

SL-9095/22

IV-484/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

75AB 025539

Call
15/09/2022
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Memo. 1456/m

NOTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION
THE SIGNATURE SHEET AND THE ENDORSMENT SHEETS ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

Dist. Sub-Registrar,
Siliguri-II at Magdogra
6 SEP 2022

Embee Dreamworld Private Limited
Sushil Kumar Agaswal
Director

REALM CONSTRUCTION

Shyam Agaswal
Partner

DEED OF DECLARATION

THIS DEED OF ENDORSMENT IS MADE ON THIS THE
15th DAY OF SEPTEMBER 2022 (TWO THOUSAND
TWENTY TWO)

SL. NO. 22643 Date 26.8.2022
PURCHASER Embee Dreamworld Private Limited
Full Address Siliguri
Total Value 10/-

Stamp Purchased from JPG Treasury-1

STAMP VENDOR *JDs*
JAYA RANI DAS
Licence No. 1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiguri

Embee Dreamworld Private Limited

Sushil Kumar Agrewal.
Director



23092

Embee Dreamworld Private Limited

Sushil Kumar Agrewal.

Director



23093

REALM CONSTRUCTION

Shyam H. Jor

Partner



Addl. Dist. Sub. Registrar
Jalpaiguri, Dist. Jalpaiguri

Shyam H. Jor
for Sri. S. K. Mitra
Haidepurani Siliguri 734006.
Jalpaiguri (Dist.) West Bengal.

15 SEP 2022

Embee Dreamworld Private Limited

Sushil Kumar Agarwal
Director

REALM CONSTRUCTION

Shyam Agarwal
Partner

B E T W E E N

EMBEE DREAMWORLD PRIVATE LIMITED (PAN:- AAGCM5546G), A Private Limited, Company incorporated under the provision of Companies Act, bearing certificate of Incorporation No. U45100WB2010PTC149616 Dated 26/05/2010, having its registered office at S. P. Mukherjee Road, M.B. Tea And Allied Products Pvt. Ltd., Khalpara, Siliguri-734005, P.O. Siliguri Bazar, P.S. Siliguri, District-Darjeeling, West Bengal, represented by one of its Director Duly Authorized for this Purpose **SRI SUSHIL KUMAR AGARWAL (PAN:- ACRPA8405C)**, S/o Late Mahabir Prasad Agarwala, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of Suman Tea, S. P. Mukherjee Road, M.B. Tea And Allied Products Pvt. Ltd., Khalpara, Siliguri-734005, P.O. Siliguri Bazar, P.S. Siliguri, District-Darjeeling, West Bengal, hereinafter referred to as the **FIRST PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in interest and assigns) of the **ONE PART**.

A N D

M/S REALM CONSTRUCTION (PAN:- AAXFR9077R), a partnership firm carrying on business at Shanti Warehousing Corporation, Sevoke Road, Prakash Nagar, Siliguri-734008, P.O. Salugara, P.S. Bhaktinagar, District-Jalpaiguri, West Bengal, having represented by one its Partner duly authorized for this purpose **SRI SHYAM AGARWAL (PAN:- AQQPA2164F)**, S/o Late Begraj Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of Shanti Ware Housing Corporation, Prakash Nagar, Salugara, 3rd Mile, Ward No. 42, Siliguri-734008, P.O. Salugara, P.S. Bhaktinagar, District-Jalpaiguri, West Bengal, hereinafter referred to as the **SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its present partners or such



Add. Dist-Sub Registrar
Siliguri-II at Bagdogra, Dist Darjeeling

15 SEP 2022

Embee Dreamworld Private Limited
Sushil Kumar Agasal
Director

REALM CONSTRUCTION
Sujam Agasal
Partner

other person and/or persons who may be taken in and/or admitted for the benefit of the said partnership and their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS First Party hereof **EMBEE DREAMWORLD PRIVATE LIMITED** acquired a piece and parcel of land measuring 2 Acre appertaining to and forming part of R.S. Plot No. 35 corresponding to L.R. Plot No. 83 & 84, recorded in R.S. Khatian No. 19 corresponding to L.R. Khatian No. 92, 1337, 3319, 3320, 3321, 3322, 3323, 3324 & 3325 of Mouza - Kawakhari in the District of Darjeeling by virtue of registered Deed of Conveyance duly executed jointly by **MANJU GHOSH & 7 OTHERS** and registered at the office of the Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, Volume No. 0403-2016, Pages 116635 to 116674, being Document No. 040305550 for the year of 2016.

AND WHEREAS abovenamed First Party hereof **EMBEE DREAMWORLD PRIVATE LIMITED** also acquired a piece and parcel of land measuring 0.39 Acre appertaining to and forming part of R.S. Plot No. 35 corresponding to L.R. Plot No. 101, recorded in R.S. Khatian No. 19 corresponding to L.R. Khatian No. 92, 3319, 3320, 3321, 3322, 3323, 3324 & 3325 of Mouza - Kawakhari in the District of Darjeeling by virtue of registered Deed of Conveyance duly executed jointly by **MANJU GHOSH & 6 OTHERS** and registered at the office of the Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, Volume No. 0403-2016, Pages 117398 to 117435, being Document No. 040305551 for the year of 2016.

AND WHEREAS abovenamed First Party hereof **EMBEE DREAMWORLD PRIVATE LIMITED** also acquired a piece and parcel of land measuring 0.04 Acre appertaining to and forming part of R.S. Plot No. 34 & 35 corresponding to L.R. Plot No. 99, recorded in R.S. Khatian No. 19 corresponding to L.R. Khatian No. 92, 3319, 3320, 3321,



Aldi Dasgupta
Sriharishan Raychoudhary
15 SEP 2022

3322, 3323, 3324 & 3325 of Mouza - Kawakhari in the District of Darjeeling by virtue of registered Deed of Conveyance duly executed jointly by **MANJU GHOSH & 6 OTHERS** and registered at the office of the Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, Volume No. 0403-2016, Pages 118229 to 118265, being Document No. 040305548 for the year of 2016.

AND WHEREAS abovenamed First Party hereof **EMBEE DREAMWORLD PRIVATE LIMITED** also acquired a piece and parcel of land measuring 0.695 Acre appertaining to forming Part of R.S. Plot No. 25 corresponding to L.R. Plot No. 81, 82 & 102, recorded in R.S. Khatian No. 20/1 corresponding to L.R. Khatian No. 40 of Mouza - Kawakhari in the District of Darjeeling by virtue of a deed of conveyance executed by **SUTAPA ROY & 8 OTHER** and registered at the office of the Additional District Sub Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, Volume No. 0403-2016, Pages 117351 to 117397, being document NO. 040305547 for the year 2016.

AND WHEREAS above named Owner hereof **EMBEE DREAMWORLD PRIVATE LIMITED** also acquired a piece and parcel of land measuring 4.7 Decimal appertaining to forming Part of R.S. Plot No. 35 corresponding to L.R. Plot No. 101, recorded in R.S. Khatian No. 19 corresponding to L.R. Khatian No. 2954 of Mouza-Kawakhari in the District of Darjeeling by virtue of a deed of Exchange executed by **MRINAL KANTI BAGCHI** and registered at the office of the Additional District Sub Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, Volume No. 0403-2016, Pages 125015 to 125032, being document NO. 040305964 for the year 2016.

AND WHEREAS possessing the aforesaid landed property abovenamed Owner hereof **EMBEE DREAMWORLD PRIVATE LIMITED** duly mutated its name at the office of B.L.& L.R.O., Matigara and got L.R. Khatian No. 3409 in its name.



Additional District Sub Registrar
Siliguri-II at Bagdogra, Dist. Darjeeling

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Embee Dreamworld Private Limited
Sushil Kumar Agarwal
Director

REALM CONSTRUCTION
Shyam Agarwal
Partner

AND WHEREAS the First Party and Second Party after negotiation entered into an agreement to develop the said Property for mutual benefit and executed a **DEVELOPMENT AGREEMENT** registered at the office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, Being Document No. 5668 for the year 2018.

AND WHEREAS after the execution of the aforesaid Development Agreement abovenamed First Party has executed a General Power of Attorney in favour of **SRI SHYAM AGARWAL** S/o Late Begraj Agarwal being partner of **M/S REALM CONSTRUCTION**, registered at the office of Additional District Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, Volume No. 0403-2018, Pages 119897 to 119920, Being Document No. 040305757 for the year 2018.

AND WHEREAS due to inadvertence there scribes for clerical and other bonafide reasons certain mistakes and inaccuracies have accidentally and inadvertently crept in the said General Power of Attorney being Deed No. 040305757 for the year 2018 and as such the same is liable to be rectified on the request of the second party.

In the Power of Attorney the power is given in favour of "**SRI SHYAM AGARWAL**, Son of Late Begraj Agarwal" however before his name "**REALM CONSTRUCTION**, a partnership firm carrying on business at Shanti Warehousing Corporation, Sevoke Road, Prakash Nagar, Police Station-Bhaktinagar, Post Office-Salugara, Siliguri-734008, having **PAN - AAXFR9077R**, represented by its Partner **SRI SHYAM AGARWAL**, son of Late Begraj Agarwal" should be inserted and written. The power is to be in favour **REALM CONSTRUCTION** where **SRI SHYAM AGARWAL** is a partner.



Adal. Dist. Sub Registrar
Sileuri-II at Bagdogra, Dist. Darjeeling

15 SEP 2022

ALL other matter and recitals in the Principal Power of Attorney shall remain as it appears in the said Power of Attorney being No. 040305757 for the year 2018.

IN WITNESS WHEREOF THE BOTH THE PARTY HERETO SET AND SUBSCRIBE THEIR HAND ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:-

1. *Sourav Mitra.*

*S/o. Sri S.K. Mitra.
2nd Floor, Central Bank Building
Haiderpara, Siliguri 734006.
P.O. Haiderpara.
P.S. Bhaktinagar.
Dist. Jalpaiguri
West Bengal.*

Embee Dreamworld Private Limited.
Sushil Kumar Agarwal,
----- Director -----
FIRST PARTY

2. *Rabin Das,*

*90. Sri Biki Das,
Khalpara, Siliguri*

REALM CONSTRUCTION
Syam Agarwal
----- Partner -----
SECOND PARTY

Drafted by me and printed at my office

Rajesh Kumar Agarwal
Advocate/Siliguri
Reg. No. WB/73/97

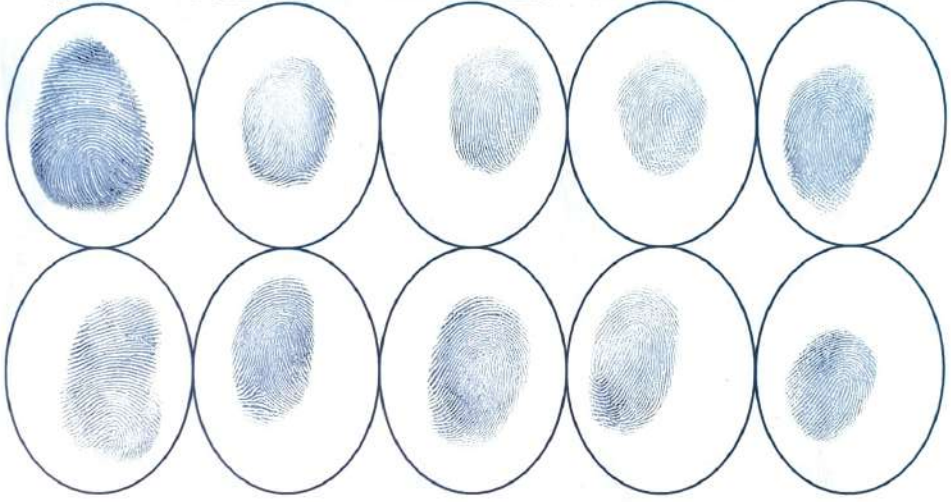


Addl. Dist. Sub Registrar
Siliguri-II at Bagdogra Dist. Darjeeling

15 SEP 2022

FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



REALM CONSTRUCTION

Shyam Aggarwal

SIGN WITH DATE **Partner**

FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



Embee Dreamworld Private Limited

Sushil Kumar Aggarwal

SIGN WITH DATE **Director**



Adi. Dist-Sirgurgah Registrar
Sirgurgah at Sirgurgah, Dist. Sirgurgah

15 SEP 2022

IDENTIFYER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Jonny Wilson

Signature of Indentifire



Addl. Dist. Sub Registrar
Siliguri-II at Bagdogra, Dist. Darjeeling

15 SEP 2024



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 04033002733090/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Sushil Kumar Agarwal Mukherjee Road Khalpara Siliguri, City:-, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Representative of Declarant [Embee Dreamworld Private Limited]			Sushil Kumar Agarwal Embee Dreamworld Private Limited Director
2	Shri Shyam Agarwal Prakash Nagar, City:-, P.O:- Prakash Nagar, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 735135	Representative of Declarant [M S Realm Construction]			Shyam Agarwal REALM CONSTRUCTION
Sl No.	Name and Address of identifier	Identified by	Photo	Finger Print	Signature with date
1	Mr Sourav Mitra Son of Santosh Kr Mitra Central Bank Building Haiderpara, City:-, P.O:- Ranindra Sarani, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006	Shri Sushil Kumar Agarwal. Shri Shyam Agarwal			Sourav Mitra

(Yogen Tshering Bhutia)



Y
Addl. Dist-Sub Registrar
Siliguri-II at Bagdogra, Dist Darjeeling

15 SEP 2022

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

Major Information of the Deed

Deed No :	IV-0403-00484/2022	Date of Registration	16/09/2022
Query No / Year	0403-3002733090/2022	Office where deed is registered	
Query Date	12/09/2022 2:56:35 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Rajesh Agarwal Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9434020016, Status : Advocate		
Transaction	Additional Transaction		
[4305] Other than Immovable Property, Declaration			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 7/- (Article:E)		
Remarks			

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Embee Dreamworld Private Limited 5th Floor 6 Lyons Range, City:- , P.O:- Range, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	M S Realm Construction Sevoke Road Prakash Nagar, City:- , P.O:- Prakash Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734008 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Sushil Kumar Agarwal Son of Late Mahabir Prasad Agarwal Mukherjee Road Khalpara Siliguri, City:- , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Embee Dreamworld Private Limited (as partner)

2	Shri Shyam Agarwal (Presentant) Son of Late Begraj Agarwal Prakash Nagar, City:- , P.O:- Prakash Nagar, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 735135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M S Realm Construction (as partner)
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Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sourav Mitra Son of Santosh Kr Mitra Central Bank Building Haiderpara, City:- , P.O:- Ranindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006			
Identifier Of Shri Sushil Kumar Agarwal, Shri Shyam Agarwal			

Endorsement For Deed Number : IV - 040300484 / 2022

On 15-09-2022

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

Presented for registration at 14:21 hrs on 15-09-2022, at the Private residence by Shri Shyam Agarwal ,.

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

Execution is admitted on 15-09-2022 by Shri Sushil Kumar Agarwal, partner, Embee Dreamworld Private Limited, 5th Floor 6 Lyons Range, City:- , P.O:- Range, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Sourav Mitra, , , Son of Santosh Kr Mitra, Central Bank Building Haiderpara, P.O: Ranindra Sarani, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

Execution is admitted on 15-09-2022 by Shri Shyam Agarwal, partner, M S Realm Construction, Sevoke Road Prakash Nagar, City:- , P.O:- Prakash Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734008

Identified by Mr Sourav Mitra, , , Son of Santosh Kr Mitra, Central Bank Building Haiderpara, P.O: Ranindra Sarani, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business



Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

On 16-09-2022

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 : 4 of Indian Stamp Act 1899.

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. 10/- and Stamp Duty paid by Stamp Rs 10/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 22643, Amount: Rs.10/-, Date of Purchase: 26/08/2022, Vendor name: J R Das



Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 0403-2022, Page from 7557 to 7571
being No 040300484 for the year 2022.



Digitally signed by YOGEN TSHERING
BHUTIA

Date: 2022.09.20 13:53:25 +05:30

Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2022/09/20 01:53:25 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BAGDOGRA

West Bengal.

(This document is digitally signed.)