

Sl. 1733/2020

I - 1592/2020

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 325500

Q-2-364226/2020
 [Signature] 16.10.2020

Jai Tulsii Nirman Private Limited
 [Signature]
 Director

[Signature]

POWER OF ATTORNEY

THIS POWER OF ATTORNEY IS MADE ON THIS THE

16TH DAY OF OCTOBER, 2020.

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

[Signature]

ADOL. DIST. SURE-REGISTRAR
 [Stamp]

16/10/2020

G.

N. J. Stamp

SL. No. 661 Date 15.10.2020

Sold to Jai Tulsi Nirman Pvt. Ltd.
of New Milanpally, Siliguri

Value 50/- Rupees Fifty only

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



Ship

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

16 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.

WHEREAS 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.

AND WHEREAS the Principal has been allocated 55% (fifty-five percent) share in the constructed area of the said building as per the terms of the abovementioned Development Agreement being Document No.1483 for the year 2020.

G.

: 3 :

Jai Tulsii Nirman Private Limited
Punjab Singh Rastogi
Director

Principal

AND WHEREAS the Principal, being preoccupied in its daily course of work, is unable to look after its aforesaid allocation in the said building to be constructed on the Scheduled land.

NOW THEREFORE BY THESE PRESENTS, the Principal, do hereby nominates, constitutes and appoints abovenamed **SRIMRINAL AGARWAL**, son of Sri Naresh Kumar Agarwal, 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 on its behalf in the manner as under.

1. To sell all the constructed area inclusive of commercial units, residential units, utility spaces and parking units of the aforesaid Principal'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.
2. 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.
3. To receive consideration on the transfer of the constructed area inclusive of commercial units, residential units, utility spaces and parking units of the aforesaid Principal's Allocation in the said building and to remit the consideration received on the transfer of the constructed area of the said Principal's Allocation in favour of the Principal.

6.

: 4 :

Jai Tulsei Nirman Private Limited
Ravishankar Raj Royel
Director

Handwritten signature

4. 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.
5. 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.
6. 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.
7. 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.
8. To receive delivery of notices issued by court or any department in respect to the said property.
9. 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.

G:

: 5 :

Jai Tulsii
Nirman Private Limited
Pant
Director

Signature
[Handwritten signature]

10. And be it noted that this power is being executed in favour of the Attorney without any consideration and no interest or right of the Attorney is created in the aforesaid Principal's Allocation in the said building by virtue of these presents.

11. 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.

12. That this Power of Attorney is revocable at the will of the Principal.

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).

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: 6 :

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.

Hitesh Sarodia
S/O Sri Ghanashyam Sarodia
Nehru Road, Khalpara
Siliguri
P.O. - Siliguri Bazar
P.S. - Siliguri
Dist :- Darjeeling

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

Jai Tuli Nirman Private Limited
Prithvi Raj Roy
Director

PRINCIPAL

2.

Bhunesh Karmari
S/O Prakash Karmari
Milan Pally, Siliguri
P.O - Siliguri Bazaar
P.S - Siliguri
Dist - Darjeeling

Prithvi Raj Roy

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

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

Jai Tuli Nirman Private Limited
Prithvi Raj Roy
Director

SIGNATURE OF THE ATTORNEY IS
ATTESTED BY THE PRINCIPAL



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

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



Prithviraj Goyal

SIGNATURE

FINGER PRINTS OF SRI MRINAL AGARWAL (ATTORNEY)

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

Mrinal

SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

JAI TULSI NIRMAN PRIVATE LIMITED


21/07/1999
 Permanent Account Number
AABCJ1248

09/03/2012

ELECTION COMMISSION OF INDIA
भारत निर्वाचन आयोग

IDENTITY CARD
पहचान कार्ड

WB-64/024/00071



Discor's Name
अभ्यर्थक का नाम

Govt. Party
राज्य पार्टी

Father/Mother/Husband's Name
पिता/माता/पति का नाम

Religion
धर्म

Sex
लिंग

Age as on 01.01.95
01.01.95 की तारीख पर आयु

Jai Tushi Nirman Private Limited
Purthun Kay'logel
Director

Address
पता

State
राज्य

Subdivision
उपविभाग

District
जिला

Block
ब्लॉक

Constituency
निर्वाचन क्षेत्र

Electoral Registration Officer
निर्वाचन क्षेत्र अधिकारी

For Candidates (P.T.) Assembly Constituency
अभ्यर्थकों के लिए (प. त.) निर्वाचन क्षेत्र

Place
स्थान

Pin
पिन

Date
दिनांक

Year
वर्ष

Purthun Kay'logel


ভারত সরকার
GOVERNMENT OF INDIA




প্ৰথিবীৰাজ গোয়েল
Prithviraj Goyal
বিত্ত: বিহার, গোয়েল
Father : LILADHAR GOYAL

জন্ম বর্ষ/Year of Birth: 1970
 লিঙ্গ: Male

5252 5813 9791





আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিদ্যমান পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


বিত্ত: নাক্সাল বারী
 মকিন স্টেশন পারা, কিসান, নাক্সালবারী
 দার্জিলিং, পশ্চিমবঙ্গ, 734429

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


 1947
 1800 180 1947


help@uidai.gov.in


www.uidai.gov.in


 P.O. Box No. 1947,
 Bengaluru-560 001

Prithviraj Goyal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MRINAL AGARWAL
NARESH KUMAR AGARWAL



22/06/1985
Permanent Account Number

AKSPA1033F

Mrinal Ag
SIGNATURE



28112007

Mrinal Ag


सर्वोच्च निर्वाचन आयोग
भारत
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XEQ1174518





निर्वाचक नाम : सुरज आचार्य
Elector's Name : Suraj Agarwal
पिता नाम : महेश कुमार आचार्य
Father's Name : Mahesh Kumar Agarwal
लिंग/लिंग : पुरुष / M
जन्म तिथि : 22/06/1985
Date of Birth : 22/06/1985

XEQ1174518

ठेका :
 जे.एन. फीडर रोड, सिगुरी सिटी कॉर्पोरेशन,
 सिगुरी, पिनकोड-734005

Address:
 STATION FEEDER ROAD, SIGURI/DM
 CORP., SIGURI, DARRING-734005


 Date: 13/01/2017

26 - सिगुरी निर्वाचन क्षेत्र निर्वाचन अधिकारी का कार्यालय

**Facsimile Signature of the Electoral
 Registration Officer for**

26 - Siguri Constituency

इसमें परिवर्तन का नाम सुरज आचार्य का है। यदि
 नाम बदलना है तो नाम सुरज मूल में परिवर्तन करना
 होगा। निर्वाचन क्षेत्र की पहचान करने के लिए।
 In case of change in address mention the Card No.
 in the returned Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

141 / 236

Suraj Agarwal



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

প্রতিষ্ঠানের আই ডি / Enrollment No 1215/10194/12504

To,
 মনাল আগরওয়াল
 Minal Agarwal
 CIGARETTE COMPANY COMPOUND
 S.F ROAD
 SILIGURI WEST NO 26
 Siliguri Bazar
 Siliguri Bazar Siliguri District
 West Bengal 734006
 9035900677

Ref: 522 / 24Y / 35899 / 358259 / P



SE396084895FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7138 5840 4131

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



নাম / Name
 Minal Agarwal
 পিতা - নরেশ কুমার আগরওয়াল
 Father - Nareesh Kumar
 Agarwal
 জন্ম তারিখ / DOB : 22/06/1985
 পুরুষ / Male



7138 5840 4131

আধার - সাধারণ মানুষের অধিকার

Minal Agarwal



 Hitesh Sarsodia
 पञ्जाबी/PA/DOB: 16/09/1998
 पुरुष/ MALE

6583 1252 4538
 UID - 9105 0492 1942 1637

आसाम आवाज, आसाम परिचय

Hitesh Sarsodia



 Unique Identification Authority of India

S/O Ghanshyam Sarsodia, G.D. -
 ENTERPRISES 167, NEHRU ROAD, SILIGURI
 DIST-DARJEELING, KHALPARA, SILIGURI
 Jalpaiguri,
 West Bengal - 734005

6583 1252 4538
 UID - 9105 0492 1942 1637

Major Information of the Deed

Deed No :	I-0402-01592/2020	Date of Registration	16/10/2020
Query No / Year	0402-2001364726/2020	Office where deed is registered	
Query Date	15/10/2020 8:13:53 PM	0402-2001364726/2020	
Applicant Name, Address & Other Details	Kamal Kumar Kedia And Associates S.F. Road, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 7679451020, Status : Solicitor firm		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
	Rs. 6,88,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	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: BABU PARA MAIN ROAD, Road Zone : (SF Road -- Alu Choudhury More) , Mouza: Siliguri, JI No: 88, 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		6,88,00,000/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road.
Grand Total :					17.2Dec	0 /-	688,00,000 /-	



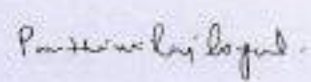
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	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 , PAN No.:: AAxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri MRINAL AGARWAL Son of Shri Naresh Kumar Agarwal Executed by: Self, Date of Execution: 16/10/2020 , Admitted by: Self, Date of Admission: 16/10/2020 ,Place : Office	 16/10/2020	 LTI 16/10/2020	 16/10/2020
Son of Shri Naresh Kumar Agarwal Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKxxxxxxx3F, Aadhaar No: 71xxxxxxxx4131, Status :Individual, Executed by: Self, Date of Execution: 16/10/2020 , Admitted by: Self, Date of Admission: 16/10/2020 ,Place : Office				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri PRITHVIRAJ GOYAL, (Alias Name: PRITHVIRAJ GOYAL) (Presentant) Son of Liladhar Goyal Date of Execution - 16/10/2020, , Admitted by: Self, Date of Admission: 16/10/2020, Place of Admission of Execution: Office	 Oct 16 2020 3:56PM	 LTI 16/10/2020	 16/10/2020
Dakshin Station Para, Bhimram, Naxalbari, P.O:- Naxalbari, P.S:- Naxalbari, District:-Darjeeling, West Bengal, India, PIN - 734429, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 52xxxxxxxx9791 Status : Representative, Representative of : JAI TULSI NIRMAN PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Hitesh Sarsodia Son of Shri Ghanshyam Sarsodia 167, Nehru Road, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc. District:- Darjeeling, West Bengal, India, PIN - 734005	 16/10/2020	 16/10/2020	 16/10/2020
Identifier Of Shri MRINAL AGARWAL, Shri PRITHVIRAJ GOYAL			

On 16-10-2020

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 15:50 hrs on 16-10-2020, at the Office of the A.D.S.R. SILIGURI by Shri PRITHVIRAJ GOYAL Alias PRITHIVIRAJ GOYAL,.

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

Execution is admitted on 16/10/2020 by Shri MRINAL AGARWAL, Son of Shri Naresh Kumar Agarwal, Station Feeder Road, 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, 167, 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

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

Execution is admitted on 16-10-2020 by Shri PRITHVIRAJ GOYAL, , PRITHIVIRAJ GOYAL Director, JAI TULSI NIRMAN PRIVATE LIMITED (Private Limited Company), Hari Kurj, New Milanpally, Road No.2, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005

Identified by Shri Hitesh Sarsodia, , Son of Shri Ghanshyam Sarsodia, 167, 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

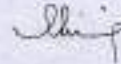
Payment of Fees

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 661, Amount: Rs.50/-, Date of Purchase: 15/10/2020, Vendor name: J Bank



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 61278 to 61297

being No 040201592 for the year 2020.



Digitally signed by JIWAN TAMANG
Date: 2020.10.16 18:49:22 +05:30
Reason: Digital Signing of Deed.

Jiwan Tamang

(Jiwan Tamang) 2020/10/16 06:49:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)