

3672/21

I. 3417/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 904960

26/5/21  
D-8-8483532  
3imla Des Agrawal.

Tilak Agarwal.  
Anish Kumar Das  
Krishan Kumar Agarwal  
Tanuj Agarwal

RADIANT DEVELOPERS  
Partner



[1]

**DEVELOPMENT POWER OF ATTORNEY**

**BETWEEN**  
Certified that the Document is admitted to  
Registration and the Signature Sheet and  
the Development Sheet attached to this  
Document are part of this Document

*[Signature]*  
Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

26 APR 2021

**NON JUDICIAL STAMP**

No. 139 Date 04.2.21

Sold Kishan Agrewal

To Sudhansu

Value Rs. 1000/- Mehendra Prasad

Signature [Signature]

Govt. Stamp Vendor  
Bagdogra  
Lic. No- 546/RM  
07 / Darjeeling



[Signature]

Add. Dist Sub-Registrar  
Bhakti Nagar, Dist Jalpaiguri

26 APR 2021

Bimla Devi Agarwal.  
Jiten Agarwal.  
Umesh Kumar Kedia  
Krishan Kumar Agarwal  
Tanuj Agarwal [2]

**RADIANT DEVELOPERS**  
*Radiant*  
**Partner**

1. **SMT. BIMLA DEVI AGARWAL**, Wife of Late SHANKAR LAL AGARWAL, Indian by Nationality, Hindu by faith, Housewife by occupation, residing at F-103, Club Town, Sevoke Road, Siliguri, P.O.-Sevoke Road, P.S.-Bhaktinagar, District-Jalpaiguri,
2. **SRI JITEN AGARWAL**, Son of Late SHANKAR LAL AGARWAL, Indian by Nationality, Hindu by faith, Business by occupation, residing at F-103, Club Town, Sevoke Road, Siliguri, P.O.-Sevoke Road, P.S.-Bhaktinagar, District-Jalpaiguri.
3. **SRI UMESH KUMAR KEDIA**, son of Late Satyanarayan Agarwal alias Satyanarayan Kedia, Indian by Nationality, Hindu by faith, Business by occupation, residing at 209, Bagmati Road, Kolkata, P.O. and P.S.- Maniktala, District- Kolkata.
4. **SRI KRISHAN KUMAR AGARWAL**, son of Late Satyanarayan Agarwal alias Satyanarayan Kedia, Indian by Nationality, Hindu by faith, Business by occupation, residing at S.P. Mukherjee Road (bye-lane), Khalpara, Siliguri, P.O.-Siliguri Bazar, P.S.-Siliguri, District-Darjeeling and
5. **SRI TANUJ AGARWAL**, son of Late Prakash Kumar Agarwal, Indian by Nationality, Hindu by faith, Business by occupation, residing at Siddhi Vatika, Burdwan Road, Siliguri, P.O.-Siliguri Bazar, P.S.-Siliguri, District-Darjeeling - hereinafter called the "PRINCIPALS"

AND

**SRI KISHAN AGARWAL**, son of Sri Suresh Kumar Agarwal, partner of **RADIANT DEVELOPERS**, a partnership firm, Indian by Nationality, Hindu by faith, Business by occupation, Resident of Rajani Bagan, Hill Cart Road, P.O. and P.S. Siliguri, District: Darjeeling, hereinafter called the "ATTORNEY".



Bimla Devi Agarwal.

Tilein Agarwal.

Umesh Kumar Kedia

Krishan Kumar Agarwal

Tamir Agarwal

[3]

RADIANT DEVELOPERS  
  
Partner

I. A) WHEREAS Ratib Necha Bibi alias Bibi Ratiba Khatun, wife of Ismail Haque alias Md. Ismail Huq Choudhury, was the recorded owner of all that piece or parcel of land measuring 0.49 Acres, forming part of R.S. Plot No.421, recorded in Sabek Khatian No.669, Hal Khatian No.314 Khanda R.S. Khatian No.314/5, situated within Mouza - Dabgram, J.L. No.2, Pargana - Baikunthapur, Sabek Sheet No.7 R.S. Sheet No.8, P.S. - Bhaktinagar, District - Jalpaiguri.

B) AND WHEREAS abovenamed Ratib Necha Bibi alias Bibi Ratiba Khatun, wife of Ismail Haque alias Md. Ismail Huq Choudhury, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.42 Acres out of the aforesaid land, unto and in favour of Sri Satyanarayan Agarwal, son of Lachmandas Agarwala, by virtue of Sale Deed, executed on 18-07-1959 presented for registration on 21-07-1959, being Document No. 3909 for the year 1959, entered in Book - I, Volume No.42. Pages 259 to 263, registered in the Office of the District Sub-Registrar, Jalpaiguri.

C) AND WHEREAS by virtue of the aforesaid Sale Deed, abovenamed Sri Satyanarayan Agarwal, became the sole, absolute and exclusive owner of the aforesaid land measuring 0.42 Acres and the said land was recorded in his name in the record of rights, with respect to area of 0.39 Acres, in L.R. Khatian No. 39, comprising of L.R. Plot No.126, situated within Mouza - Dabgram, J.L. No. 2, Pargana - Baikunthapur, L.R. Sheet No.13, P.S. - Bhaktinagar, District - Jalpaiguri, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS abovenamed Satyanarayan Agarwal, died intestate leaving behind his sons - Sri Shankar Lal Agarwal, Sri Binod Kumar Agarwal, Sri Umesh Kumar Kedia, Sri Krishan Kumar Agarwal, Roshan Lal Kedia, Prakash Kumar Agarwal, Daughters - Smt. Pushpa Devi Agarwal alias Pushpa Agarwal, wife of Sri Kailash Chand Agarwal, Smt. Kanta Devi Minda wife of Sri Naresh Kumar Minda and Smt. Gayatri Devi Agarwal wife of Sri Nand Lal Agarwal, as his only legal heirs to inherit the aforesaid land measuring 0.39 Acres.

Bimla Devi Agarwal.

Jiten Agarwal.

Umesh Kumar Kedia

Krishan Kumar Agarwal

Tanuj Agarwal

[4]

RADIANT DEVELOPERS  
Brand Partner

II. A ) AND WHEREAS by way of inheritance abovenamed Sri Shankar Lal Agarwal, Sri Binod Kumar Agarwal, Sri Umesh Kumar Kedia, Sri Krishan Kumar Agarwal, Roshan Lal Kedia, Prakash Kumar Agarwal, Smt. Pushpa Devi Agarwal alias Pushpa Agarwal, Smt. Kanta Devi Minda and Smt. Gayatri Devi Agarwal, became the sole, absolute and exclusive owners of the aforesaid land measuring 0.39 Acres (each having  $1/9^{\text{th}}$  share in it), having permanent, heritable and transferable right, title and interest therein.

B) AND WHEREAS abovenamed Roshan Lal Kedia, died intestate leaving behind his wife - Smt. Sumitra Devi Kedia, son-Sri Yograj Kedia, as his only legal heirs to inherit his  $1/9^{\text{th}}$  share in the aforesaid land measuring 0.39 Acres.

AND WHEREAS by way of inheritance abovenamed Smt. Sumitra Devi Kedia and Sri Yograj Kedia, became the sole, absolute and exclusive owners of all that  $1/9^{\text{th}}$  share in the aforesaid land measuring 0.39 Acres, having permanent, heritable and transferable right, title and interest therein.

II. C) AND WHEREAS abovenamed Prakash Kumar Agarwal, died intestate leaving behind his wife - Smt. Premlata Devi Agarwal, sons – Sri Sumit Agarwal and Sri Tanuj Agarwal, daughters- Smt. Pramila Agarwal wife of Sri Rajesh Agarwal and Smt. Kiran Goyal wife of Sri Praveen Goyal, as his only legal heirs to inherit his  $1/9^{\text{th}}$  share in the aforesaid land measuring 0.39 Acres.

AND WHEREAS by way of inheritance abovenamed Smt. Premlata Devi Agarwal, Sri Sumit Agarwal, Sri Tanuj Agarwal, Smt. Pramila Agarwal and Smt. Kiran Goyal, became the sole, absolute and exclusive owners of all that undivided  $1/9^{\text{th}}$  share in the aforesaid land measuring 0.39 Acres [each having  $1/45^{\text{th}}$  share in it], having permanent, heritable and transferable right, title and interest therein.

Bimba Devi Agarwal.

Filen Agameal.

Umesh Kumar Kedia

Krishan Kumar Agarwal

Tanuj Agarwal

[5]

RADIANT DEVELOPERS  
Partner

III. A) AND WHEREAS abovenamed Sri Binod Kumar Agarwal, Smt. Pushpa Devi Agarwal alias Pushpa Agarwal, Smt. Kanta Devi Minda and Smt. Gayatri Devi Agarwal, out of natural love and affection, thereafter had transferred and made over physical possession of their 4/9<sup>th</sup> (Four-Ninth) share in the aforesaid land measuring 0.39 Acres, unto and in favour of their natural brothers - Sri Shankar Lal Agarwal, Sri Umesh Kumar Kedia and Sri Krishan Kumar Agarwal, all sons of Late Satyanarayan Agarwal, by virtue of Gift Deed, Dated 04-09-2019, being Document No.5866 for the year 2019, entered in Book - I, Volume No.0711-2019, Pages 152136 to 152173, registered in the Office of the Additional District Sub-Registrar, Bhaktinagar.

B) AND WHEREAS abovenamed Smt. Sumitra Devi Kedia and Sri Yograj Kedia, out of natural love and affection, thereafter had transferred and made over physical possession of their 1/9<sup>th</sup> (One-Ninth) share in the aforesaid land measuring 0.39 Acres, unto and in favour of Sri Tanuj Agarwal, son of Late Prakash Kumar Agarwal, by virtue of Gift Deed, Dated 04-09-2019, being Document No.5866 for the year 2019, entered in Book - I, Volume No.0711-2019, Pages 152136 to 152173, registered in the Office of the Additional District Sub-Registrar, Bhaktinagar.

C) AND WHEREAS abovenamed Smt. Premlata Devi Agarwal, Sri Sumit Agarwal, Smt. Pramila Agarwal and Smt. Kiran Goyal, out of natural love and affection, thereafter had transferred and made over physical possession of their 4/45<sup>th</sup> (Four-Forty Fifth) share in the aforesaid land measuring 0.39 Acres, unto and in favour of Sri Tanuj Agarwal, son of Late Prakash Kumar Agarwal, by virtue of Gift Deed, Dated 17.09.2019, being Document No. 6190 for the year 2019, entered in Book - I, Volume No.0711-2019, Pages 161144 to 161169, registered in the Office of the Additional District Sub-Registrar, Bhaktinagar.



Bimla Devi Agarwal.

Pilani Agarwal.

Umesh Kumar Kedia  
Krishan Kumar Agarwal  
Tanuj Agarwal

[6]

RADIANT DEVELOPERS  
  
Partner

IV. A) AND WHEREAS by way of inheritance and by virtue of the aforesaid Gift Deed, being Document No.5866 for the year 2019, abovenamed SRI SHANKAR LAL AGARWAL, SRI UMESH KUMAR KEDIA and SRI KRISHAN KUMAR AGARWAL (The Principals Nos.1 to 3 of these Presents), became the sole, absolute and exclusive owners of all that  $7/9^{\text{th}}$  share in the aforesaid land measuring 0.39 Acres (i.e. 0.30333 Acres), having permanent, heritable and transferable right, title and interest therein.

B) AND WHEREAS abovenamed SRI SHANKAR LAL AGARWAL, SRI UMESH KUMAR KEDIA and SRI KRISHAN KUMAR AGARWAL (The Principals Nos.1 to 3 of these Presents), out of natural love and affection, thereafter had transferred and made over physical possession of all that piece or parcel of land measuring 0.01083 Acres out of their  $7/9^{\text{th}}$  share in the aforesaid land measuring 0.39 Acres (i.e. 0.30333 Acres), unto and in favour of SRI TANUJ AGARWAL, by virtue of Gift Deed, Dated 17.09.2019, being Document No. 6710 for the year 2019, entered in Book - I, Volume No.0711-2019, Pages 169405 to 169429, registered in the Office of the Additional District Sub-Registrar, Bhaktinagar.

C) AND WHEREAS abovenamed SRI SHANKAR LAL AGARWAL, SRI UMESH KUMAR KEDIA and SRI KRISHAN KUMAR AGARWAL (The Principals Nos.1 to 3 of these Presents), are now the sole, absolute and exclusive owners of all that  $3/4^{\text{th}}$  share in the aforesaid land measuring 0.39 Acres (i.e. 0.2925 Acres), having permanent, heritable and transferable right, title and interest therein.

D) AND WHEREAS by way of inheritance and by virtue of three separate Gift Deeds, being Document Nos.5866, 6190 and 6710 for the year 2019, abovenamed SRI TANUJ AGARWAL (The Principals No.4 of these Presents), became the sole, absolute and exclusive owner of all that  $1/4^{\text{th}}$  share in the aforesaid land measuring 0.39 Acres ( i.e. 0.0975 Acres) , having permanent, heritable and transferable right, title and interest therein.

Bimla Devi Agarwal.

Jiten Agarwal.

Umesh Kumar Kedia

Krishan Kumar Agarwal

Tanuj Agarwal

[7]

**RADIANT DEVELOPERS**  
*Radiant*  
**Partner**

E) AND WHEREAS abovenamed Sri Shankar Lal Agarwal died intestate leaving behind his wife – Smt. Bimla Devi Agarwal and son – Sri Jiten Agarwal and his daughter Smt Rinku Goyal, wife of Sri Ashish Goyal, as his only legal heirs to inherit his 1/4<sup>th</sup> share in the aforesaid land measuring 0.39 Acres.

F) AND WHEREAS abovenamed SMT RINKU GOYAL, out of natural love and affection, thereafter had transferred and made over physical possession of all that piece or parcel of land measuring 0.0325 Acres being her 1/12<sup>th</sup> share in the land measuring 0.39 Acres in favour of Smt. Bimla Devi Agarwal, and Sri Jiten Agarwal by virtue of Gift Deed, Dated 05.12.2019 being Document No. 7680 for the year 2019, entered in Book - 1, Volume No 0711-2019, Pages from 195572 to 195602, registered in the Office of the Additional District Sub-Registrar Bhaktinagar.

V. AND WHEREAS SMT. BIMLA DEVI AGARWAL, SRI JITEN AGARWAL, SRI UMESH KUMAR KEDIA, SRI KRISHAN KUMAR AGARWAL and SRI TANUJ AGARWAL (The Principals of these Presents), collectively became the sole, absolute and exclusive owners of the aforesaid land measuring 0.39 Acres, having permanent, heritable and transferable right, title and interest therein.

WHEREAS We, the abovenamed Principals, have entered into a Development Agreement dt 23/04/2021 with "RADIANT DEVELOPERS", being Document No. I- 3414 for the year 2021 and the same was registered in the office of the ADSR Bhaktinagar, District Jalpaiguri.



Bimla Devi Agarwal.

Tilak Agarwal.

Suresh Kumar Agarwal

Krishan Kumar Agarwal

Tamij Agarwal

[8]

**RADIANT DEVELOPERS**  
*Radiant*  
**Partner**

AND WHEREAS We, the abovenamed Principals, do hereby nominate, constitute and appoint, **SRI KISHAN AGARWAL**, son of Sri Suresh Kumar Agarwal and partner of **RADIANT DEVELOPERS**, a partnership firm as our true and lawful attorney to act for us 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 my 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.
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 enter into agreement of sale of the Residential Flats cum commercial complex and Parking Space of the "Developers Allocation" to be constructed on the below Schedule land.

Bimla Devi Agarwal.

Itin Agarwal

Gursh Kumar Keshav

Krishan Kumar Agarwal

Tomy Agarwal

[9]

**RADIANT DEVELOPERS**  
*Radiant*  
**Partner**

5. To receive any advance or baina money thereof in respect of entering into any agreement of sale of the "Developers Allocation" and to give valid receipt/s thereof.
6. To execute and present for registration sale deed, lease deed or any other document in respect of the "Developers Allocation" only as mentioned in the Development Agreement.
7. To sell or transfer the Residential Flats cum commercial complex and Parking Space to be constructed on the "Developers Allocation" with all right, title, interest and easements thereto and to execute and sign proper sale deed/s in this connection and to incorporate assurance in the sale deed/s relating to the perfectness of the title of the property and present the sale deed for Registration in the D.S.R., A.D.S.R. or any other registration office.
8. And generally to do, perform or execute or cause to be done, perform or execute all such further and other acts, deeds and things as and when required or deemed expedient or advised to be done for satisfactorily carrying into effect the powers and authority/ies hereby concerned.

And We, 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 Schedule land only by virtue of these presents and the same shall be binding on us and be of full force and effect as if the same was done/executed by us.

Bimbi Devi Agarwal.

Pitai Agarwal.

Yash Kumar Kedar

Krishan Kumar Agarwal

Tomy Agarwal

[10]

RADIANT DEVELOPERS

*Radiant*

Partner

SCHEDULE

All that piece or parcel of vacant homestead land measuring 0.39 Acres, forming part of R.S. Plot No. 421 corresponding to L.R. Plot No.126, recorded in R.S. Khatian No.314/5 LR Khatian No. 39, situated within Mouza-Dabgram, J.L.No.2, Pargana-Baikunthapur, R.S. Sheet No.8 corresponding to L.R. Sheet No.13, P.S. - Bhaktinagar, Upper Bhanunagar in Ward No.43 of Siliguri Municipal Corporation, District- Jalpaiguri.

The said land is transferred within the boundary as stated herein below :-

- NORTH : Land of Ravindra Agarwal and Surendra Agarwal,
- SOUTH : Land of Satyanarayan Agarwal and Ramawtar Agarwal,
- EAST : Gitanjali Complex,
- WEST : 35 feet Wide Road.



[11]

IN WITNESS WHEREOF, We the abovenamed Principals and Attorney in good health and conscious mind have put our signatures on this power of attorney on this the 26<sup>th</sup> day of April, 2021.

Bimla Devi Agarwal

WITNESSES:-

1.

Subrata Ranjan Gungy  
30/10/20 Sishir Kumar Gungy  
Saurabh Bhattacharya Gungy  
D.O. PS Siliguri  
Dist. Darjeeling

Bikini Agarwal  
Anush Kumar Gungy  
Kishan Kumar Agarwal  
Tanuj Agarwal

PRINCIPALS

**RADIANT DEVELOPERS**

*Agarwal*  
**Partner**

ATTORNEY

2. *Capra Roy*  
3/6 Dui Anandhayan Roy  
Siliguri

Drafted by me and printed in my office

*Manoj Agarwal*

**MANOJ AGARWAL**

Advocate, Siliguri

Enrl. No. F-505/434/1997

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BIMLA DEVI AGARWAL  
MUNSHIRAM AGARWAL

17/08/1963  
Personal Assesment Number

ACRPA88260

Bimla Devi Agarwal  
Signature



Bimla Devi Agarwal

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

JITEN AGARWAL  
SHANKAR LAL AGARWAL  
31/05/1983  
Permanent Account Number  
AGUPA9152F  
Jiten Agarwal  
Signature



Ⓟ Jiten Agarwal.





आयकर विभाग

INCOME TAX DEPARTMENT

UMESH KUMAR KEDIA

SATYA NARAYAN KEDIA

28/07/1963

Permanent Account Number

AFKPK0684B

Signature



भारत सरकार

GOVT. OF INDIA



*Umesh Kumar Kedia*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

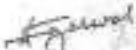
KRISHAN KUMAR AGARWAL

SATYANARAYAN AGARWAL

01/01/1967

Permanent Account Number

ACLPA2473Q

  
Signature



14020017

Krishan Kumar Agarwal

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

TANUJ AGARWAL

PRAKASH KUMAR AGARWAL

25/04/1986

Permanent Account Number

AHYPA7454R

*Tanuj Agarwal*

Signature



12082011

*Tanuj Agarwal*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**AAZFR1408A**



नाम / Name  
RADIANT DEVELOPERS

04022019

निगमन / गठन की तारीख  
Date of Incorporation / Formation  
26/01/2019

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपएं:

आयकर सेवा इकाई, एच एम-डी ब्लॉक  
प्रीती भवन, मासि स्ट्रीट,  
प्लॉट नं. 341, सर्वे नं. 997/3,  
मॉडल कॉलोनी, नजदीक डीप बंगला चौक,  
पुणे - 411 016.



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

Income Tax PAN Services Unit, NSDL  
4th Floor, Maun Sterling,  
Plot No. 341, Survey No. 997/3,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [unit@nsdl.co.in](mailto:unit@nsdl.co.in)

RADIANT DEVELOPERS

*Radiant*

Partner



ভারত সরকার  
Government of India



নাম : কিশান আগরওয়াল  
KISHAN AGARWAL  
পিতা : সুরেশ আগরওয়াল  
Father : Suresh Agrawal

লিঙ্গ : পুরুষ / Male

5224 9854 6171



সাধারণ মানুষের অধিকার



ভারতের অনন্য পরিচয় প্রকল্প  
Unique Identification Authority of India

ঠিকানা: রাজনি বাগান, হিলকার্ড রোড  
সিলিগুড়ি (ম. কর্প), দার্জিলিং  
বাংলাদেশ, পশ্চিম বঙ্গ

Address: RAJANI BAGAN  
HILLCARD ROAD, Siliguri  
(M. Corp), Darjeeling  
Siliguri, West Bengal,  
734001


5224 9854 6171

1947  
1800 300 1947



help@uaid.gov.in

www.uaid.gov.in

*B. Agarwal*

  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

**IDENTITY CARD**                      GLQ4185627  
 পরিচয় পত্র





**Elector's Name**      Subrata Ganguly  
 নির্বাচকের নাম      সুব্রত গাঙ্গুলী  
**Father's Name**      Shishir Kumar Ganguly  
 পিতার নাম              শিশির কুমার গাঙ্গুলী

<b>Sex</b>	M
লিঙ্গ	পুরুষ
<b>Age as on 1.1.2005</b>	23
১.১.২০০৫-এ বয়স	২৩

**Address:**  
 Dakshin Bharatnagar, Word no 24 Siliguri Darjeeling  
 734404

ঠিকানা :  
 দক্ষিণ ভারতনগর - ওয়ার্ড নং ২৪ পিদিঙড়ি মন্ডল, ৭৩৪৪০৪



**Facsimile Signature**  
**Electoral Registration Officer**  
 নির্বাচন নিবন্ধন অফিসার

**Assembly Constituency: 25-Siliguri**  
 বিধানসভা নির্বাচন ক্ষেত্র : ২৫-পিদিঙড়ি  
**District Darjeeling**                      জেলা পিদিঙড়ি  
**Date: 01.04.2005**                      তারিখ: ০১.০৪.২০০৫

*Handwritten signature*





Bimla Devi Agorwal

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Bimla Devi Agorwal

Signature



Tilen Agorwal

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Tilen Agorwal

Signature



Vinay Kumar Keshri

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Vinay Kumar Keshri

Signature



Tanish  
Krishan

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Krishan Kumar Agarwal

SIGNATURE




Tanish

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Tanish Agarwal

SIGNATURE

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

**RADIANT DEVELOPERS**

*Rajawade*

-----  
Partner  
Signature

PHOTO		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

-----  
Signature



### Major Information of the Deed



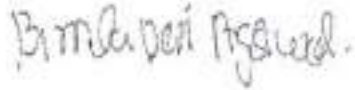





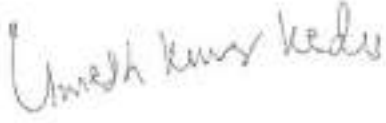
Deed No :	I-0711-03417/2021	Date of Registration	26/04/2021
Query No / Year	0711-8000848353/2021	Office where deed is registered	
Query Date	26/04/2021 10:56:47 AM		0711-8000848353/2021
Applicant Name, Address & Other Details	Manoj Agarwal Siliguri, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, Mobile No. : 7679212292, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 6,76,35,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 071103414/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :


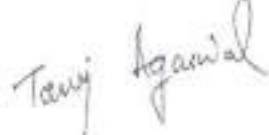
District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Upper Bhanunagar Ward no 43, Mouza: Dabgram Sheet No - 8, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-421	RS-314/5	Bastu	Bastu	0.195 Acre		3,38,17,875/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, . Project Name :
L2	RS-421	RS-314/5	Bastu	Bastu	0.195 Acre		3,38,17,875/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, . Project Name :
		<b>TOTAL :</b>			<b>39Dec</b>	<b>0 /-</b>	<b>676,35,750 /-</b>	
		<b>Grand Total :</b>			<b>39Dec</b>	<b>0 /-</b>	<b>676,35,750 /-</b>	

## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mrs BIMLA DEVI AGARWAL (Presentant )</b> Wife of Late SHANKAR LAL AGARWAL Executed by: Self, Date of Execution: 26/04/2021 , Admitted by: Self, Date of Admission: 26/04/2021 ,Place : Office</p>	 <p>26/04/2021</p>	 <p>LTI 26/04/2021</p>	<p><b>Signature</b></p>  <p>26/04/2021</p>
F-103, CLUB TOWN, SEVOKE ROAD, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx6D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/04/2021 , Admitted by: Self, Date of Admission: 26/04/2021 ,Place : Office				
2	<p><b>Name</b></p> <p><b>Mr JITEN AGARWAL</b> Son of Late SHANKAR LAL AGARWAL Executed by: Self, Date of Execution: 26/04/2021 , Admitted by: Self, Date of Admission: 26/04/2021 ,Place : Office</p>	 <p>26/04/2021</p>	 <p>LTI 26/04/2021</p>	<p><b>Signature</b></p>  <p>26/04/2021</p>
F-103, CLUB TOWN, SEVOKE ROAD, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx2F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/04/2021 , Admitted by: Self, Date of Admission: 26/04/2021 ,Place : Office				
3	<p><b>Name</b></p> <p><b>Mr UMESH KUMAR KEDIA</b> Son of Late SATYANARAYAN AGARWAL Executed by: Self, Date of Execution: 26/04/2021 , Admitted by: Self, Date of Admission: 26/04/2021 ,Place : Office</p>	 <p>26/04/2021</p>	 <p>LTI 26/04/2021</p>	<p><b>Signature</b></p>  <p>26/04/2021</p>
209, BAGMARI ROAD, KOLKATA, P.O:- MANIKTALA, P.S:- Maniktala, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx4B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/04/2021 , Admitted by: Self, Date of Admission: 26/04/2021 ,Place : Office				



4	Name	Photo	Finger Print	Signature
	<b>Mr KRISHAN KUMAR AGARWAL</b> Son of Late SATYANARAYAN AGARWAL Executed by: Self, Date of Execution: 26/04/2021 , Admitted by: Self, Date of Admission: 26/04/2021 ,Place : Office	 <small>26/04/2021</small>	 <small>LTI 26/04/2021</small>	 <small>26/04/2021</small>
S.P MUKHERJEE ROAD, KHALPARA, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx3Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/04/2021 , Admitted by: Self, Date of Admission: 26/04/2021 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	<b>Mr TANUJ AGARWAL</b> Son of Late PRAKASH KUMAR AGARWAL Executed by: Self, Date of Execution: 26/04/2021 , Admitted by: Self, Date of Admission: 26/04/2021 ,Place : Office	 <small>26/04/2021</small>	 <small>LTI 26/04/2021</small>	 <small>26/04/2021</small>
SIDDDHI VATIKA, BURDWAN ROAD, P.O:- SILIGURI BAZAR, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx4R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/04/2021 , Admitted by: Self, Date of Admission: 26/04/2021 ,Place : Office				

#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>RADIANT DEVELOPERS</b> KAPIL CENTRE, 1ST FLOOR, SEVOKE ROAD, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:- Jalpaiguri, West Bengal, India, PIN - 734001 , PAN No.:: AAxxxxxx8A,Aadhaar No Not Provided, 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> <b>Mr KISHAN AGARWAL</b>            Son of Mr SURESH KUMAR AGARWAL            Date of Execution - 26/04/2021, , Admitted by: Self, Date of Admission: 26/04/2021, Place of Admission of Execution: Office         </td> <td>   <small>Apr 26 2021 11:57AM</small> </td> <td>   <small>LTI 26/04/2021</small> </td> <td>   <small>26/04/2021</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr KISHAN AGARWAL</b> Son of Mr SURESH KUMAR AGARWAL Date of Execution - 26/04/2021, , Admitted by: Self, Date of Admission: 26/04/2021, Place of Admission of Execution: Office	 <small>Apr 26 2021 11:57AM</small>	 <small>LTI 26/04/2021</small>	 <small>26/04/2021</small>
Name	Photo	Finger Print	Signature						
<b>Mr KISHAN AGARWAL</b> Son of Mr SURESH KUMAR AGARWAL Date of Execution - 26/04/2021, , Admitted by: Self, Date of Admission: 26/04/2021, Place of Admission of Execution: Office	 <small>Apr 26 2021 11:57AM</small>	 <small>LTI 26/04/2021</small>	 <small>26/04/2021</small>						

SEVOKE ROAD, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : RADIANT DEVELOPERS (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Subrata Ganguly</b> Son of Late Sishir Kumar Ganguly South Bharat Nagar, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004			
	26/04/2021	26/04/2021	26/04/2021

Identifier Of Mrs BIMLA DEVI AGARWAL, Mr JITEN AGARWAL, Mr UMESH KUMAR KEDIA, Mr KRISHAN KUMAR AGARWAL, Mr TANUJ AGARWAL, Mr KISHAN AGARWAL

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs BIMLA DEVI AGARWAL	RADIANT DEVELOPERS-2.4375 Dec
2	Mr JITEN AGARWAL	RADIANT DEVELOPERS-2.4375 Dec
3	Mr UMESH KUMAR KEDIA	RADIANT DEVELOPERS-4.875 Dec
4	Mr KRISHAN KUMAR AGARWAL	RADIANT DEVELOPERS-4.875 Dec
5	Mr TANUJ AGARWAL	RADIANT DEVELOPERS-4.875 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mrs BIMLA DEVI AGARWAL	RADIANT DEVELOPERS-2.4375 Dec
2	Mr JITEN AGARWAL	RADIANT DEVELOPERS-2.4375 Dec
3	Mr UMESH KUMAR KEDIA	RADIANT DEVELOPERS-4.875 Dec
4	Mr KRISHAN KUMAR AGARWAL	RADIANT DEVELOPERS-4.875 Dec
5	Mr TANUJ AGARWAL	RADIANT DEVELOPERS-4.875 Dec



On 26-04-2021

**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.

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

Presented for registration at 11:41 hrs on 26-04-2021, at the Office of the A.D.S.R. BHAKTINAGAR by Mrs BIMLA DEVI 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 6,76,35,750/-

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

Execution is admitted on 26/04/2021 by 1. Mrs BIMLA DEVI AGARWAL, Wife of Late SHANKAR LAL AGARWAL, F-103, CLUB TOWN, SEVOKE ROAD, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 2. Mr JITEN AGARWAL, Son of Late SHANKAR LAL AGARWAL, F-103, CLUB TOWN, SEVOKE ROAD, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. Mr UMESH KUMAR KEDIA, Son of Late SATYANARAYAN AGARWAL, 209, BAGMARI ROAD, KOLKATA, P.O: MANIKTALA, Thana: Maniktala, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business, 4. Mr KRISHAN KUMAR AGARWAL, Son of Late SATYANARAYAN AGARWAL, S.P MUKHERJEE ROAD, KHALPARA, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 5. Mr TANUJ AGARWAL, Son of Late PRAKASH KUMAR AGARWAL, SIDDHI VATIKA, BURDWAN ROAD, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business  
Identified by Mr Subrata Ganguly, , Son of Late Sishir Kumar Ganguly, South Bharat Nagar, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

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

Execution is admitted on 26-04-2021 by Mr KISHAN AGARWAL, PARTNER, RADIANT DEVELOPERS, KAPIL CENTRE, 1ST FLOOR, SEVOKE ROAD, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001

Identified by Mr Subrata Ganguly, , Son of Late Sishir Kumar Ganguly, South Bharat Nagar, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

**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 100/-  
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 139, Amount: Rs.100/-, Date of Purchase: 24/02/2021, Vendor name: Tanmoy Roy



Palden Sherpa  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2021, Page from 93203 to 93231  
being No 071103417 for the year 2021.



Digitally signed by Tshering Doma Bhutia  
Date: 2021.05.07 13:45:26 +05:30  
Reason: Digital Signing of Deed.

(Tsering Doma Bhutia) 2021/05/07 01:45:26 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)