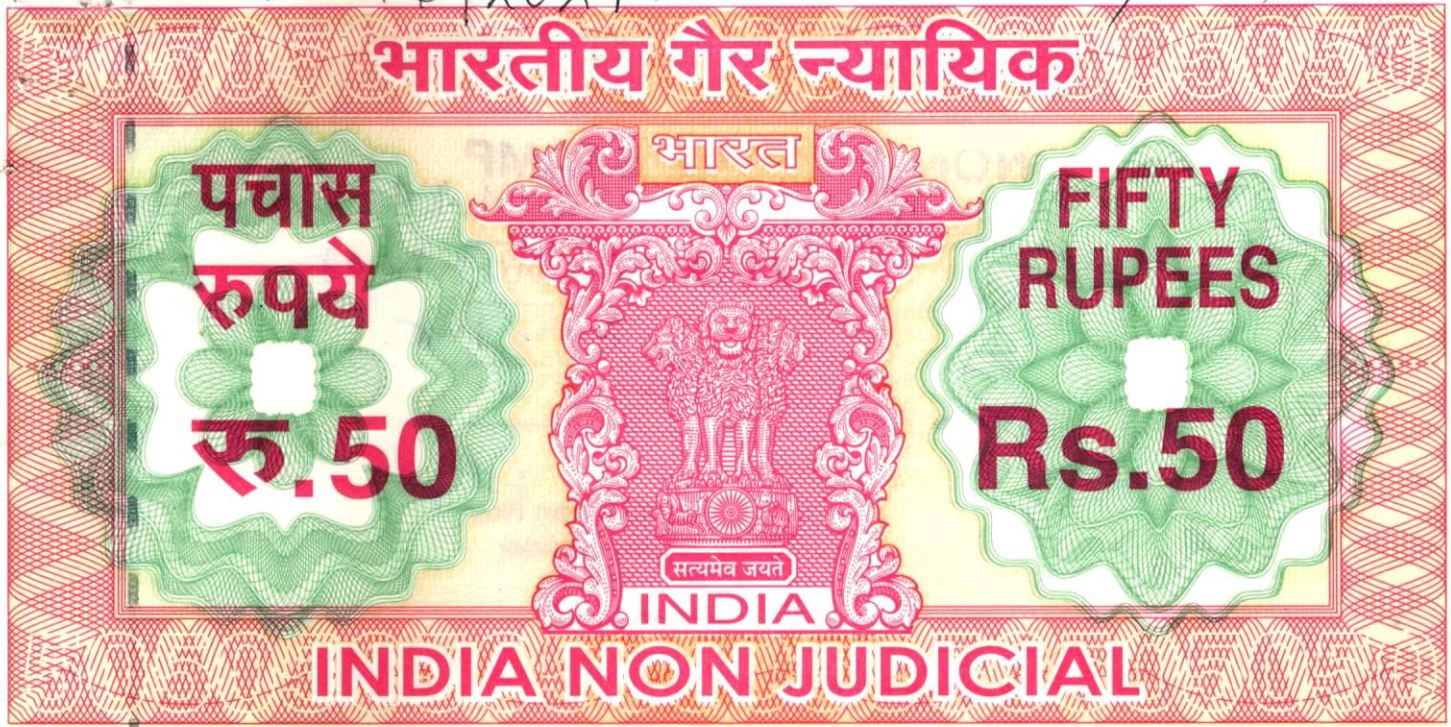


Sl. No. 1216/2024

I- 1167/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2/1148943/2024

AF 889634

*Chyangan*  
10:17  
27.05.24

*Asha Moh*

*Prateek Agarwal*

## POWER OF ATTORNEY

THIS POWER OF ATTORNEY IS MADE ON THIS

THE 27TH DAY OF MAY, 2024.

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

ADDL. DIST. REGISTRAR  
BILGURI

*Chyangan*  
27/05/2024

**NON JUDICIAL STAMP**

No. 2086      18-4-24  
For Asha Mahesh Moh  
of sup- Nagpur  
Value Rs. \_\_\_\_\_

(Sudhangshu Saran Roy) <sup>S-147</sup>  
Govt. Stamp Vendor  
L. No.173/R.M  
Siliguri Court



*[Handwritten signature]*

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

**27 MAY 2024**

প্রতিষ্ঠানটিতে প্রাপ্ত হওয়া সকল নথি ও নথি প্রকরণের অন্তর্ভুক্তি  
কর্তৃপক্ষের দায়িত্বভারের অধীনে রাখা হবে।  
এই নথি প্রকরণের অন্তর্ভুক্তি  
কর্তৃপক্ষের দায়িত্বভারের অধীনে রাখা হবে।



Asha Mor

: 2 :

Prateek Agarwal.

BY : **SMT. ASHA MAHESH MOR**, wife of Mahesh Mor and daughter of Late Bhawani Prasad Agarwala, Indian by Nationality, Hindu by Faith, House-wife by occupation, residing at Kshitij, Bungalow No.3, Omkar Gaurav Complex, Hazari Pahad, Seminary Hills, Nagpur, P.O. - Seminary Hills, P.S. - Gittikhudan, District - Nagpur, PIN - 440006, in the State of Maharashtra, hereinafter called the "**PRINCIPAL**".

TO : **SRI PRATEEK AGARWAL**, son of Sri Deepak Kumar Agarwal, Indian by Nationality, Hindu by faith, Business by occupation, residing at Mahabirsthan, Siliguri, P.O. - Siliguri Bazar, P.S. - Siliguri, District - Darjeeling, PIN - 734005, in the State of West Bengal, hereinafter called the "**ATTORNEY**".

I. WHEREAS BHAWANI PRASAD AGARWALA, son of Late Ramnath Agarwala had entered into a Development Agreement executed on 22-12-2020, being Document No.2163 for the year 2020, entered in Book - I, Volume No.0402-2020, Pages 97267 to 97307, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri with SHREE DWARIKA INFRACON LLP for developing a residential / commercial building on all that piece or parcel of land measuring 0.5374 Acres, more particularly described in the Schedule-A given hereinbelow.

II. AND WHEREAS as per clause 2.1 of the aforesaid Development Agreement, being Document No.2163 for the year 2020, the total constructed area in each floor of the said residential / commercial building shall be allocated between abovenamed BHAWANI PRASAD AGARWALA and SHREE DWARIKA INFRACON LLP in the ratio of 50 : 50.

Asha Mor

: 3 :

Prateek Agarwal.

III. AND WHEREAS abovenamed BHAWANI PRASAD AGARWALA had appointed **SRI PRATEEK AGARWAL**, son of Sri Deepak Kumar Agarwal and Partner of SHREE DWARIKA INFRACON LLP, as his true and lawful attorney to act on his behalf, particularly with respect to carry out the terms of the abovementioned Development Agreement and to transfer the Developer's Allocation, by virtue of General Power of Attorney ( after registered Development Agreement ), executed on 23-12-2020, being Document No.2181 for the year 2020, entered in Book-I, Volume No.0402-2020, Pages 99054 to 99076, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.

IV. AND WHEREAS abovenamed BHAWANI PRASAD AGARWALA died intestate leaving behind his wife - SMT. KAMALA DEVI AGARWALA, son - SRI SANJAY AGARWAL and daughters - SMT. LAXMI DEVI TANTIA, wife of Arun Kumar Tantia, **SMT. ASHA MAHESH MOR**, wife of Mahesh Mor and SMT. UMA BAJORIA, wife of Sharad Bajoria as his only legal heirs.

V. AND WHEREAS the units and parking spaces of the Landlord's Allocation and the Developer's Allocation were specifically allotted between the abovenamed legal heirs of LATE BHAWANI PRASAD AGARWALA and SHREE DWARIKA INFRACON LLP by virtue of a Supplementary Agreement executed on 07-02-2024.

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Asha Mor

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Prateek Agarwal

VI. AND WHEREAS to carry out the terms of the abovementioned Development Agreement being Document No.2163 for the year 2020, General Power of Attorney ( after registered Development Agreement ) being Document No.2181 for the year 2020 and Supplementary Agreement executed on 07-02-2024, I, **SMT. ASHA MAHESH MOR** (The Principal of these presents), being the legal heir of BHAWANI PRASAD AGARWALA, do hereby nominate, constitute and appoint - **SRI PRATEEK AGARWAL**, son of Sri Deepak Kumar Agarwal and Partner of SHREE DWARIKA INFRACON LLP, as my true and lawful attorney to act on my behalf in the following matters, deeds and things, particularly with respect to the said Development Agreement being Document No.2163 for the year 2020, General Power of Attorney ( after registered Development Agreement ) being Document No.2181 for the year 2020 and Supplementary Agreement executed on 07-02-2024.

1. To advertise in the media and/or publish brochure, etc., for sale of the units and parking spaces of the Developer's Allocation, more particularly described in Schedule-B given hereinbelow, the cost of which shall be borne by the Attorney.

2. To sell / transfer the Schedule-B units and parking spaces, with all right, title, interest and easement thereto and to execute and sign proper sale deeds / instruments of transfer in this connection and to incorporate assurances in the said documents / instruments relating to perfectness of the title to the property and to give assurance and to include any indemnity clauses in such documents / instruments as may be necessary.

3. To receive baina money and balance of the consideration amount against sale and to give valid receipt/s thereof and discharge the intending purchaser/s from the payment thereof and to admit such receipt/s before the registering authority or any other concerned authority/ies on the transfer of the Schedule-B units.

6



Asha Menon

: 5 :

Prateek Agrawal

4. To present the sale deeds / instruments of transfer on my behalf before the registering authority and admit execution thereof and to sign such papers, affidavits, vouchers, documents and registers as may be necessary and do such other things for registration of the said sale deeds / instruments of transfer as my said attorney shall consider necessary for properly and legally conveying the properties to the purchasers / transferees as fully and effectually in all respect as I could have done the same myself for the transfer of the Schedule-B units and parking spaces.

5. To appoint, engage on my behalf pleaders, advocates or solicitors for the said purposes whenever my said attorney shall think proper to do so and to discharge and/or terminate his/her or their appointment.

6. To execute and do all other acts, deeds or things for the assurance of the purchasers / transferees and/or any other person/s and to apply and appear before any authority/ies for the purpose of giving effect to the transfer of the property/ies with appurtenances, etc. in favour of the Purchasers / transferees and/or any other person/s as may be necessary, appropriate or expedient for the Schedule-B units and parking spaces.

7. And generally to do, perform or execute or cause to be done, performed or executed 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 conferred.

8. And I hereby agree, confirm and ratify all such acts, deeds and proceedings done legally and in a bona-fide manner by my said attorney by virtue of these presents and the same shall be binding on me and be of full force and effect as if the same was done/executed by me for the Schedule-B units and parking spaces.

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Asha Mon

Prateek Agrawal.

: 6 :

**SCHEDULE - A**

All that piece or parcel of land measuring 0.5374 Acres, situated within Mouza - Siliguri, J.L. No.110 (88), Pargana - Baikunthapur, P.O. - Siliguri Bazar, P.S., Sub-Div. and A.D.S.R.O. - Siliguri, Ward No.V of Siliguri Municipal Corporation, in the District of Darjeeling.

R.S. PLOT NO.	R.S. KHATIAN NO.	AREA OF LAND
2143	180/1	0.1343 Acres
2160	1140/1	0.066 Acres
2161	1141	0.3371 Acres
TOTAL :		0.5374 Acres

The said land is bounded and butted as follows:-

North : Land of R.S. Plot Nos. 2160 & 2143;

South : Common Road;

East : 100 Feet wide Burdwan Road;

West : Land of R.S. Plot No. 2160 & drain.

6

Asha Man

Prateek Agrawal.

: 7 :

**SCHEDULE - B**

**DEVELOPER'S ALLOCATION**

I. UNITS

UNIT NO.	FLOOR	CARPET AREA (Sq. Ft.)	SUPER BUILT UP AREA (Sq. Ft.)
B2 - E	BASEMENT - 2	874	1238
B2 - F	BASEMENT - 2	629	918
B2 - G	BASEMENT - 2	614	891
B2 - H	BASEMENT - 2	746	1072
B2 - I	BASEMENT - 2	313	492
EG - E	ELEVATED GROUND	901	1284
EG - F	ELEVATED GROUND	1098	1575
EG - G	ELEVATED GROUND	831	1198
EG - H	ELEVATED GROUND	313	492
1E	1 <sup>ST</sup> FLOOR	971	1393
1F	1 <sup>ST</sup> FLOOR	812	1179
1G	1 <sup>ST</sup> FLOOR	942	1355
1H	1 <sup>ST</sup> FLOOR	313	492
2E	2 <sup>ND</sup> FLOOR	897	1269
2F	2 <sup>ND</sup> FLOOR	589	852
2G	2 <sup>ND</sup> FLOOR	617	891

Ce.



*Asha Plot*

: 8 :

*Pratik Agrawal.*

UNIT NO.	FLOOR	CARPET AREA (Sq. Ft.)	SUPER BUILT UP AREA (Sq. Ft.)
2H	2 <sup>ND</sup> FLOOR	942	1355
2I	2 <sup>ND</sup> FLOOR	313	492
3E	3 <sup>RD</sup> FLOOR	897	1269
3F	3 <sup>RD</sup> FLOOR	589	852
3G	3 <sup>RD</sup> FLOOR	617	891
3H	3 <sup>RD</sup> FLOOR	942	1355
3I	3 <sup>RD</sup> FLOOR	313	492
4D	4 <sup>TH</sup> FLOOR	981	1388
4E	4 <sup>TH</sup> FLOOR	897	1269
4F	4 <sup>TH</sup> FLOOR	589	852
4G	4 <sup>TH</sup> FLOOR	617	891
4H	4 <sup>TH</sup> FLOOR	942	1355
4I	4 <sup>TH</sup> FLOOR	313	492

## II. PARKING SPACES

All that 15 ( fifteen ) number of Parking Spaces on Basement - 1 Floor of the Building being Parking Nos. 8-14, 20-26 and 30.

## III. ROOF RIGHT

All that 50 % ( Fifty Percent ) share in the total roof area of the building.

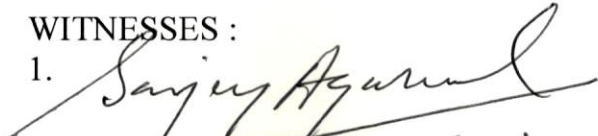
The abovementioned Units, Parking Spaces and the Roof Right Area have been sketched in the site plan attached herewith.

*C.*

IN WITNESSES WHEREOF THE ABOVENAMED PRINCIPAL AND THE ABOVENAMED ATTORNEY IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THIS INDENTURE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :

1.

  
SRI SANJAY AGARWAL  
S/o -Late Bhawani Prasad Agarwala,  
13, Nehru Road, Chowrasta,  
Ward No.30, Darjeeling,  
P.O., P.S. and District - Darjeeling,  
PIN - 734101.




PRINCIPAL



ATTORNEY

2.

  
SRI HITESH SARSODIA  
S/o - Sri Ghanshyam Sarsodia,  
Nehru Road, Siliguri,  
P.O. - Siliguri Bazar,  
P.S. - Siliguri,  
District -Darjeeling,  
PIN - 734005.

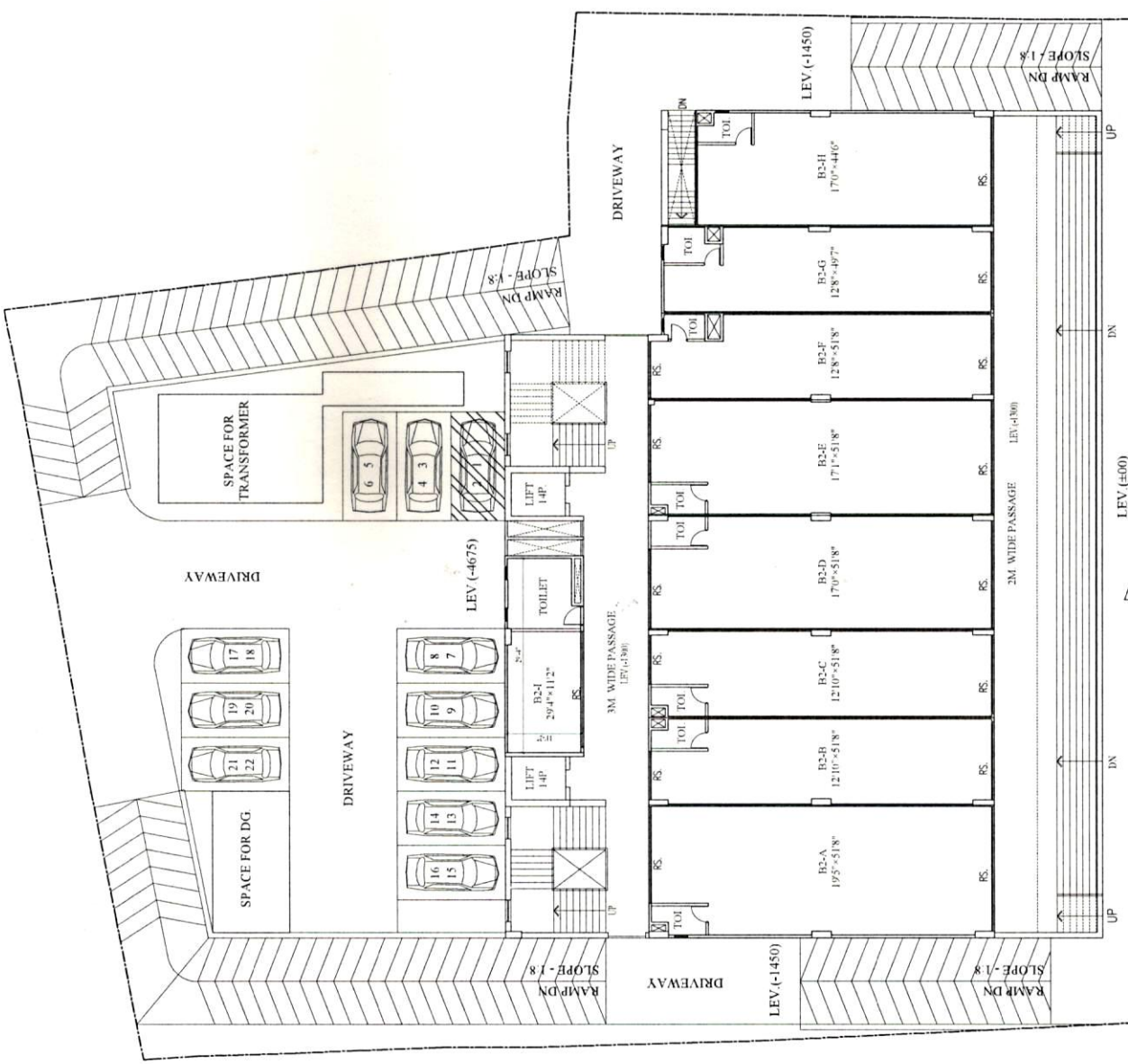
  
SIGNATURE OF ATTORNEY IS  
ATTESTED BY PRINCIPAL

Drafted as per the instruction of the parties and printed in the Office of Kamal Kumar Kedia & Associates, Siliguri.

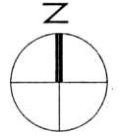
Read over and explained the contents to the parties by me.



Rahul Kedia  
Advocate, Siliguri.  
E.No.F/1379/1449/2017.



S.M.C. ROAD



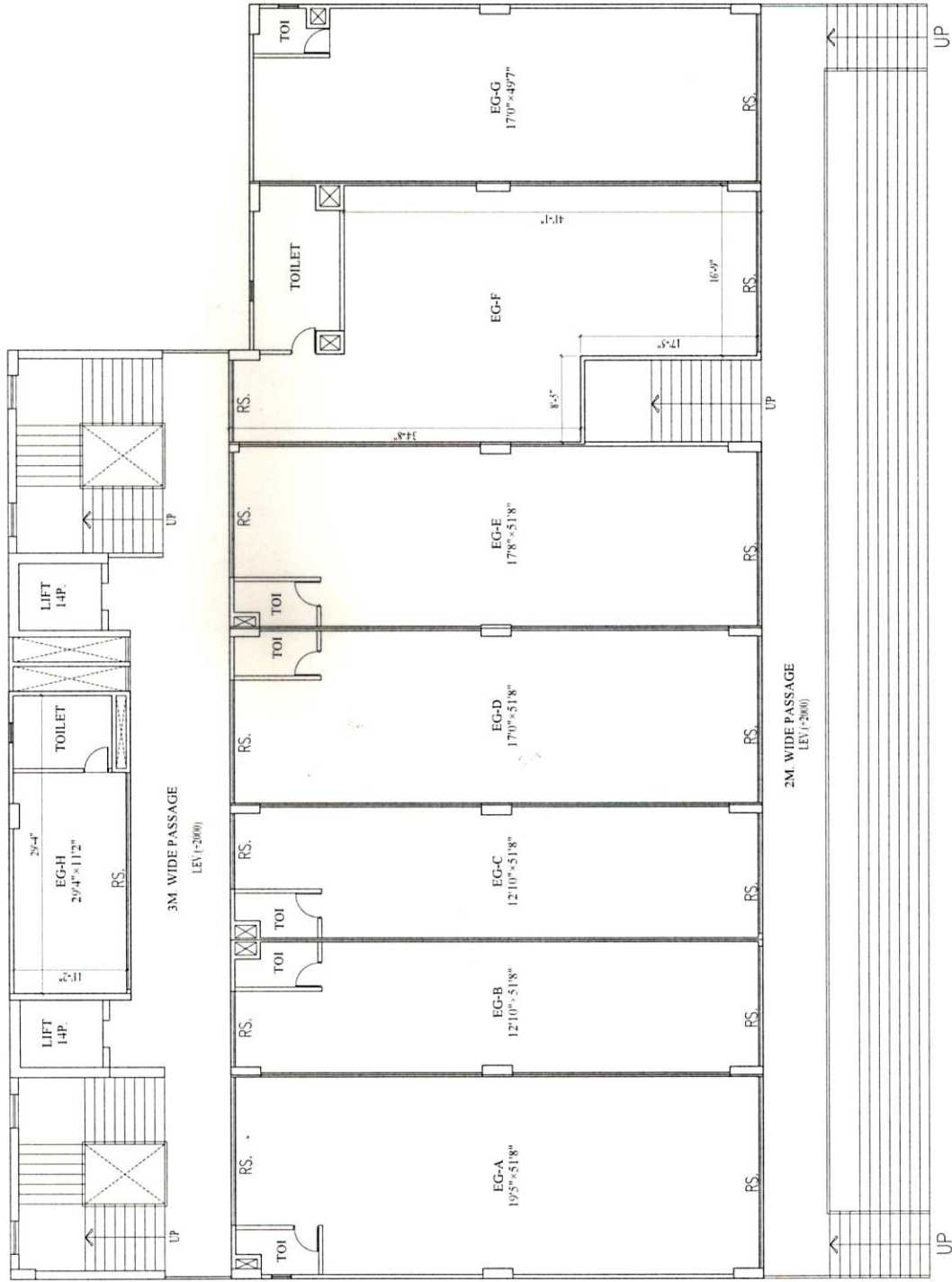
BURDWAN ROAD  
BASEMENT-2 FLOOR

DEVELOPER'S ALLOCATION				
UNIT NO.	FLOOR	CARPET AREA	SUPER BUILT-UP AREA	
B2-E	BASEMENT-2	874	1238	
B2-F	BASEMENT-2	629	918	
B2-G	BASEMENT-2	614	891	
B2-H	BASEMENT-2	746	1072	
B2-I	BASEMENT-2	313	492	

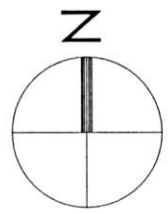
*Aaha Moya*

SIGNATURE





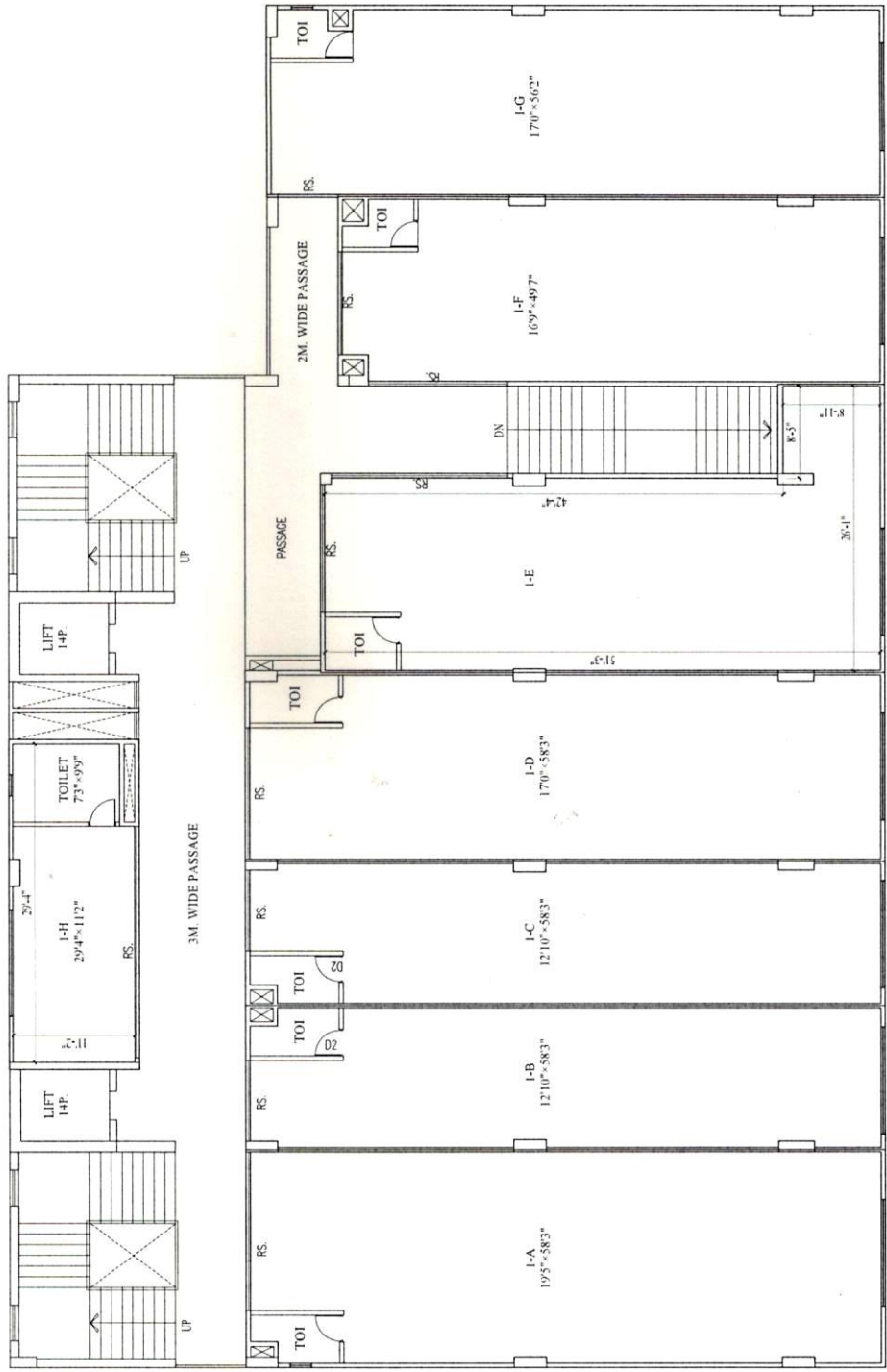
DEVELOPER'S ALLOCATION				
UNIT NO.	FLOOR	CARPET AREA	SUPER BUILT-UP AREA	
EG-E	ELEVATED GROUND	901	1284	
EG-F	ELEVATED GROUND	1098	1575	
EG-G	ELEVATED GROUND	831	1198	
EG-H	ELEVATED GROUND	313	492	



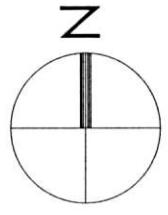
# ELEVATED GROUND FLOOR

*Asha Mon*

SIGNATURE



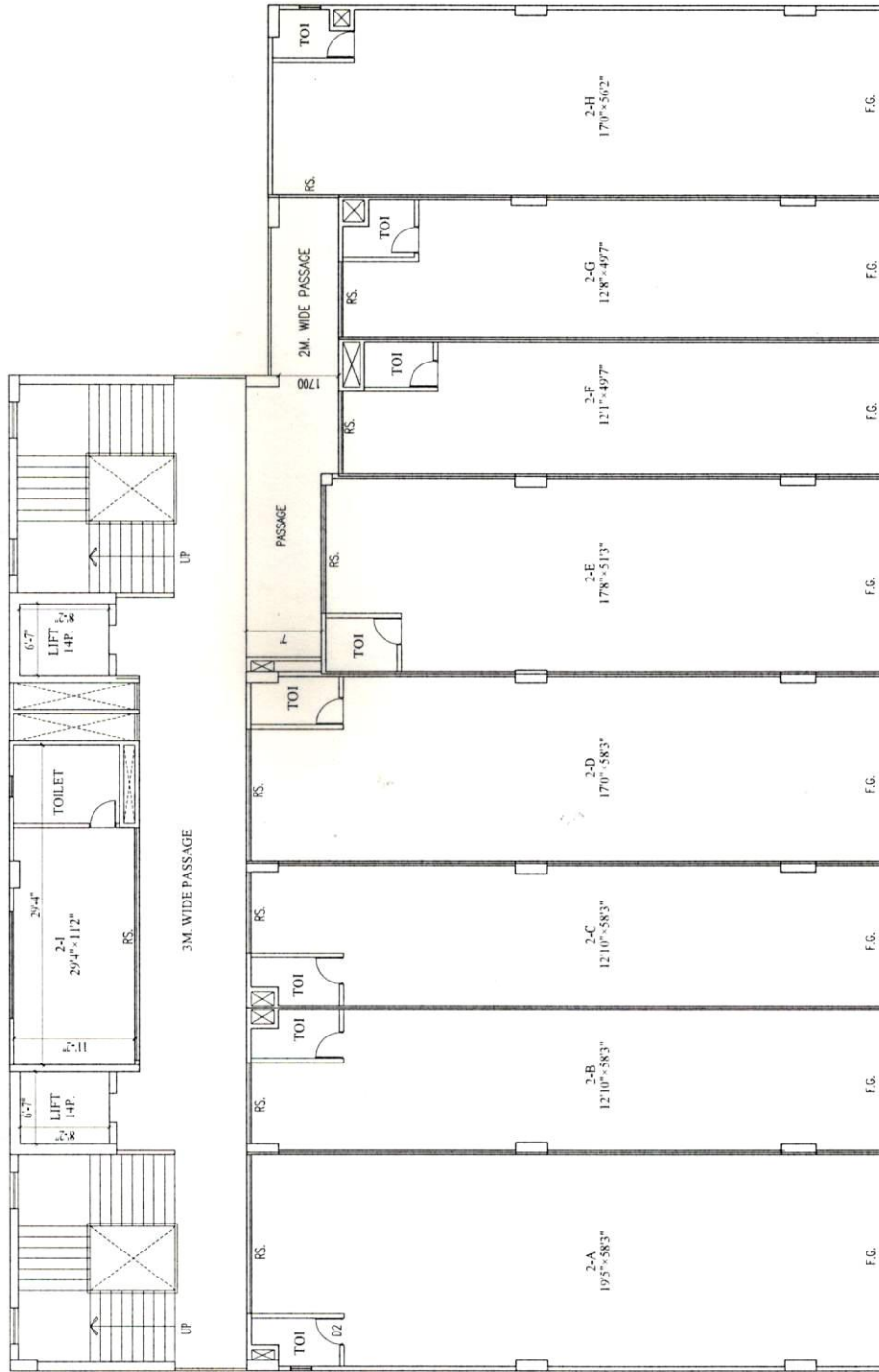
UNIT NO.	FLOOR	CARPET AREA	SUPER BUILT-UP AREA
1-E	1ST FLOOR	971	1393
1-F	1ST FLOOR	812	1179
1-G	1ST FLOOR	942	1355
1-H	1ST FLOOR	313	492



# 1ST FLOOR

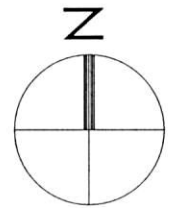
*Ashla Mor*

SIGNATURE



DEVELOPER'S ALLOCATION			
UNIT NO.	FLOOR	CARPET AREA	SUPER BUILT-UP AREA
2-E	2ND FLOOR	897	1269
2-F	2ND FLOOR	589	852
2-G	2ND FLOOR	617	891
2-H	2ND FLOOR	942	1355
2-I	2ND FLOOR	313	492

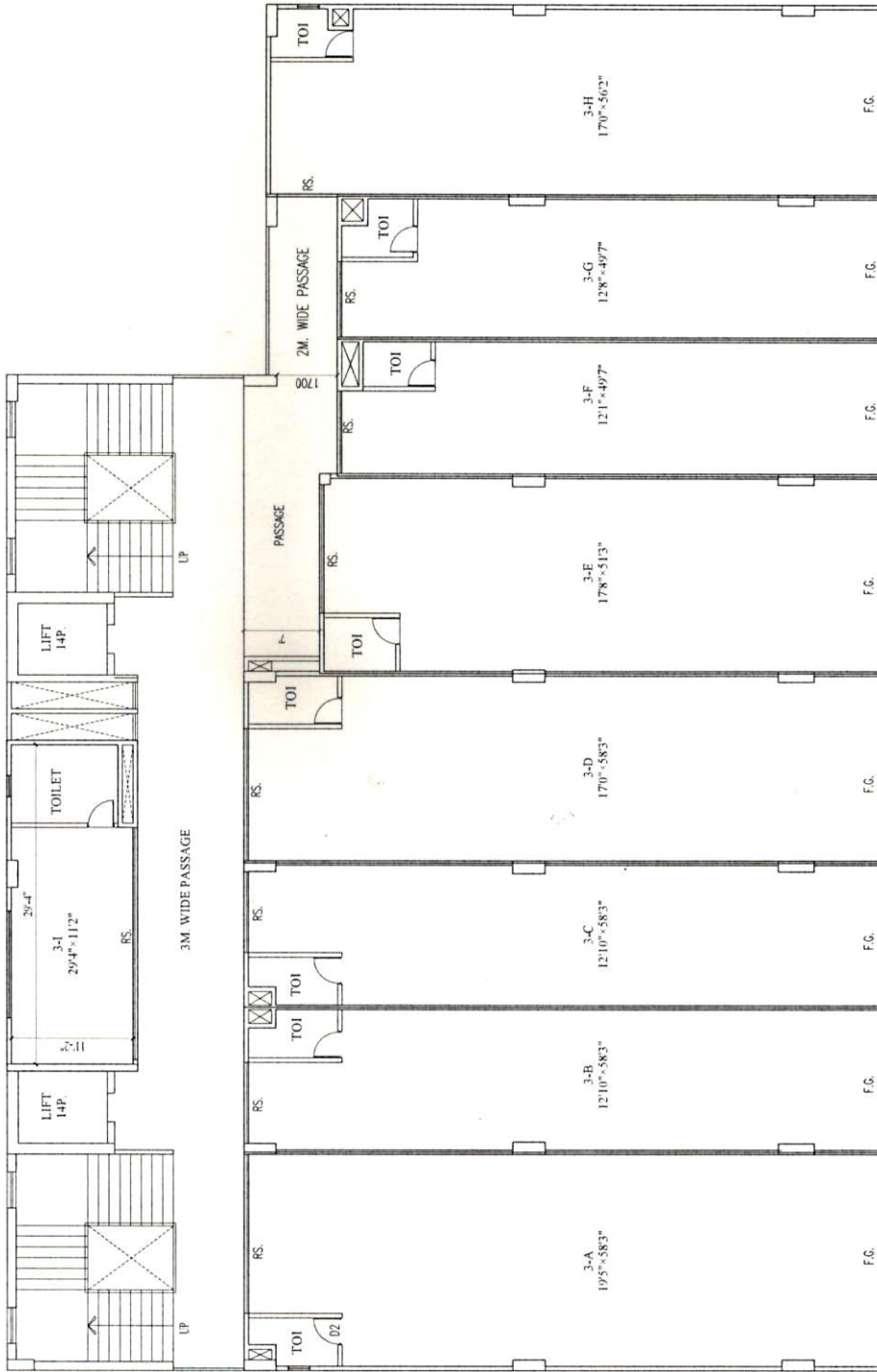
## 2ND FLOOR



*Asha Mon*

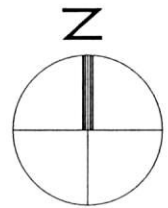
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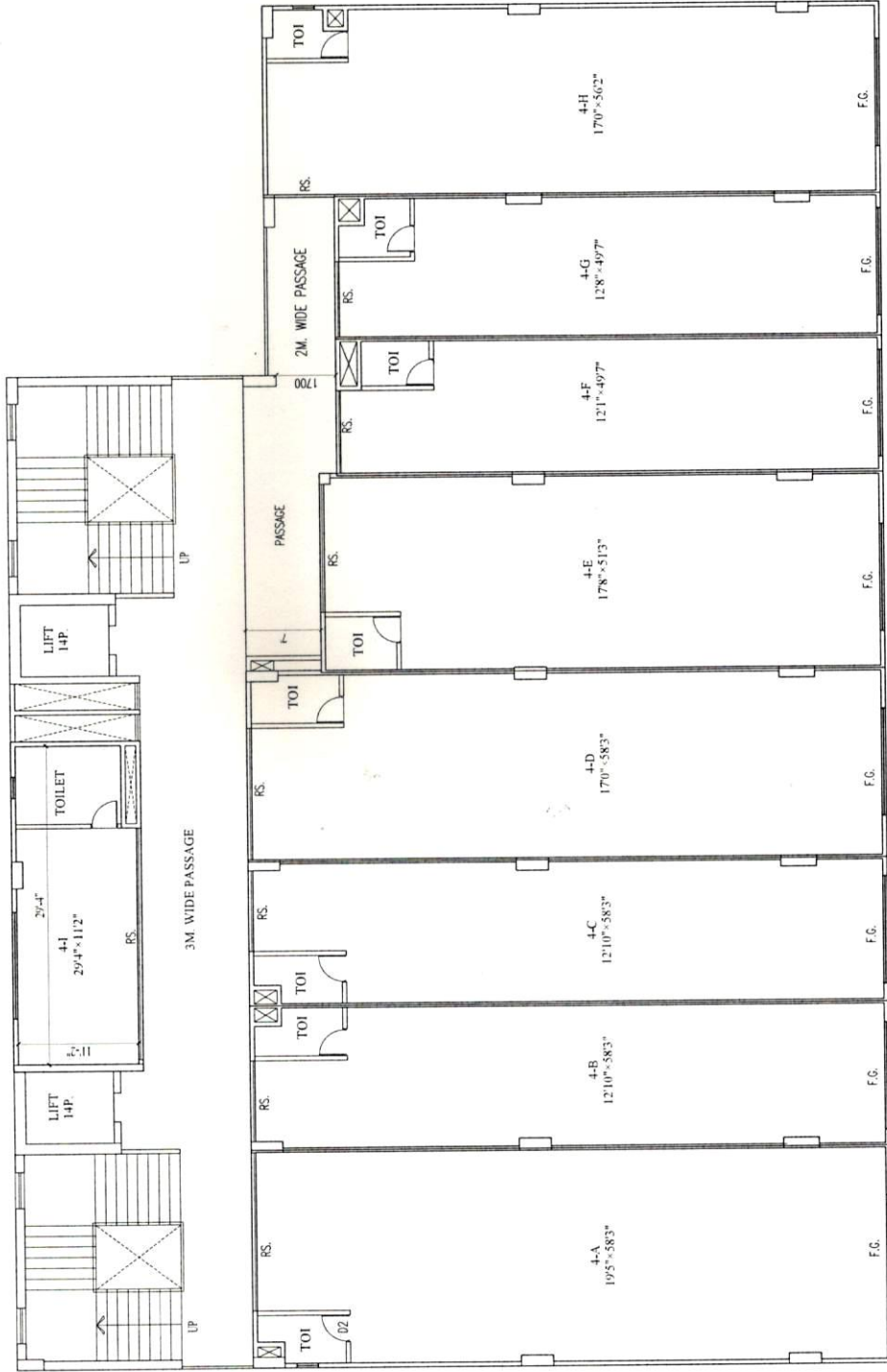
DEVELOPER'S ALLOCATION			
UNIT NO.	FLOOR	CARPET AREA	SUPER BUILT-UP AREA
3-E	3RD FLOOR	897	1269
3-F	3RD FLOOR	589	852
3-G	3RD FLOOR	617	891
3-H	3RD FLOOR	942	1355
3-I	3RD FLOOR	313	492

## 3RD FLOOR



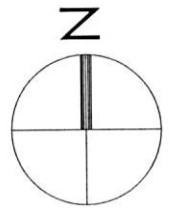
*Asha Man*

SIGNATURE



DEVELOPER'S ALLOCATION			
UNIT NO.	FLOOR	CARPET AREA	SUPER BUILT-UP AREA
4-D	4TH FLOOR	981	1388
4-E	4TH FLOOR	897	1269
4-F	4TH FLOOR	589	852
4-G	4TH FLOOR	617	891
4-H	4TH FLOOR	942	1355
4-I	4TH FLOOR	313	492

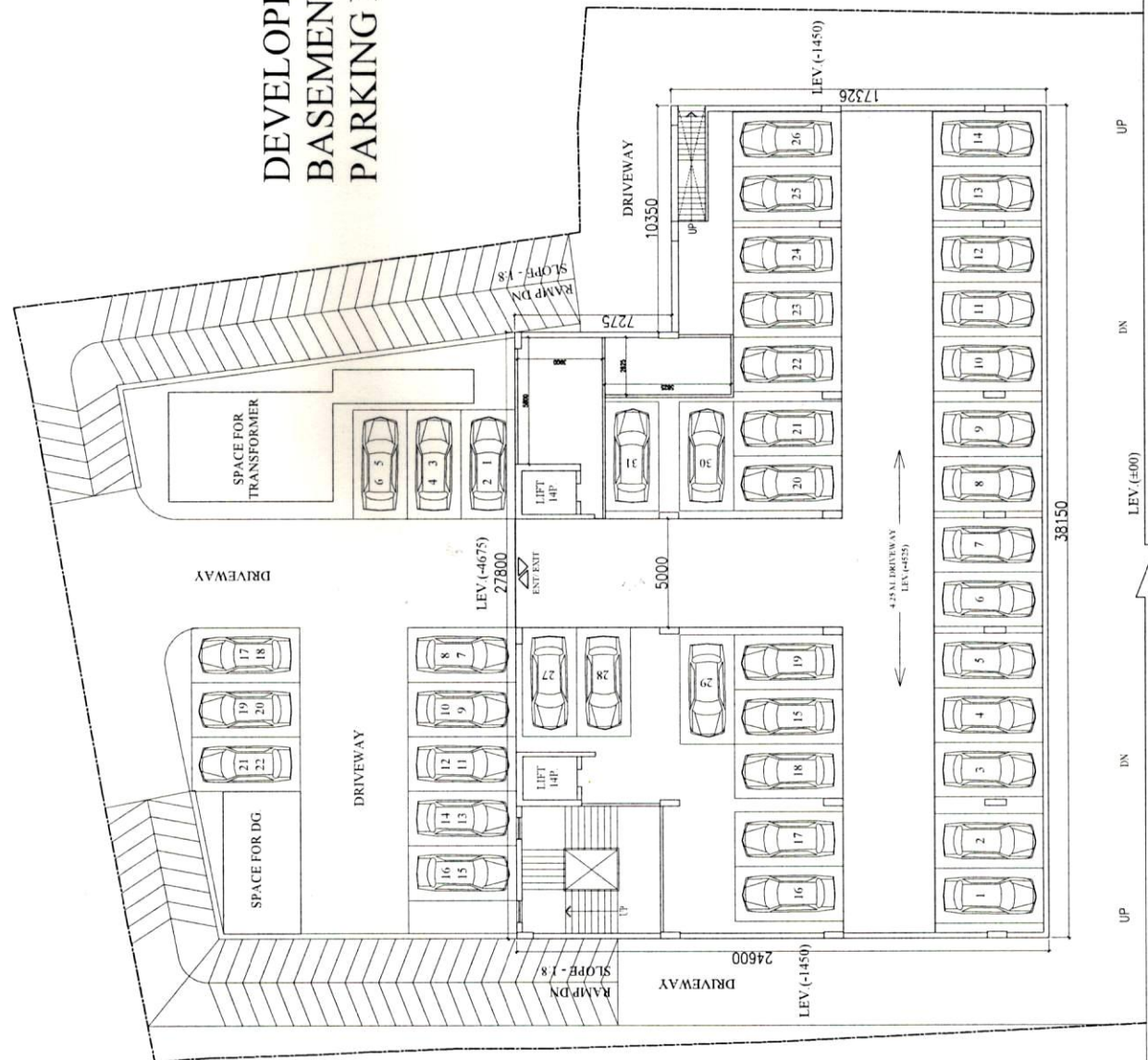
## 4TH FLOOR



*Asha Nov*

SIGNATURE

DEVELOPER'S ALLOTTED PARKING IN  
 BASEMENT -1 FLOOR:-  
 PARKING NO. 8-14, 20-26, 30



S.M.C. ROAD

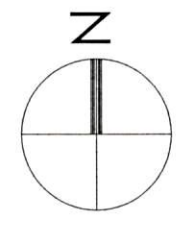
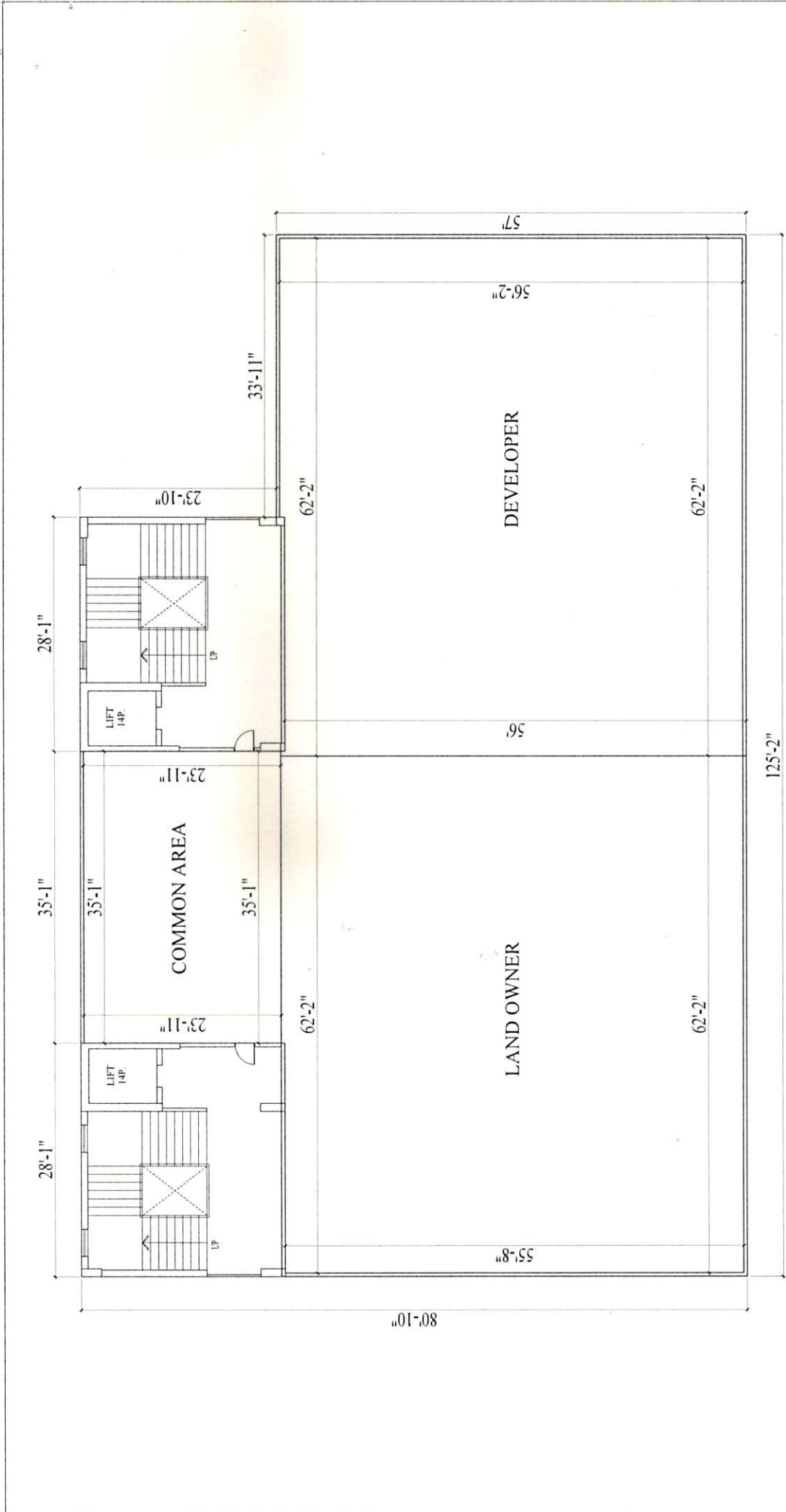
BURDWAN ROAD  
 BASEMENT-1 FLOOR



*Asha Khor*

SIGNATURE





**ROOF FLOOR**

*Asha Khan*

SIGNATURE





Government of West Bengal  
Office of the District Magistrate & Collector, Darjeeling  
Revenue Munshikhana  
Email: munshikhanarevenue.123@gmail.com

Memo No. 369 /RM

Dated 7/12/2021

To: Sanjay Agarwal  
s/o Late Bhawani Prasad Agarwal  
r/o 13 Nehru Road, Chowrasta  
Darjeeling

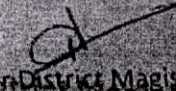
Sub: Legal heir(s) of Late Bhawani Prasad Agarwal

Ref: Enquiry report duly forwarded by Sub-Divisional Officer, Sadar, Darjeeling vide memo no 887/LH-34/SDO(c) dated 01/12/2021

In reference to above this is to certify that the following person(s) is /are the legal heir(s) of Late Bhawani Prasad Agarwal

Sl No	Name	Relationship	Specific Purpose
1	Kamala Devi Agarwal	Wife	Claims from bank/claims of insurance
2	Laximi Tantia	Married Daughter	
3	Asha Mor	Married Daughter	
4	Uma Bajoria	Married Daughter	
5	Sanjay Agarwal	Son	











Yours Faithfully

  
For District Magistrate  
Darjeeling





FINGER PRINTS OF SMT. ASHA MAHESH MOR ( PRINCIPAL )

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

*Asha Mor*











SIGNATURE





*Prateek Agarwal.*

**FINGER PRINTS OF SRI PRATEEK AGARWAL ( ATTORNEY )**

	<b>THUMB</b>	<b>FORE FINGER</b>	<b>MIDDLE FINGER</b>	<b>RING FINGER</b>	<b>LITTLE FINGER</b>
<b>LEFT HAND</b>					
<b>RIGHT HAND</b>					

*Prateek Agarwal.*

SIGNATURE

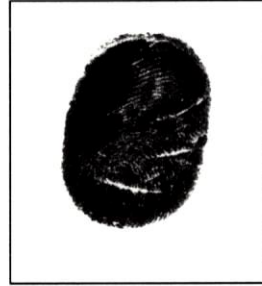
**PHOTO AND LEFT THUMB IMPRESSION OF**

**SRI SANJAY AGARWAL ( IDENTIFIER )**

**PHOTO**



**THUMB IMPRESSION**



*Sanjay Agarwal*

*Sanjay Agarwal*  
**SIGNATURE OF THE IDENTIFIER**

### Major Information of the Deed

Deed No :	I-0402-01167/2024	Date of Registration	27/05/2024
Query No / Year	0402-2001148943/2024	Office where deed is registered	
Query Date	07/05/2024 1:45:31 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Kamal Kumar Kedia And Associates S.F. Road, Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832040004, Status :Solicitor firm		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney			
Set Forth value	Market Value		
	Rs. 25,56,36,272/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



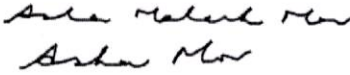
### Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: BURDWAN ROAD, Road Zone : (Jhankar More -- Jalpai More) , Mouza: Siliguri, Pin Code : 734005



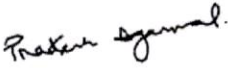
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2143	RS-180/1	Commerci al use	Bastu	0.1343 Acre		6,38,85,283/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L2	RS-2160	RS-1140/1	Commerci al use	Bastu	0.066 Acre		3,13,95,597/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L3	RS-2161	RS-1141	Commerci al use	Bastu	0.3371 Acre		16,03,55,392/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>53.74Dec</b>	<b>0 /-</b>	<b>2556,36,272 /-</b>	
	<b>Grand Total :</b>				<b>53.74Dec</b>	<b>0 /-</b>	<b>2556,36,272 /-</b>	





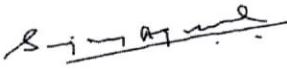
**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt ASHA MAHESH MOR (Presentant)</b> Wife of MAHESH MOR Executed by: Self, Date of Execution: 27/05/2024 , Admitted by: Self, Date of Admission: 27/05/2024 ,Place : Office	 27/05/2024	 Captured LTI 27/05/2024	 27/05/2024
Kshitij, Bunglow No.3, Omkar Gaurav Complex, Hazari Pahad, Seminary Hills, Nagpur, City:- Not Specified, P.O:- Seminary Hills, P.S:-GITTIKHUDAN, District:-Nagpur, Maharashtra, India, PIN:- 440006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: ACxxxxxx5N, Aadhaar No: 83xxxxxxxx8107, Status :Individual, Executed by: Self, Date of Execution: 27/05/2024 , Admitted by: Self, Date of Admission: 27/05/2024 ,Place : Office				

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri PRATEEK AGARWAL</b> Son of Shri DEEPAK KUMAR AGARWAL Executed by: Self, Date of Execution: 27/05/2024 , Admitted by: Self, Date of Admission: 27/05/2024 ,Place : Office	 27/05/2024	 Captured LTI 27/05/2024	 27/05/2024
Son of Shri DEEPAK KUMAR AGARWAL Mahabirasthan, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: BUxxxxxx3P, Aadhaar No: 24xxxxxxxx1881, Status :Individual, Executed by: Self, Date of Execution: 27/05/2024 , Admitted by: Self, Date of Admission: 27/05/2024 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri SANJAY AGARWAL</b> Son of Late Bhawani Prasad Agarwala 13, Nehru Road, Chowrasta, Ward No.30, Darjeeling, City:- Darjeeling, P.O:- Darjeeling, P.S:-Darjeeling, District:- Darjeeling, West Bengal, India, PIN:- 734101	 27/05/2024	 Captured 27/05/2024	 27/05/2024
Identifier Of Smt ASHA MAHESH MOR, Shri PRATEEK AGARWAL			





**Endorsement For Deed Number : I - 040201167 / 2024**

**On 27-05-2024**

**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 10:47 hrs on 27-05-2024, at the Office of the A.D.S.R. SILIGURI by Smt ASHA MAHESH MOR ,Executant.

**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 25,56,36,272/-

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

Execution is admitted on 27/05/2024 by 1. Smt ASHA MAHESH MOR, Wife of MAHESH MOR, Kshitij, Bunglow No.3, Omkar Gaurav Complex, Hazari Pahad, Seminary Hills, Nagpur, P.O: Seminary Hills, Thana: GITTIKHUDAN, , Nagpur, MAHARASHTRA, India, PIN - 440006, by caste Hindu, by Profession House wife, 2. Shri PRATEEK AGARWAL, Son of Shri DEEPAK KUMAR AGARWAL, Mahabirathan, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Shri SANJAY AGARWAL, , , Son of Late Bhawani Prasad Agarwala, 13, Nehru Road, Chowrasta, Ward No.30, Darjeeling, P.O: Darjeeling, , City/Town: DARJEELING, Darjeeling, WEST BENGAL, India, PIN - 734101, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/05/2024 10:26AM with Govt. Ref. No: 192024250057123018 on 24-05-2024, Amount Rs: 7/-, Bank: SBI EPay ( SBlePay), Ref. No. 6975890091639 on 24-05-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,000/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 74,950/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2086, Amount: Rs.50.00/-, Date of Purchase: 18/04/2024, Vendor name: S S Roy  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/05/2024 10:26AM with Govt. Ref. No: 192024250057123018 on 24-05-2024, Amount Rs: 74,950/-, Bank: SBI EPay ( SBlePay), Ref. No. 6975890091639 on 24-05-2024, Head of Account 0030-02-103-003-02

*Sangha Ratna Syangden*

**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 0402-2024, Page from 27320 to 27346

being No 040201167 for the year 2024.



*Syangden*

Digitally signed by SANGHA RATNA SYANGDEN  
Date: 2024.05.29 16:41:04 +05:30  
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 29/05/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.