

Sl. No. 721/2024

J - 676/2024

भारतीय गैर न्यायिक



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 867965

2/657243/2024

VC - 115/2024

Chyngdem
19.00
14.03.24
Samale Devi Agarwal

Sanjay Agarwal
Samale Devi Agarwal



Uma Bajoria

Prateek Agarwal

DEVELOPMENT POWER OF ATTORNEY

THIS POWER OF ATTORNEY IS MADE ON THIS

THE 14TH DAY OF MARCH, 2024.

Prateek
115/2024
250/-
2000/-
2250/-
14/3/2024
18/3/2024

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

Chyngdem
ADL DIST. REGISTRAR
SLAGORI 18/3/2024

NON JUDICIAL STAMP

No. 169 Date 11.3.24
Betre Int. Kamala Devi Agarwala & others
of Damjuling
Value Rs. 50/-

Kamala Devi Agarwala.

Shri. Rangsu Saran
Govt. Stamp Vendor
L No. 173/R.M.
Biliguri, Cooch



TAM-368

Kamala Devi Agarwala.



TAM-369

Sangry Agarwal



TAM-370

Laxmi Devi Jalia



TAM-371

Uma Bajaria



TAM-372

Pratik Agarwal.



TAM-373

Hrush Sansodis
S/O Sri. Kashyan Sansodis
Nehru Road, Khepara
P.O. - Sanyal Bazar
P.S. - Nilgiri
Dist - Darjeeling



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

17 4 MAR 2024

Handwritten notes and stamps at the bottom right corner.

Kamala Devi Agarwala

Sanjay Agarwal

Laxmi Devi Tanti

Uma Bajoria

Prateek Agarwal

BY : 1. **SMT. KAMALA DEVI AGARWALA**, wife of Late Bhawani Prasad Agarwala, Indian by Nationality, Hindu by Faith, House-wife by occupation, residing at 13, Nehru Road, Chowrasta, Ward No.30, Darjeeling, P.O., P.S. and District - Darjeeling, PIN - 734101, in the State of West Bengal,

2. **SRI SANJAY AGARWAL**, son of Late Bhawani Prasad Agarwala, Indian by Nationality, Hindu by Faith, Business by occupation, residing at 13, Nehru Road, Chowrasta, Ward No.30, Darjeeling, P.O., P.S. and District - Darjeeling, PIN - 734101, in the State of West Bengal,

3. **SMT. LAXMI DEVI TANTIA**, wife of Arun Kumar Tantia and daughter of Late Bhawani Prasad Agarwala, Indian by Nationality, Hindu by Faith, House-wife by occupation, residing at 4, Sarat Chatterjee Avenue, Sarat Bose Road, Kolkata, P.O. - Sarat Bose Road, P.S. - Shakespeare Sarani, District - Kolkata, PIN - 700029, in the State of West Bengal, and

4. **SMT. UMA BAJORIA**, wife of Sharad Bajoria and daughter of Late Bhawani Prasad Agarwala, Indian by Nationality, Hindu by Faith, House-wife by occupation, residing at 24/5, Alipore Road, Alipore H.O., Alipore, Kolkata, P.O. and P.S. - Alipore, District - South 24 Parganas, PIN - 700027, in the State of West Bengal,

hereinafter called the " PRINCIPALS ".



Kamala Devi Agarwal

Sri Prateek Agarwal

Laxmi Devi Jaiswal

: 3 :

Prateek Agarwal

TO : **SRI PRATEEK AGARWAL**, son of Sri Deepak Kumar Agarwal, Indian by Nationality, Hindu by faith, Business by occupation, residing at Mahabirathan, 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.

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.



Kamala Devi Agarwal
Sanjay Agarwal

Laxmi Devi Tantia

: 4 :
Uma Bajoria

Prateek Agarwal

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.

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, We, **SMT. KAMALA DEVI AGARWALA**, **SRI SANJAY AGARWAL**, **SMT. LAXMI DEVI TANTIA**, and **SMT. UMA BAJORIA** (The Principals of these presents), being the legal heirs 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 our true and lawful attorney to act on our 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.



Kamal Devit Agarwal

Sanjay Agarwal

Ramni Devi Janti

: 5 :

Uma Bajoria

Prateek Agarwal

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.

4. To present the sale deeds / instruments of transfer on our 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 our said attorney shall consider necessary for properly and legally conveying the properties to the purchasers / transferees as fully and effectually in all respect as we could have done the same ourselves for the transfer of the Schedule-B units and parking spaces.

5. To appoint, engage on our behalf pleaders, advocates or solicitors for the said purposes whenever our 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.

Prateek

Pranala Devi Agarwal

Sanjay Agarwal

Pranala Devi Agarwal

: 6 :

Uma Bajoria

Prateek Agarwal

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 We hereby agree, confirm and ratify all such acts, deeds and proceedings done legally and in a bona-fide manner by our said attorney 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 for the Schedule-B units and parking spaces.

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.



Kamela Dewi Agamal

Saryu Agamal

Lean Devi Yanti

:7:

Uma Bajaria

Pratek Agamal

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 ST FLOOR	971	1393
1F	1 ST FLOOR	812	1179
1G	1 ST FLOOR	942	1355
1H	1 ST FLOOR	313	492
2E	2 ND FLOOR	897	1269
2F	2 ND FLOOR	589	852
2G	2 ND FLOOR	617	891


Base

Manab Devi Agarwal
Sany Agarwal

Manab Devi Agarwal
: 8 :

Uma Bajaj

Prateek Agarwal

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



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

WITNESSES :

1. Shikesh Sengupta
S/o Sri Anand Kumar Sengupta
Nehru Road, Khatpara
P.O. - Siliguri Bazar
P.S. - Siliguri
Dist - Darjeeling
Pin - 734005

2. Shubham Mittal
S/o Sri Manoj Mittal
Pranami Mandi Road
P.O - Seveke Road
P.S - Bhaktinagar
Dist - Jalpaiguri
Pin - 734001

Kamala Devi Agarwal
Sanyal Agarwal
Laxmi Devi Jantia
Uma Bajoria

PRINCIPALS

Prateek Agarwal
ATTORNEY

Kamala Devi Agarwal
Sanyal Agarwal

Laxmi Devi Jantia

Uma Bajoria

SIGNATURE OF ATTORNEY IS
ATTESTED BY PRINCIPALS

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.

Bivash Bose

Bivash Bose
Advocate, Siliguri.
E.No.(F)/137/313/2016.



Government of West Bengal
Office of the District Magistrate & Collector, Darjeeling
Revenue Munshikhana

Email: munshikhana@revenue.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

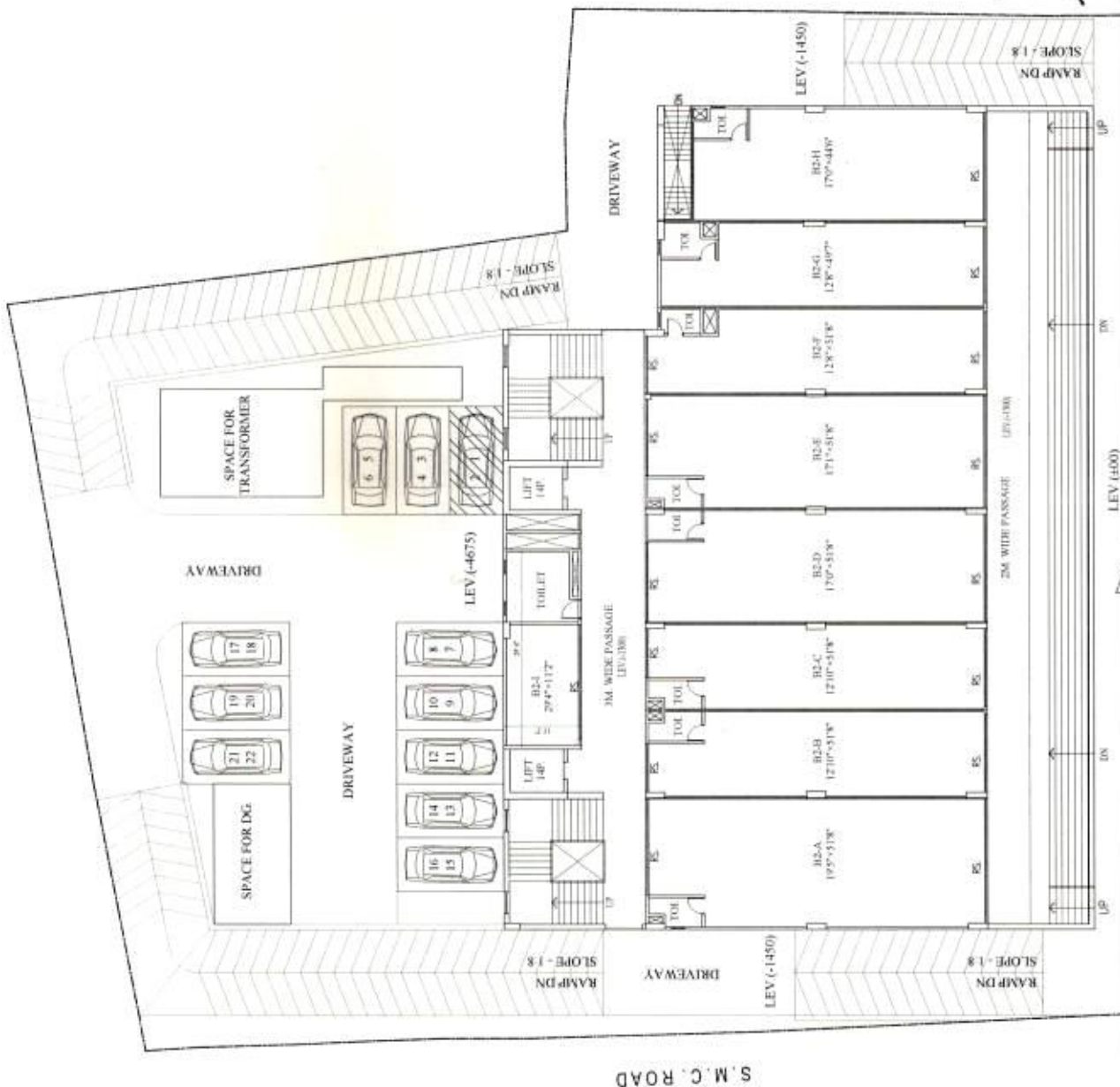
Ref: Enquiry report duly forwarded by Sub Divisional Officer, Sadar, Darjeeling vide memo no 887/LH-34/SDO(c) dated 01/12/2021

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



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

Kamala Devi Agarwal,
 Sangy Agarwal
 Srini Devi Mittal,
 Uma Bajoria,
 SIGNATURE

BURDWAN ROAD
 BASEMENT-2 FLOOR



S.M.C. ROAD

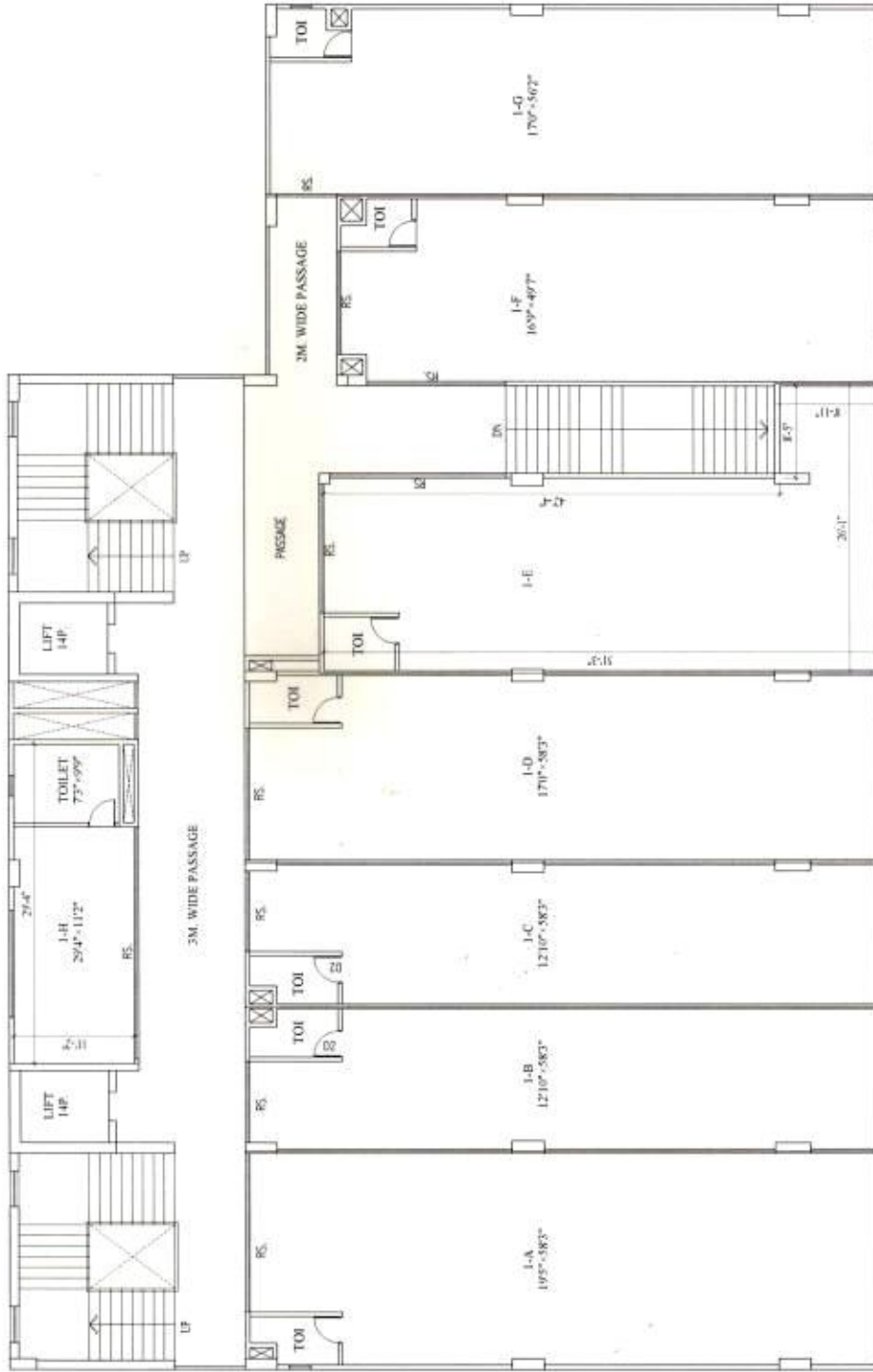


DEVELOPER'S ALLOCATION			
UNIT NO.	FLOOR	CARPET AREA	SUPER BUILT-UP AREA
EG-E	ELEVATED GROUND	901	1284
EG-F	ELEVATED GROUND	1098	1575
EG-G	ELEVATED GROUND	831	1198
EG-H	ELEVATED GROUND	313	492

ELEVATED GROUND FLOOR

Manoj Dervic Agarwala
Sayyag Agarwal

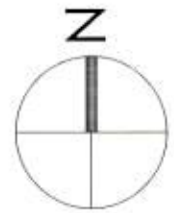
 Manoj Dervic SIGNATURE
 Manoj Dervic



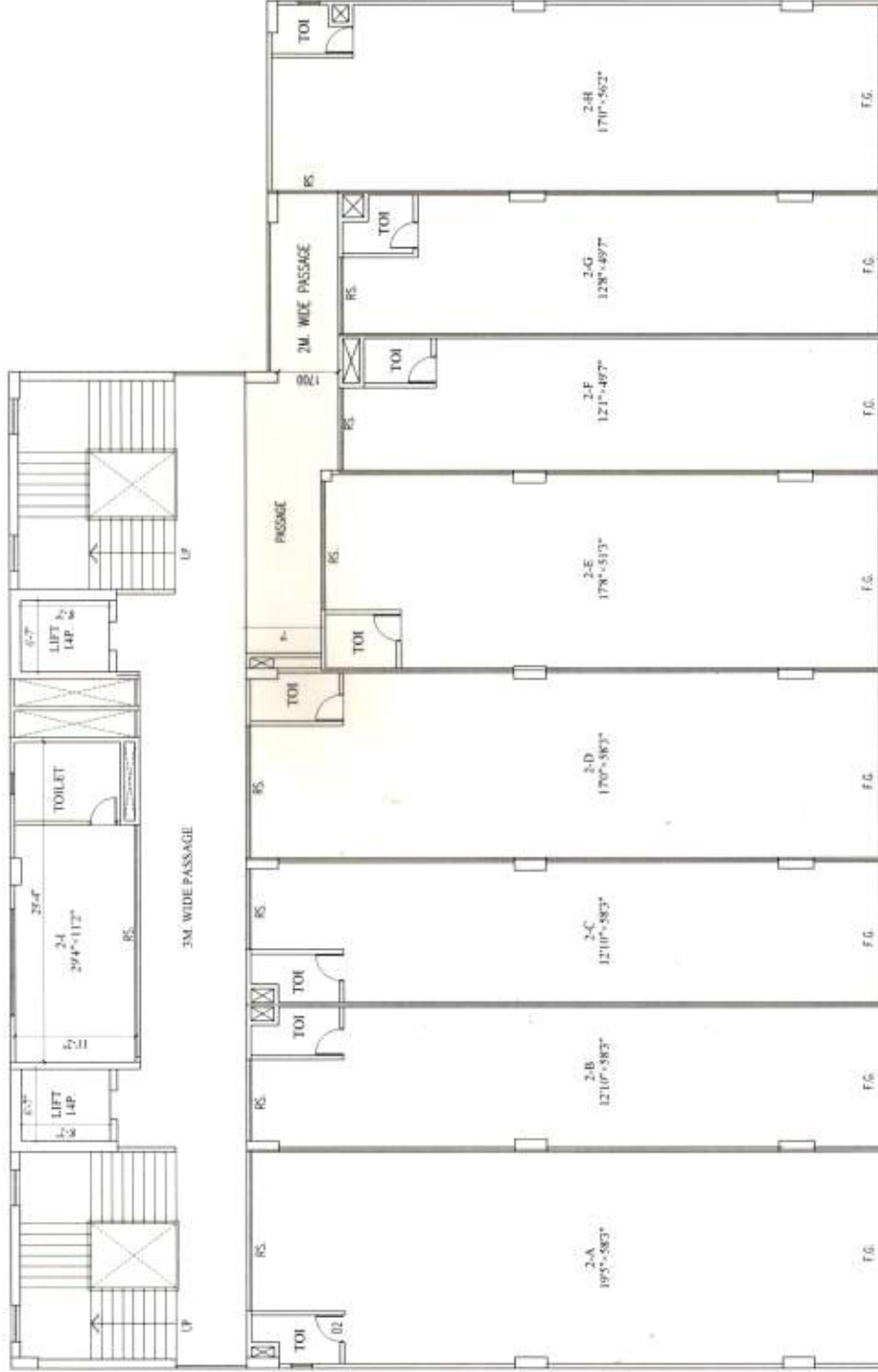
Dhanada Derie Agarwala.
Sany Agarwal

Devi Dandia.
Uma Bajaria

SIGNATURE

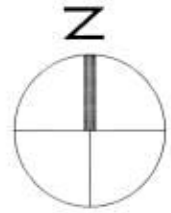


1ST FLOOR



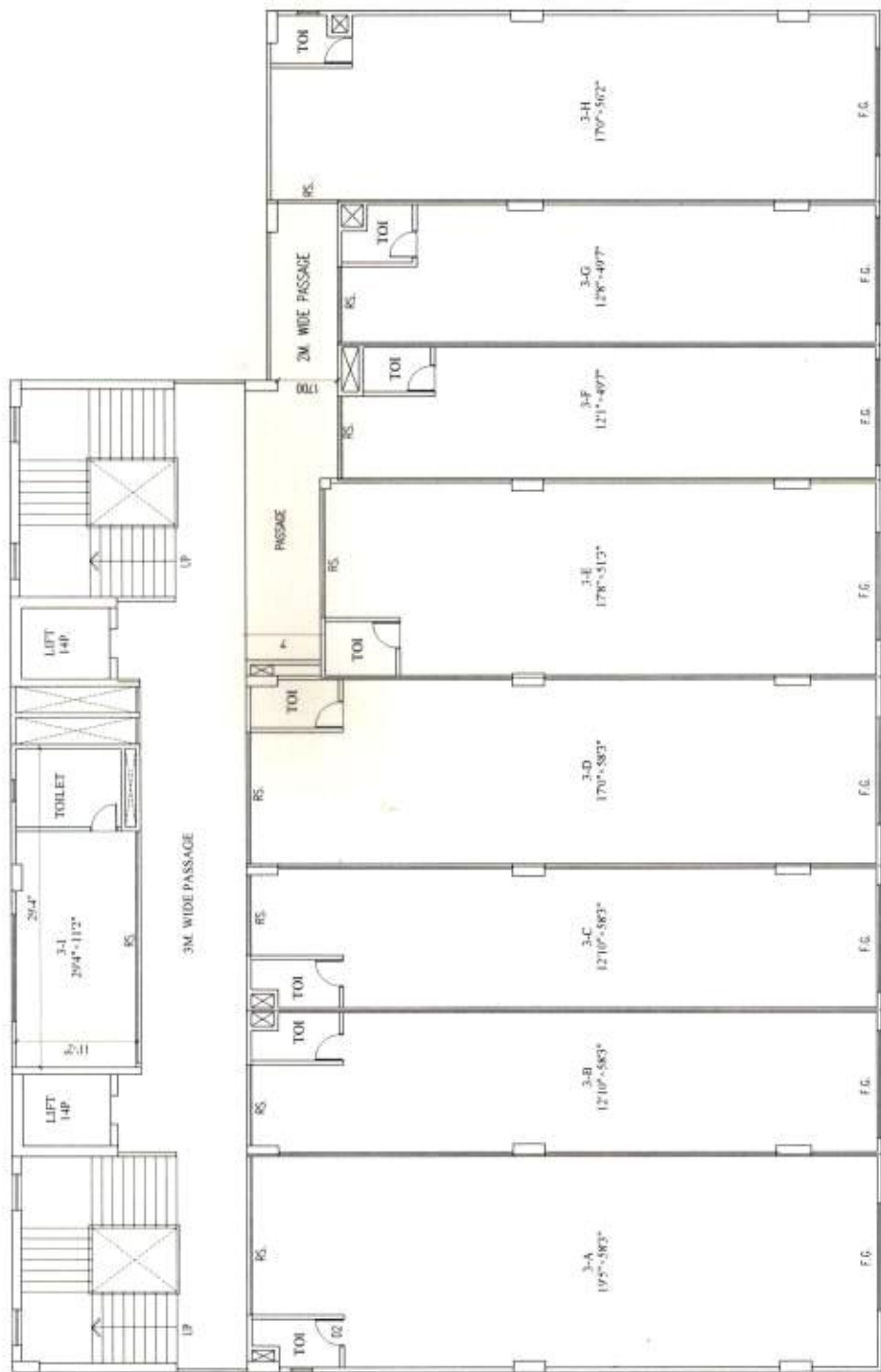
DEVELOPER'S ALLOCATION			
UNIT NO.	FLOOR	CARPET AREA	SUPER BUILT-UP AREA
2-E	2ND FLOOR	897	1269
2-F	2ND FLOOR	589	852
2-G	2ND FLOOR	617	891
2-H	2ND FLOOR	942	1355
2-I	2ND FLOOR	313	492

2ND FLOOR

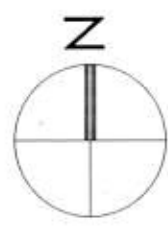


Pramola Devi Agarwala.
 Sayaj Agarwal
 Anam Devi Yadav
 Anna Bayana.

SIGNATURE



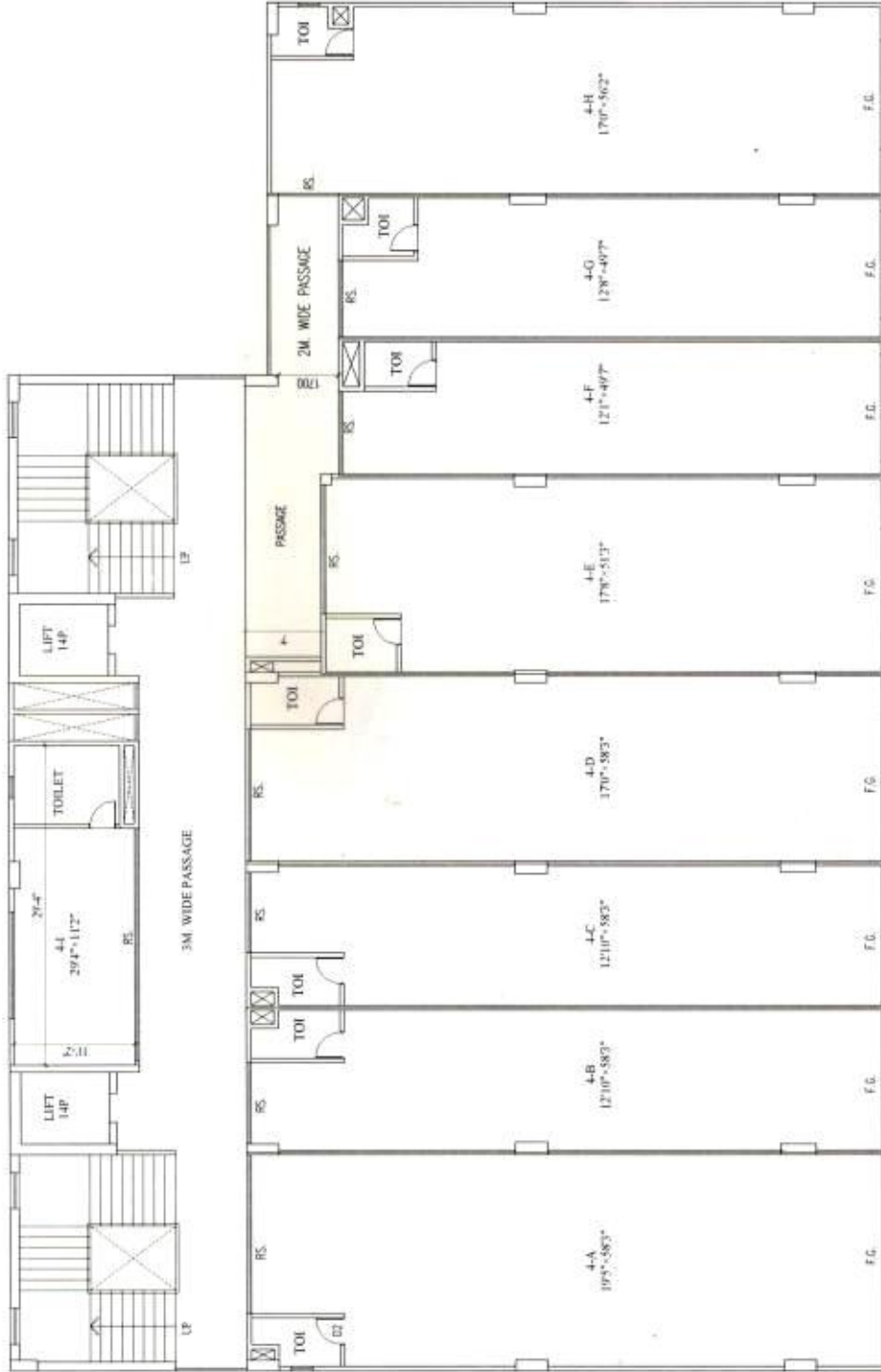
3RD FLOOR



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

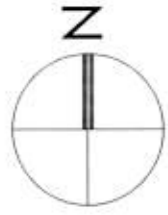
Manala Devi Agarwal
Sayaj Agarwal
Man. De. Jodi.
 Uma Bajoria

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

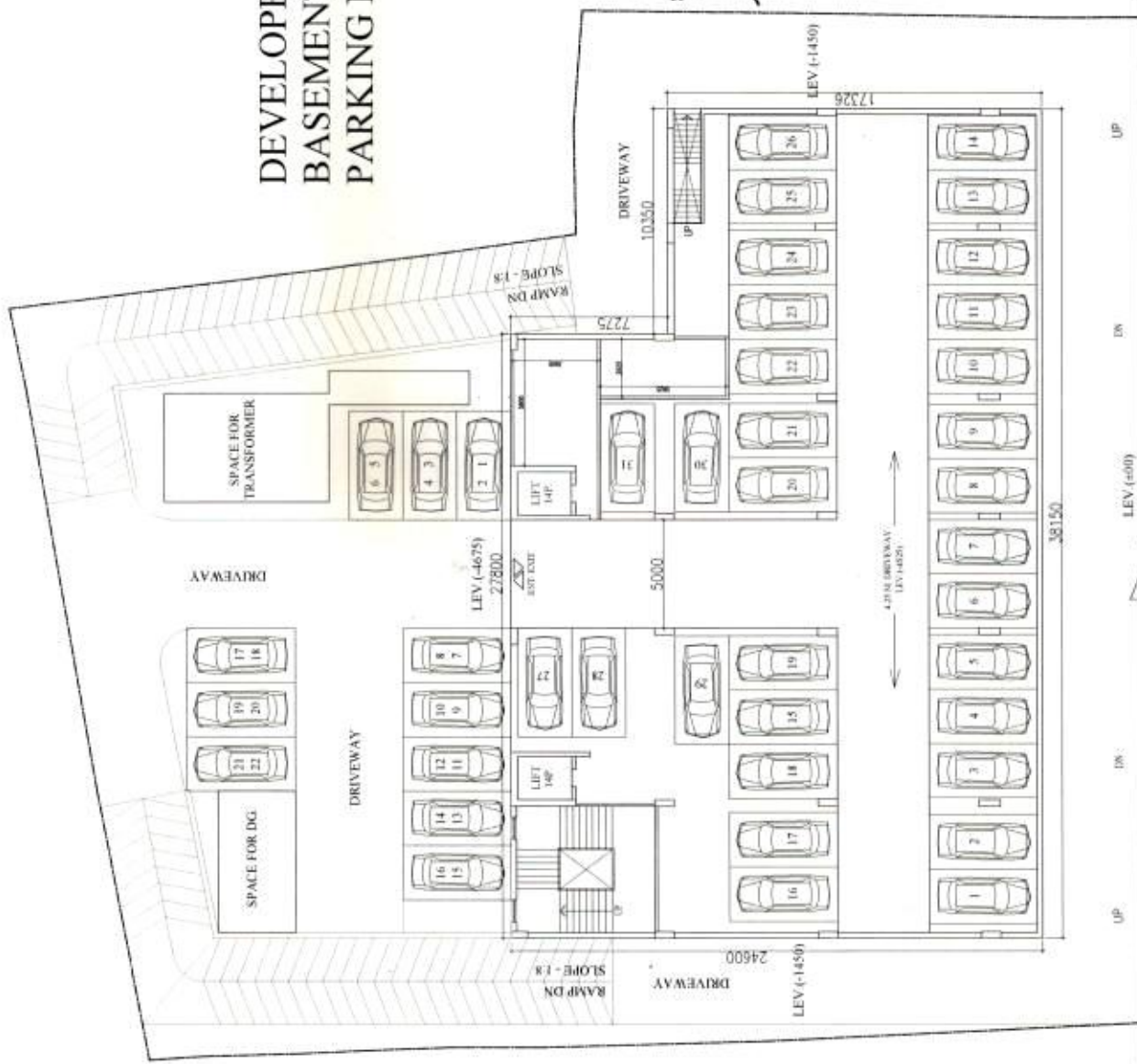


Kamala Devi Agarwala,
Sayaj Agarwal
Laxmi Devi Varde,
Uma Bajona

SIGNATURE

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

S.M.C. ROAD

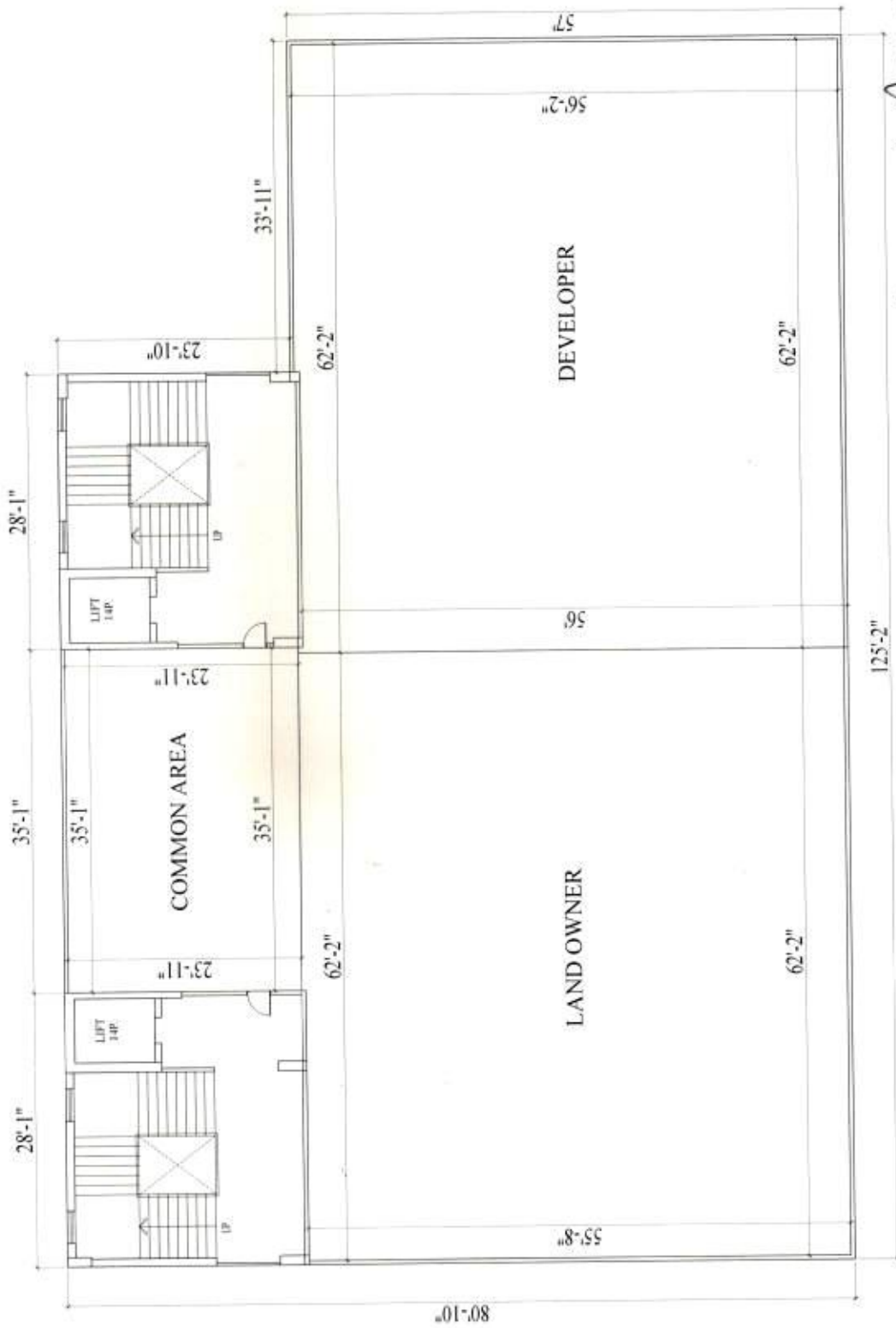


Manuela Devi Agarwal
Sayaj Agarwal
San. Devi Jadhav
Uma Bajaria

BURDWAN ROAD
 BASEMENT-1 FLOOR

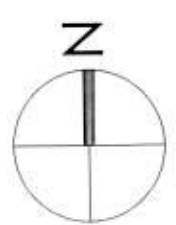


SIGNATURE



ROOF FLOOR

Dr. Amala Devi Agarwala.
Sanjay Agarwal
 Sanjay Agarwal, SIGNATURE
 Anna Bayanna





Kamala Devi Agarwala

2012

FINGER PRINTS OF SMT. KAMALA DEVI AGARWALA (PRINCIPAL NO.1)

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



Kamala Devi Agarwala
SIGNATURE

FINGER PRINTS OF SRI SANJAY AGARWAL (PRINCIPAL NO.2)

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

Sanjay Agarwal
SIGNATURE



Laxmi Devi Tantiya

FINGER PRINTS OF SMT. LAXMI DEVI TANTIA (PRINCIPAL NO.3)

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



Uma Bajoria

Uma Bajoria

SIGNATURE

FINGER PRINTS OF SMT. UMA BAJORIA (PRINCIPAL NO.4)

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











Uma Bajoria

SIGNATURE

Prateek Agarwal



FINGER PRINTS OF SRI PRATEEK AGARWAL (ATTORNEY)

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

Prateek Agarwal

SIGNATURE

PHOTO AND LEFT THUMB IMPRESSION SHEET OF
SRI HITESH SARSODIA (IDENTIFIER)

PHOTO



Hitesh SARSODIA →

THUMB IMPRESSION



Hitesh SARSODIA

SIGNATURE OF THE IDENTIFIER





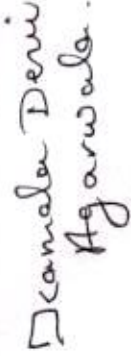



Government of West Bengal

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






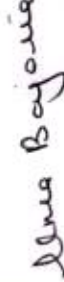



OFFICE OF THE A.D.S.R. SILIGURI, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04022000657243/2024

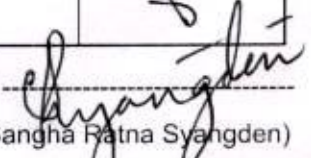
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt KAMALA DEVI AGARWALA 13, NEHRU ROAD, CHOWRASTA, WARD NO.30, DARJEELING, City:- Darjeeling, P.O:- DARJEELING, P.S:- Darjeeling, District:- Darjeeling, West Bengal, India, PIN:- 734101	Principal			
2	Shri SANJAY AGARWAL 13, NEHRU ROAD, CHOWRASTA, WARD NO.30, DARJEELING, City:- Darjeeling, P.O:- DARJEELING, P.S:- Darjeeling, District:- Darjeeling, West Bengal, India, PIN:- 734101	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
3	Smt LAXMI DEVI TANTIA 4, SARAT CHATTERJEE AVENUE, SARAT BOSE ROAD, KOLKATA, City:- , P.O:- SARAT BOSE ROAD, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700029	Principal			
4	Smt UMA BAJORIA 24/5, ALIPORE ROAD, ALIPORE H.O., KOLKATA, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	Principal			
5	Shri PRATEEK AGARWAL MAHABIRSTHAN, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005	Attorney			

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Hitesh Sarsodia Son of Shri Ghanshyam Sarsodia Nehru Road, Siliguri,, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	Smt KAMALA DEVI AGARWALA, Shri SANJAY AGARWAL, Smt LAXMI DEVI TANTIA, Smt UMA BAJORIA, Shri PRATEEK AGARWAL			


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



(Faint mirrored text, likely bleed-through from the reverse side of the page)

Major Information of the Deed

Deed No :	I-0402-00676/2024	Date of Registration	18/03/2024
Query No / Year	0402-2000657243/2024	Office where deed is registered	
Query Date	09/03/2024 2:25:15 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 ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2143	RS-180/1	Commercial 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	Commercial use	Bastu	0.066 Acre	3,13,95,597/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L3	RS-2161	RS-1141	Commercial use	Bastu	0.3371 Acre	16,03,55,392/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
		TOTAL :			53.74Dec	0 /- 2556,36,272 /-	
		Grand Total :			53.74Dec	0 /- 2556,36,272 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt KAMALA DEVI AGARWALA (Presentant) Wife 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 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: ACxxxxxx9B, Aadhaar No: 67xxxxxxxx5899, Status :Individual, Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Pvt. Residence

2	<p>Shri SANJAY AGARWAL 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 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AKxxxxxx1K, Aadhaar No: 71xxxxxxxx3391, Status :Individual, Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Pvt. Residence</p>
3	<p>Smt LAXMI DEVI TANTIA Wife of ARUN KUMAR TANTIA 4, SARAT CHATTERJEE AVENUE, SARAT BOSE ROAD, KOLKATA, City:- , P.O:- SARAT BOSE ROAD, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: ABxxxxxx3G, Aadhaar No: 78xxxxxxxx4746, Status :Individual, Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Pvt. Residence</p>
4	<p>Smt UMA BAJORIA Wife of SHARAD BAJORIA 24/5, ALIPORE ROAD, ALIPORE H.O., KOLKATA, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AExxxxxx2R, Aadhaar No: 58xxxxxxxx1594, Status :Individual, Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri PRATEEK AGARWAL Son of Shri DEEPAK KUMAR AGARWAL MAHABIRSTHAN, 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: India , PAN No.:: BUxxxxxx3P, Aadhaar No: 24xxxxxxxx1881, Status :Individual, Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Pvt. Residence</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Shri Hitesh Sarsodia Son of Shri Ghanshyam Sarsodia Nehru Road, Siliguri,, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005</p>			
Identifier Of Smt KAMALA DEVI AGARWALA, Shri SANJAY AGARWAL, Smt LAXMI DEVI TANTIA, Smt UMA BAJORIA, Shri PRATEEK AGARWAL			

Endorsement For Deed Number : I - 040200676 / 2024

On 13-03-2024

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/-

Syngden

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

On 14-03-2024

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

Presented for registration at 19:00 hrs on 14-03-2024, at the Private residence by Smt KAMALA DEVI AGARWALA , one of the Executants.

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

Execution is admitted on 14/03/2024 by 1. Smt KAMALA DEVI AGARWALA, Wife of Late BHAWANI PRASAD AGARWALA, 13, NEHRU ROAD, CHOWRASTA, WARD NO.30, DARJEELING, P.O: DARJEELING, Thana: Darjeeling, , City/Town: DARJEELING, Darjeeling, WEST BENGAL, India, PIN - 734101, by caste Hindu, by Profession House wife, 2. Shri SANJAY AGARWAL, Son of Late BHAWANI PRASAD AGARWALA, 13, NEHRU ROAD, CHOWRASTA, WARD NO.30, DARJEELING, P.O: DARJEELING, Thana: Darjeeling, , City/Town: DARJEELING, Darjeeling, WEST BENGAL, India, PIN - 734101, by caste Hindu, by Profession Business, 3. Smt LAXMI DEVI TANTIA, Wife of ARUN KUMAR TANTIA, 4, SARAT CHATTERJEE AVENUE, SARAT BOSE ROAD, KOLKATA, P.O: SARAT BOSE ROAD, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 4. Smt UMA BAJORIA, Wife of SHARAD BAJORIA, 24/5, ALIPORE ROAD, ALIPORE H.O., KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession House wife, 5. Shri PRATEEK AGARWAL, Son of Shri DEEPAK KUMAR AGARWAL, MAHABIRSTHAN, SILIGURI, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Identified by Shri Hitesh Sarsodia, . . Son of Shri Ghanshyam Sarsodia, Nehru Road, Siliguri,, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

Syngden

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

On 18-03-2024

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.

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 12/03/2024 5:49PM with Govt. Ref. No: 192023240420715578 on 12-03-2024, Amount Rs: 7/-, Bank: SBI EPay (SBlePay), Ref. No. 6278730233735 on 12-03-2024, 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 169, Amount: Rs.50.00/-, Date of Purchase: 11/03/2024, Vendor name: S S Roy
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/03/2024 5:49PM with Govt. Ref. No: 192023240420715578 on 12-03-2024, Amount Rs: 74,950/-, Bank:
SBI EPay (SBlePay), Ref. No. 6278730233735 on 12-03-2024, Head of Account 0030-02-103-003-02

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 17083 to 17113

being No 040200676 for the year 2024.



Syangden

Digitally signed by SANGHA RATNA SYANGDEN
Date: 2024.04.04 16:11:03 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 04/04/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.