

Sl. 1633/2020

T - 1589/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 410981

Q-8-1332287/2020  
 Ship  
 14.10.2020

Jai Tulsi Nirman Private Limited  
 Pratikshya Roy  
 Director

*(Handwritten signature)*

POWER OF ATTORNEY

( AFTER REGISTERED DEVELOPMENT AGREEMENT )

THIS POWER OF ATTORNEY IS MADE ON THIS THE

14TH DAY OF OCTOBER, 2020.

*(Handwritten initials)*

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

*(Handwritten signature)*  
 ADDL. CHIEF SMO REGISTRAR  
 SILIGURI  
 14/10/2020

Sl. No. 14968 Date 9.10.2020  
PURCHASER Tai Tukul Nishan P.A. Ltd.  
Full Address Milan pally, Siliguri  
Total Value 103  
Stamp Purchased from JPG Treasury-1

*RDs*  
**STAMP VENDOR**  
**JAYA RANI DAS**  
Licence No.1 of 99-2080  
Arit, DSR Office, Raiganj, Jalpaiguri



*Ship*

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

14 OCT 2020

: 2 :

Jai Tulsi Nirman Private Limited  
Prithviraj Goyal  
Director

Prithviraj Goyal

BY : **JAI TULSI NIRMAN PRIVATE LIMITED**, a Private Limited Company, registered under the Companies Act, 1956, bearing Certificate of Incorporation No.U70200WB1999PTC089895, Dated 21-07-1999, having its Office at Hari Kunj, New Milanpally, Road No.2, Siliguri, P.O. - Siliguri Bazar, P.S. - Siliguri, District-Darjeeling, PIN-734005, in the State of West Bengal, represented by its **Director - SRI PRITHVIRAJ GOYAL** alias **PRITHVIRAJ GOYAL**, son of Liladhar Goyal, Indian by Nationality, Hindu by faith, Business by occupation, residing at Dakshin Station Para, Bhimram, Naxalbari, P.O. and P.S.- Naxalbari, District - Darjeeling, PIN - 734429, in the State of West Bengal hereinafter called the "**PRINCIPAL**". (I.T. PAN - AABCJ1254F ).

TO : **SRI MRINAL AGARWAL**, son of Sri Naresh Kumar Agarwal, Indian by Nationality, Hindu by faith, Business by occupation, residing at Station Feeder Road, Siliguri, P.O. - Siliguri Bazar, P.S. - Siliguri, District - Darjeeling, PIN - 734005, in the State of West Bengal, hereinafter called the "**ATTORNEY**". (I.T. PAN- AKSPA1033F)

KNOW ALL MEN BY THESE PRESENTS that the abovenamed Principal is the sole, absolute and exclusive owners of all that piece or parcel of land measuring 0.172 Acres, more particularly described in the Schedule given hereinbelow.

THAT the Principal has entered into a Development Agreement with PMN VENTURES, executed on 12-10-2020, being Document No.1483 for the year 2020, registered at the Office of the Additional District Sub-Registrar, Siliguri, for construction of a residential / commercial building on the Scheduled land.

: 3 :

Jai Tuls Nirman Pvt  
ate Limited  
Director

Principal

**NOW THEREFORE BY THESE PRESENTS**, the Principal, in pursuance of the abovementioned Development Agreement being Document No.1483 for the year 2020, do hereby nominates, constitutes and appoints abovenamed **SRI MRINAL AGARWAL**, son of Sri Naresh Kumar Agarwal, Partner of PMN VENTURES, as its true and lawful attorney, in its name and on its behalf to inter alia, do and perform the following acts, deeds and things jointly particularly in pursuance of the abovementioned Development Agreement on its behalf in the manner as under.

1. To appear for and represent it before all Municipal Bodies/Corporation, Revenue Office/s, Settlement Office/s, before any Magistrate and in all courts having civil, criminal, original, appellate, revisional or special jurisdiction, before any Tribunals and/or other authorities and in all Govt./Semi-Govt. department/office and to sign, execute, verify and file plaints, written statements and petitions, and also to present appeals in any court, and to accept services of all summons, notices and other processes of law.
2. To further get the plan, elevations, designs, drawings and specifications prepared and approved from appropriate authority and to sign all papers/documents and to represent with respect to the above in getting the plan sanctioned as well as for obtaining occupation certificate from the authority concerned.
3. To construct the said building thereon as per approved plan and for same store building materials as per requirement, keep guard/chowkidar or any other staff or take other security measures including padlocks.
4. To make, sign and verify all applications or objections to appropriate authorities for all and any license, permission or consent, etc., required by law in connection with the management, development of the Scheduled land.

6.

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Jai Tuls Nirman Private Limited  
Ranbir Singh  
Director

Hindal

5. To make payment/deposit of Khazna, installments and/or any other taxes as may be levied with respect to the Scheduled land by the concerned authority/ies.
6. To advertise in the media and/or publish brochure, etc., for sale of the residential / commercial units / parking spaces in the said building, the cost of which shall be borne by the Attorney.
7. To sell all the constructed area inclusive of commercial units, residential units, utility spaces and parking units of the Developer's Allocation in the said building with all right, title, interest and easement thereto and to execute and sign proper documents/sale deeds in this connection and to incorporate assurances in the documents/sale deeds relating to perfectness of the title to the property and to give assurance and to include any indemnity clauses in such deeds as may be necessary.
8. To receive baina money, 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.
9. To receive consideration on the transfer of the constructed area inclusive of commercial units, residential units, utility spaces and parking units of the Developer's Allocation in the said building.
10. To present the documents/sale deeds on its 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 documents/sale deeds as its said attorney shall consider necessary for properly and legally conveying the properties to the purchaser as fully and effectually in all respect as it could have done the same itself.

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Jai Tulsī Nirman Private Limited  
Punjab  
Director

Primal

11. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals, in any court anywhere within or outside India in its civil, criminal, revenue, revision or before any tribunal or arbitration or industrial court, income-tax and sales-tax authorities, to act and plead, to sign and verify plaints, written statements, petitions and other pleadings, including pleadings under Article 226 of the Constitution of India, and also to present any Memorandum of Appeal, to accept service of summons, notice and other legal processes.

12. To appoint, engage on our behalf pleaders, advocates or solicitors whenever its said attorney shall think proper to do so and to discharge and/or terminate his/her or their appointment.

13. To compromise, compound or withdraw cases, and/or to refer to arbitration all disputes and differences.

14. To sign, verify and file applications for execution of decrees or orders of any court.

15. To execute and do all other acts, deeds or things for the assurance of the purchaser/s 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 purchaser/s and/or any other person/s as may be necessary, appropriate or expedient.

16. To deliver/take the possession of the property/ies for it and on its behalf as may be required in the circumstances in such manner as may be appropriate and sign any document on our behalf to bind it in this connection.

17. To receive delivery of notices issued by court or any department in respect to the said property.

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Jai Tulse Nirman Private Limited  
P. Anand Singh  
Director

*(Handwritten signature)*

18. To submit/ apply for claim of compensation to the authority concerned if the said land is acquired by the Government.

19. 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.

20. And the Principal hereby agrees, confirms and ratifies all such acts, deeds and proceedings done legally and in a bona-fide manner by its said attorney by virtue of these presents and the same shall be binding on it and be of full force and effect as if the same was done/executed by it.

21. This power of attorney shall remain valid till the completion of the said building and disposal/ sale/ transfer of all the constructed area inclusive of commercial units, residential units, utility spaces and parking units of the Developer's Allocation in the said building.

### SCHEDULE

All that piece or parcel of vacant land measuring 0.172 Acres, forming part of R.S. Plot No.5207, recorded in R.S. Khatian No.1946, situated within Mouza - Siliguri, J.L.No.110 (88), Pargana - Baikunthapur, P.O. - Siliguri Town, P.S. and Sub-Div. - Siliguri, located in the Road Zone - Alu Choudhury More to Jalpaiguri, in Ward No.27 of Siliguri Municipal Corporation, District - Darjeeling in the State of West Bengal.

The said land is bound and butted as follows :

By North :- 18 Feet wide K.N.C. Road,

By South :- Land of R.S. Plot No.5207,

By East :- 10 Feet wide S.M.C. Road,

By West :- 39 Feet to 43 Feet wide Sree Maa Sarani (Babupara Main Road).

*(Handwritten mark)*

:7:

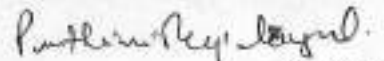
IN WITNESSES WHEREOF THE AUTHORISED SIGNATORY OF THE PRINCIPAL AND THE ATTORNEY HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THIS POWER OF ATTORNEY ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :

1. Gautam Agarwal  
S/O Lt Ramdhari Agarwal  
Seth Sital Market  
P.O & P.S - Siliguri  
Dist. - Darjeeling

The contents of this document have been personally gone through and understood by the Principal and the Attorney hereto.

Jal Tuli Nirman Private Limited

  
Director

PRINCIPAL

2. Bhunesh Karnani  
Milon Pally, S.F. Road,  
S/O Prakash Karnani  
P.O & P.S - Siliguri  
District - Darjeeling



ATTORNEY

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

Read over and explained by me.

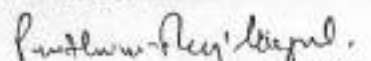


Rahul Kedia

Advocate, Siliguri.

Enr.No.F/1379/1449/2017.

Jal Tuli Nirman Private Limited

  
Director

SIGNATURE OF THE ATTORNEY IS  
ATTESTED BY THE PRINCIPAL





**FINGER PRINTS OF SRI PRITHVIRAJ GOYAL ALIAS PRITHVIRAJ GOYAL  
DIRECTOR OF JAI TULSI NIRMAN PRIVATE LIMITED ( PRINCIPAL )**

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

Jai Tulsi Nirman Private Limited

*Prithviraj Goyal*

Director

SIGNATURE



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

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

*Mrinal Agarwal*

SIGNATURE

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JAI TULSI NIRMAN PRIVATE LIMITED

21/07/1998

Permanent Account Number

AABCJ1254F

09052012

Jai Tulsi Nirman Private Limited

*P. K. Singh*  
Director

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRITHVIRAJ GOYAL  
LILA DHAR GOYAL

24/03/1970

Permanent Account Number

AGXPG7146E

*Prithviraj Goyal*

Signature




21042009

*Prithviraj Goyal*

  
**ELECTORAL COMMISSION OF INDIA**  
 भारत निर्वाचन आयोग

**IDENTITY CARD**  
 पहचान कार्ड

WE/04/026/10073

Elector's Name मतदाता	Goyal Prithviraj गौड़ प्रथिवराज
Father/Mother Husband's Name पति/माता/पिता का नाम	Laldhar लालधर
Sex लिंग	Male पुरुष
Age in yrs 01.01.05 25 उम्र वर्ष 01.01.05 25	02

Address  
 स्थानिका  
 Naktarhari  
 नक्तारहरी  
 Darjiling  
 दार्जिलिंग  
 Dist  
 जिल्ला  
 Jalpaiguri  
 जलपाइगुरी  
 State  
 राज्य  
 West Bengal  
 पश्चिम बंगाल

**Electoral Registration Office**  
 निर्वाचन सूची कार्यालय

For West Bengal 25th Assembly Constituency  
 पश्चिम बंगाल 25वाँ निर्वाचन क्षेत्र

Place स्थान	Siliguri सीलगुरी
Date तिथि	13.1.95 13.1.95

*Prithviraj Goyal*



ভারত সরকার  
GOVERNMENT OF INDIA



প্ৰতিভাৰাজ গোয়াল

Prithiviraj Goyal

পিতা: লিলাধৰ গোয়াল

Father: LILADHAR GOYAL

জন্ম বৰ্ষ: Year of Birth: 1970

পুংস্ব: Male

5252 5813 9791



আধাৰ - সাধাৰণ মানুষেৰ অধিকাৰ



ভাৰতীয় বিশিষ্ট পৰিচয় প্ৰাধিকৰণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকনা: নক্সাল বৰী

দক্ষিণ স্টেশন পাৰা, ডিহাম, নক্সালবাৰী

দাৰ্জিলিং, পশ্চিমবঙ্গ, 734429

Address: NAXAL BARI,  
DAKSHIN STATION PARA,  
Bhimram, Naksalbari,  
Darjeeling, West Bengal,  
734429



1947  
1800 180 1847



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1847,  
Bengaluru-560 001

Prithiviraj Goyal

भारतीय निर्वाचन आयोग  
भारत सरकार  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

XEQ1174515



निर्वाचक का नाम : मूल आरामदास  
Elector's Name : Mool Agarwal

पिता का नाम : नरेश कुमार आरामदास  
Father's Name : Nares Kumar Agarwal

लिंग/लिंग : पुरु / M

जन्म तिथि : 22/06/1985  
Date of Birth :

XEQ1174515

दिनांक

जन्म तिथि (दिनांक, माह, वर्ष),  
जन्म तिथि, माह, वर्ष-734005

Address:

STATION FERRARI ROAD, BEJOURNIA  
CORP, SILIGURI, DARJEELING-734005

Date: 13/01/2017

25 - निर्वाचक का नाम, पता, जन्म तिथि, लिंग, माह, वर्ष  
25 - Elector's Name, Address, Date of Birth, Sex, Month, Year

Facsimile Signature of the Electoral  
Registration Officer for

25 - Siliguri Constituency

जन्म तिथि, माह, वर्ष, लिंग, पता, जन्म तिथि, माह, वर्ष  
(जन्म तिथि, माह, वर्ष, लिंग, पता, जन्म तिथि, माह, वर्ष)

In case of change in address, member has to fill up  
in the relevant Form for including year name in the  
and in the changed address and to obtain the card  
with same number

*Mukul Ag*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

স্বাক্ষরিত আইডি নং / Enrollment No 1215/10154/12504

To  
শ্রী অক্ষয় আগরওয়াল  
Mittal Agarwal  
CIGARETTE COMPANY COMPOUND  
S F ROAD  
BILGUR WARD NO.26  
Dajpur Bazar  
Dajpur Bazar Bilgaon Coochbehar  
West Bengal 734105  
9835606677

Ref 922 / 24Y / 358996 / 39X09 / P



SE3589964095FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7138 5840 4131**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



শ্রী অক্ষয় আগরওয়াল  
Mittal Agarwal  
Ref: অক্ষয় অক্ষয় আগরওয়াল  
Father: Aakash Kumar  
Agarwal  
অধারনং / DOB: 22/09/1985  
পুংক / Male



**7138 5840 4131**

আধার - সাধারণ মানুষের অধিকার

*Aakash Kumar*



ভারত সরকার

Government of India

শেঠন আগরওয়াল

Gautam Agarwal

পিতা : রামধরি আগরওয়াল

Father : Ramdhari Agarwal



স্বাক্ষরিত/DOB: 10/03/1980

পুরুষ / Male



6692 2565 0580

আধার - সাধারণ মানুষের অধিকার



টিকানা : সেঠ স্রীলাল মার্কেট  
সিলিগুরি, সিলিগুরি (পৌরসভা)  
দার্জিলিং, পশ্চিম বঙ্গ

ভারত সরকারের প্রতিনিধিত্ব  
Unique Identification Authority of India

Address: SETH SRILAL  
MARKET, SILIGURI, Siliguri  
(M. Corp), Siliguri,  
Darjeeling, West Bengal,  
734001

6692 2565 0580

1947  
1820 300 1947

help@uidai.gov.in

www.uidai.gov.in

Gautam Agarwal



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AAZFP0930B

नाम / Name	PMN VENTURES
निगमन/गठन की तारीख Date of Incorporation / Formation	04/08/2020
	 <p>Signature valid</p> <p>Digitally signed by Income Tax PAN Services Unit, NSDL eGovt. e-pan Date: 2020.08.04 12:34:31 IST Reason: NSDL e-PAN Sign Location: NSDL</p>


- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand/tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.  
स्थायी लेखा संख्या (पैन) एक कठोरता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स कटौती, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसानी से रखरखाव व बहाली जदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर विभाग, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.  
एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".  
संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAZFP0930B</p> <p>नाम/Name PMN VENTURES</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 04/08/2020</p>	<p>भारत सरकार GOVT. OF INDIA</p> 	<p>इस कार्ड के कानून/लेन देन द्वारा सुरक्षित करें, नष्ट/चोरी/हानि से बचाएं। एक से अधिक पैन कार्डों का उपयोग न करें। पैन नं. 341, सर्वे नं. 9973, मॉडल ब्लॉक न्यू, डीप बंगलॉव चैम्स, प्लॉट - 411 016.</p> <p>यदि कार्ड नष्ट/चोरी/हानि से बचाएं/सुरक्षित रखें। कृपया नष्ट/चोरी से बचें। Income Tax PAN Services Unit, NSDL 20th Floor, Marlin Sterling, Plot No. 341, Survey No. 9973, Model Clusters New Deep Bangalore Chams, Plot - 411 016.</p> <p>Tel: 91-20-1721-1080 Fax: 91-20-1721-1081 e-mail: info@pan-nsdl.com</p>
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

PMN VENTURES

### Major Information of the Deed

Deed No :	1-0402-01589/2020	Date of Registration	15/10/2020
Query No / Year	0402-8001332287/2020	Office where deed is registered	
Query Date	12/10/2020 1:12:02 PM		
Applicant Name, Address & Other Details	Kamal Kumar Kedia And Associates Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832066961, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 6,65,06,672/-		
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]:- 040201483/2020 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: BABU PARA MAIN ROAD, Road Zone : (Alu Choudhury More – Jalpaiguri) , Mouza: Siliguri, , Ward No: 27 Pin Code : 734004

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-5207	RS-1946	Commercial use	Rupni	0.172 Acre		6,65,06,672/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					<b>17.2Dec</b>	<b>0 /-</b>	<b>665,06,672 /-</b>	



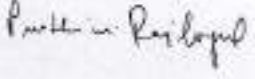


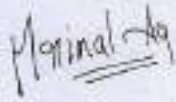
#### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>JAI TULSI NIRMAN PRIVATE LIMITED</b> Hari Kunj, New Milanpally, Road No.2, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 , PAN No.:: AAxxxxx4F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PMN VENTURES</b> Opposite S.B.I. Bank, Station Feeder Road, Block/Sector: Platinum Square, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 , PAN No.:: AAxxxxx0B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI No Name Address, Photo, Finger print and Signature				
1	Name	Photo	Finger Print	Signature
	<b>Shri PRITHVIRAJ GOYAL,</b> (Alias Name: PRITHIVIRAJ GOYAL) (Presentant ) Son of Liladhar Goyal Date of Execution - 14/10/2020, , Admitted by: Self, Date of Admission: 14/10/2020, Place of Admission of Execution: Office	 Oct 14 2020 12:05PM	 LTI 14/10/2020	 14/10/2020
Dakshin Station Para, Bhimram, Naxalbari, P.O:- Naxalbari, P.S:- Naxalbari, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734429, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 52xxxxxxx9791 Status : Representative, Representative of : JAI TULSI NIRMAN PRIVATE LIMITED (as Director)				
2	Name	Photo	Finger Print	Signature
	<b>Shri MRINAL AGARWAL</b> Son of Shri Naresh Kumar Agarwal Date of Execution - 14/10/2020, , Admitted by: Self, Date of Admission: 14/10/2020, Place of Admission of Execution: Office	 Oct 14 2020 12:06PM	 LTI 14/10/2020	 14/10/2020
Station Feeder Road, Siliguri, 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, , Aadhaar No: 71xxxxxxx4131 Status : Representative, Representative of : PMN VENTURES (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Gautam Agarwal</b> Son of Ramdhari Agarwal Seth Sri Lal Market, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	 14/10/2020	 14/10/2020	 14/10/2020

Identifier Of Shri PRITHVIRAJ GOYAL, Shri MRINAL AGARWAL

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	JAI TULSI NIRMAN PRIVATE LIMITED	PMN VENTURES-17.2 Dec



On 14-10-2020

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

Presented for registration at 11:55 hrs on 14-10-2020, at the Office of the A.D.S.R. SILIGURI by Shri PRITHVIRAJ GOYAL Alias PRITHIVIRAJ GOYAL.

**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 6,65,06,672/-

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

Execution is admitted on 14-10-2020 by Shri PRITHVIRAJ GOYAL, , PRITHIVIRAJ GOYAL Director, JAI TULSI NIRMAN PRIVATE LIMITED, Hari Kunj, New Milanpally, Road No.2, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005

Identified by Mr Gautam Agarwal, , Son of Ramdhari Agarwal, Seth Sri Lal Market, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

Execution is admitted on 14-10-2020 by Shri MRINAL AGARWAL, Partner, PMN VENTURES, Opposite S.B.I. Bank, Station Feeder Road, Block/Sector: Platinum Square, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005

Identified by Mr Gautam Agarwal, , Son of Ramdhari Agarwal, Seth Sri Lal Market, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 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: Impressed, Serial no 14968, Amount: Rs.100/-, Date of Purchase: 09/10/2020, Vendor name: J R Das

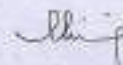


Jiwan Tamang  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
Darjeeling, West Bengal

On 15-10-2020

**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.



Jiwan Tamang  
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 0402-2020, Page from 61085 to 61107

being No 040201589 for the year 2020.



Digitally signed by JIWAN TAMANG  
Date: 2020.10.16 18:25:04 +05:30  
Reason: Digital Signing of Deed.

(Jiwan Tamang) 2020/10/16 06:25:04 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.

(This document is digitally signed.)