GHOSH

06/07/1989

Particular Account No. 119


BDCPG7105E


Saurav Ghosh
Signature

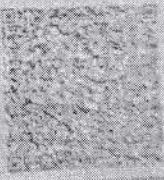


Saurav Ghosh

Saurav Ghosh


ভারত সরকার
Government of India



 দীপক প্রসাদ
 Deepak Prasad
 জন্মতারিখ / DOB: 22/08/1988
 পুরুষ / Male



4209 8515 2729

আধার - সাধারণ মানুষের অধিকার




Deepak Prasad


ভারতীয় পরিচয় প্রমাণ অধিদপ্তর
Unique Identification Authority of India

ঠিকানা:
 প্রস/ও: উরত প্রসাদ, চাম্পাসারী,
 পোকালজোটে রোড, নিয়ার
 কান্চনজংগা বরফ ফ্যাক্টরী, ওয়ার্ড
 নং 46, শিলিগুড়ি (পৌরসভা),
 দুর্ভিঙ্গা, প্রধান নগর, পশ্চিম
 বঙ্গ, 734003

Address:
 S/O: Bharat Prasad,
 CHAMPASARI, POKALJOTE
 ROAD, NEAR KANCHANJUNGA
 ICE FACOTORY, WARD NO 46,
 Siliguri (M. Corp), Darjeeling
 Pradhan Nagar, West Bengal
 734003

4209 8515 2729

1800 301 1147 help@india.gov.in www.uidai.gov.in


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEEPAK PRASAD
BHARAT PRASAD

22/08/1988
Permanent Account Number
BEOPP3440Q

Deepak
Signature



DEEPP34404

Deepak Prasad

ভারত সরকার
Government of India

অজিত কুমার আগরওয়াল
Ajit Kumar Agarwal
পিতা - রাজ কুমার আগরওয়াল
Father - RAJ KUMAR AGARWAL

জন্ম তারিখ DOB: 15/02/1979
সঙ্গ / Male

5876 9590 8619

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Unique Identification Authority of India

আধার
উদ্ভাস, উদা উদা
সংগে সাধারণ হাত আঁক, অগ্রগে পণ্য
বিলম্বিত (সৌরভদে), মিলিত
স্বাধীনতা, স্বাধীনতা

Address: USHA VILLA, LALA LAJPATH ROY ROAD, ASHRAM PARA, Siliguri (M Corp), Darjeeling, Shigar, West Bengal, 734001

5876 9590 8619

1800 266 2847 help@uidai.gov.in www.uidai.gov.in

(Handwritten signature)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACFPA2427G

नाम/Name
AJIT KUMAR AGARWAL

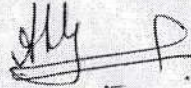
पिता का नाम/ Father's Name
RAJ KUMAR AGARWAL

जन्म का तारीख/ Date of Birth
15/02/1975


Taxpayer's Signature



2006/017





ভারত সরকার
Unique Identification Authority of India
Government of India

চলিতকারী আইডি / Enrollment No. : 12159119536750

To
Rakhi Agarwal
মহিলা অধিকার

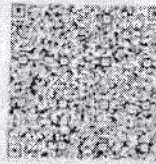
08/04/2014

USHA VILLA
DALA LAJPATH ROY ROAD
ASHRAM PARA
Siliguri (M. Corp)
Siliguri Darjeeling
West Bengal - 734001
9832650095



KL862203938FT

88228359



আপনার আধার সংখ্যা / Your Aadhaar No. :

9517 5828 0369

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

মহিলা অধিকার

Rakhi Agarwal

পতি : অজিত কুমার আগরওয়াল

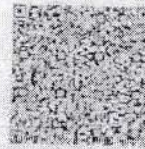
Husband : Ajit Kumar Agarwal



মুদ্রিত/DOB: 29/05/1962

স্বামী / Female

9517 5828 0369






আধার - সাধারণ মানুষের অধিকার

Rakhi Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT
RAKHI AGARWAL
RAMU AGARWAL
09/05/1982
Permanent Account Number
AFTP3213R
Rakhi Agarwal
Signature

भारत सरकार
GOVT. OF INDIA



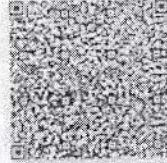
Rakhi Agarwal



भारत सरकार
Government of India



Bhaskar Bhowal
DOB : 07/07/1983
Male



5846 4040 1674

आधार - आम आदमी का अधिकार



एनटीआर विहित महामान अधिकरण
Unique Identification Authority of India

Address:

S/O, Dilip Bhowal, Sree Maa Apartment, 2nd Floor, New
Paulpara, Ward No.39, Near Silicia Club, Sree Maa Sarani,
P.s. Bhaktinagar, Siliguri (M.Corp.), Rabindra Sarani,
Jalpaiguri, West Bengal, 734006

5846 4040 1674

1947
1800 200 1947

help@uidai.gov.in

www.uidai.gov.in







Government of West Bengal

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

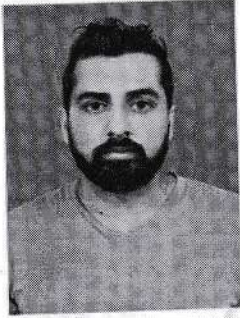








OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04038000195854/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Tatuli Ghosh A J C BOSE ROAD SUBHAS PALLY, City:- , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Principal			
2	Shri Saurav Ghosh A J C BOSE ROAD SUBHAS PALLY, City:- , P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Principal			
3	Shri Ajit Kumar Agarwal Ashrampara, City:- , P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Principal			

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Deepak Prasad Pokaijote Champasari, City:- , P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN:- 734003	Principal			
5	Smt Rakhi Agarwal Ashrampara, City:- , P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Representative of Attorney [M S Kalika Construction]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Bhaskar Bhowal Son of Dilip Bhowal Maa Apartment 2nd Floor New Paul Para, City:- , P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006	Smt Tatuli Ghosh, Shri Saurav Ghosh, Shri Ajit Kumar Agarwal, Shri Deepak Prasad, Smt Rakhi Agarwal			

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

Major Information of the Deed

Deed No :	I-0403-01988/2022	Date of Registration	17/02/2022
Query No / Year	0403-8000195854/2022	Office where deed is registered	
Query Date	19/01/2022 3:26:18 PM	0403-8000195854/2022	
Applicant Name, Address & Other Details	Ajit Kumar Agarwal Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832050005, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 5,11,79,296/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040300533/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Municipality: SILIGURI MC, Road: Champasari (Inside), Mouza: Mandlaguri, Pin Code : 734003

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Valuc (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-453	RS-61/3	Bastu	Bastu	36 Katha 10 Chatak 22 Sq Ft	1/-	4,70,65,188/-	Property is on Road
L2	RS-535	RS-61/4	Bastu	Bastu	2307 Sq Ft		41,14,108/-	Property is on Road , Project Name :
		TOTAL :			65.7686Dec	1 /-	511,79,296 /-	
	Grand Total :				65.7686Dec	1 /-	511,79,296 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Smt Iatuli Ghosh Wife of Late SANJIB GHOSH A J C BOSE ROAD SUBHAS PALLY, City:- , P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Government Service, Citizen of: India, PAN No.:: ADxxxxxx7A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Pvt. Residence</p>

2	<p>Shri Saurav Ghosh Son of Late SANJIB GHOSH A J C BOSE ROAD SUBHAS PALLY, City:- , P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BDxxxxxx5E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Pvt. Residence</p>
3	<p>Shri Ajit Kumar Agarwal (Presentant) Son of Late Raj Kumar Agarwal Ashrampara, City:- , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx7G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Pvt. Residence</p>
4	<p>Shri Deepak Prasad Son of Late Bharat Prasad Pokaijote Champasari, City:- , P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN:- 734003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BExxxxxx0Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>M S Kalika Construction Kadamtala Kali Mandir Lane, City:- , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx8R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Smt Rakhi Agarwal Wife of Shri Ajit Kumar Agarwal Ashrampara, City:- , P.O:- Siliguri, P.S:-Siliguri, 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 : M S Kalika Construction (as partner)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Bhaskar Bhowal Son of Dilip Bhowal Maa Apartment 2nd Floor New Paul Para, City:- , P.O:- Rabindra Sarani, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006</p>			
Identifier Of Smt Tatuli Ghosh, Shri Saurav Ghosh, Shri Ajit Kumar Agarwal, Shri Deepak Prasad, Smt Rakhi Agarwal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Tatuli Ghosh	M S Kalika Construction-30.2408 Dec
2	Shri Saurav Ghosh	M S Kalika Construction-30.2408 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Ajit Kumar Agarwal	M S Kalika Construction-2.64344 Dec
2	Shri Deepak Prasad	M S Kalika Construction-2.64344 Dec

Endorsement For Deed Number : I - 040301988 / 2022

On 16-02-2022

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

Presented for registration at 14:35 hrs on 16-02-2022, at the Private residence by Shri Ajit Kumar Agarwal , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,11,79,296/-

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

Execution is admitted on 16/02/2022 by 1. Smt Tatuli Ghosh, Wife of Late SANJIB GHOSH, A J C BOSE ROAD SUBHAS PALLY, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Government Service, 2. Shri Saurav Ghosh, Son of Late SANJIB GHOSH, A J C BOSE ROAD SUBHAS PALLY, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. Shri Ajit Kumar Agarwal, Son of Late Raj Kumar Agarwal, Ashrampara, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 4. Shri Deepak Prasad, Son of Late Bharat Prasad, Pokaijote Champasari, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business

Indetified by Mr Bhaskar Bhowal, , , Son of Dilip Bhowal, Maa Apartment 2nd Floor New Paul Para, P.O: Rabindra Sarani, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

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

Execution is admitted on 16-02-2022 by Smt Rakhi Agarwal, partner, M S Kalika Construction, Kadamtala Kali Mandir Lane, City:- , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Mr Bhaskar Bhowal, , , Son of Dilip Bhowal, Maa Apartment 2nd Floor New Paul Para, P.O: Rabindra Sarani, 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 17-02-2022

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 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 594, Amount: Rs.50/-, Date of Purchase: 17/02/2022, Vendor name: J Banik



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 57170 to 57204

being No 040301988 for the year 2022.



Digitally signed by YOGEN TSHERING
BHUTIA

Date: 2022.02.23 13:56:18 +05:30

Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2022/02/23 01:56:18 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)