

6596

D-5757/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 422818

①. No- 1/238998/2018

EMBEE DREAMWORLD PRIVATE LIMITED  
Sushil Kumar Ghoshal

DIRECTOR

*Sushil Kumar Ghoshal*  
V/c-133A

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

*[Signature]*  
Addl. District Registrar,  
Sikhar-II at Bardonia

27/8/18

### POWER OF ATTORNEY



Sl. No. 18918 Date 23.8.2018  
PURCHASER Embee Dreamworld Private Limited  
Full Address Kolkata.  
Total value 500/-  
Stamp Purchased from JPG Treasury on 1

EMBEE DREAMWORLD PRIVATE LIMITED

*Sushil Kumar Agarwal*

DIRECTOR

3850

*DBs*  
STAMP VENDOR  
JAYA RANI DAS  
Licence no-1 of 99-2/100  
Addl DSR Office, Rajganj, Lalraipal

EMBEE DREAMWORLD PRIVATE LIMITED

*Sushil Kumar Agarwal*

DIRECTOR

3851

*Aryam Agarwal*

*Sudhakar Prasad*  
S/o Late Jagdish Prasad  
H.No: 4/1/21, Shantipura  
PO: Salugara, PS: Bhaktinagar  
Dist.: Jalpaiguri, Pin: 734 008  
WB.



*[Signature]*  
Addl. Dist. SDO  
Salugara-II at Bhaktinagar, Dist. Durgachang

22/8/18

EMBEE DREAMWORLD PRIVATE LIMITED  
Sushil Prasad Agarwal  
DIRECTOR

Shyam Agarwal

**THIS POWER OF ATTORNEY** made on this 27<sup>th</sup> day of August 2018 at Siliguri

**BY EMBEE DREAMWORLD PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956, having PAN **AAGCM5546G**, having CIN U45100WB2010PTC149616, having its registered office at Unit No. 2, 5<sup>th</sup> Floor, 6, Lyons Range, Police Station- Hare Street, Kolkata- 700001, represented by one of its Director Duly Authorized for this Purpose **SRI SUSHIL KUMAR AGARWAL**, son of Late Mahabir Prasad Agarwala, having PAN ACRPA8405C, residing at Suman Tea, S P Mukherjee Road, M B Tea And Allied Products Pvt Ltd, Khalpara, Siliguri (M Corp), Siliguri Bazar, Darjeeling, West Bengal- 734005, hereinafter referred to as the **OWNER**

**IN FAVOUR OF SRI SHYAM AGARWAL**, son of Late Begraj Agarwal, by faith Hindu, by occupation Businessman, having PAN AQQPA2164F, residing at Shanti Ware Housing Corporation, Prakash Nagar, Salugara, 3Mile, Ward No. 42, Siliguri (M. Corp), Jalpaiguri, Sevoke Road, West Bengal -734001, hereinafter referred to as the **ATTORNEY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his substitute or substitutes):

**WHEREAS:**

A. The Owner is seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 3.125 Acres be the same a little more or less situate lying at Mouza Kawakhari, Pargana- Patharghata, Touzi No. 91, J. L. No. 72 (formerly 95) comprising in R.S. Dag Nos. 25, 34 and 35 corresponding to L.R. Dag Nos. 81, 82, 83, 84, 99, 101 and 102 under R.S. Khatian Nos. 20/1 and 19 corresponding to L.R. Khatian No. 3409, Police Station- Matigara, District- Darjeeling, more fully particularly described in the **SCHEDULE** hereunder written (hereinafter referred to as the **said Property**).

B. By a Development Agreement of date made between ourselves therein referred to as the Owner of the One Part and Realm Construction therein referred to as the Developer of the Other Part and registered with the Additional District Sub-Registrar, Siliguri-II at Bagdogra in Book No. 1, Being No. 1-5668 for the year 2018, (hereinafter referred to as the **said Agreement**), the Owner has appointed the said Developer to develop the said property by construction of a Complex thereon or on the part thereof in accordance with the terms and conditions therein contained and in pursuance to the building permit sanctioned by the Mahakuma Parishad or Panchayat or any concerned authority.

Sushil Agarwal

C. Pursuant to and in terms of the said Agreement we hereby intend to nominate, constitute and appoint the said Shyam Agarwal, to be our true and lawful Attorney to act do and perform the following acts deeds and things.

**NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH** that We, **EMBEE DREAMWORLD PRIVATE LIMITED**, hereinafter referred to as the **OWNER**, do hereby nominate constitute and appoint the said **SRI SHYAM AGARWAL**, son of Late Begraj Agarwal, by faith Hindu, by occupation Businessman, having **PAN - AQQPA2164F**, residing at Shanti Ware Housing Corporation, Prakash Nagar, Salugara, 3Mile, Ward No. 42, Siliguri (M. Corp), Jalpaiguri, Sevoke Road, West Bengal -734001, to be our true and lawful Attorneys for us, in our names and on our behalf to do, execute, perform and exercise all and any one of the following acts, deeds, matters and things that is to say:-

1. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property or any part thereof.
2. To appoint architects, contractors, sub-contractors and surveyors as may be required for the preparation of the building plan and to supervise the development and construction work of the New Building on the said property or part thereof.
3. To enter upon the said property with men and material as may be required for the purpose of development work and erect the New Buildings as per the Building Plans to be sanctioned.
4. To apply for and obtain sanction of a building plan from the Mahakuma Parishad or Panchayat or any concerned authority in respect of the said property and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter in terms of the said Development Agreement at its own costs and expenses.
5. To sign and execute all plans, sketches, maps, declarations, including Boundary Declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the development of the said property.
6. To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the development work and construction of the new building on the said property and to claim refunds of such deposits and to give valid and effectual receipt and discharge for the same.

Sushil Kumar Agarwal

7. To apply for and obtain necessary permissions, and/or approvals and/or sanctions and/or licence and/or no objection from any statutory authority including the Mahakuma Parishad or Panchayat or any concerned authority, Fire Brigade, Environmental Department, Competent Authority under the West Bengal Housing Industry Regulation Act, 2017, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Competent Authority under the West Bengal Apartment Ownership Act, 1972 and all other licencing and statutory authorities as and whenever required.
8. To appear and represent us before the necessary authorities including the Mahakuma Parishad or Panchayat or any concerned authority, Fire Brigade, West Bengal Police, Environmental Department, Competent Authority under the West Bengal Housing Industry Regulation Act, 2017, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Competent Authority under the West Bengal Apartment Ownership Act, 1972 and all licencing and statutory authorities in connection with the obtaining no objection, approvals, permission, sanction, modification and/or alteration of plans for the new building.
9. To apply for and obtain clearance certificate, if required, from the West Bengal Pollution Control Board for sanction of plan of the said property.
10. To pay fees for obtaining sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to submit and take delivery of title deeds concerning the said property and also other papers and documents as may be required by the necessary authorities and to appoint Architects and other Agents for the aforesaid purposes as the said Attorneys shall think, fit and proper.
11. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.
12. To obtain delivery of the sanction plan and the completion certificate of the building from the Mahakuma Parishad Panchayat or any other authority or authorities.
13. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said property and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorneys.



14. To appear and represent us before all authorities including the Mahakuma Parishad or Panchayat for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorneys may deem fit and proper.

15. To commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the said property or any part thereof including relating to acquisition and/or requisition in respect of the said property or any part thereof and if think fit to compromise settle, refer to arbitration, abandon, any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue.

16. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of Attorneys, Memo of Appeal or any other documents or papers in any proceedings or in any way connected with the said property or part thereof.

17. To deposit and withdraw fees, documents and moneys in and from any Court or Courts and/or any other person or authority and give valid receipts and discharges therefor.

18. To accept any service of writ of summons or other legal process and to appear in any court of authority as our Attorneys deems appropriate and to commence any action or legal proceedings in any court or before any authority and to prosecute, discontinue or become non-suited and to settle, compromise or refer any dispute to arbitration as our Attorneys may think fit and proper and for such purpose to appoint any Solicitor, Advocate, Lawyer and pay the costs, expenses, fee and other outgoings. Further to depose in the court of law or authority, sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, and warrant of Attorneys, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.

19. To make, sign and submit applications and Petitions, letters and other documents to the appropriate Government (State and Central) Departments, Local Authorities or other competent or Appropriate Authorities or bodies for all and any licenses, permissions, consents, approvals, no objection certificates and clearances as may be required by any Central or State legislation for the time



being in force, in connection with the said property for construction of buildings and structures thereon and pay such fees, charges, deposits and give security that may be required in respect thereof and for that purpose to give all necessary writings, instruments, affidavits, declarations, indemnities, undertakings, as may be required to be given to the various authorities concerned.

20. After completion of the construction of the New Building, to apply for and obtain part-occupation / occupation and completion certificate in respect of the New Building or parts thereof from the Planning Authorities.

21. To negotiate for sale/transfer in respect of the saleable spaces in the new building as defined in the said Agreement to be constructed on the said property or part thereof.

22. To enter into agreement for sale, transfer, lease out, let out or to grant any other right in respect of various portions of saleable spaces as mentioned in the said Agreement on agreed terms and conditions with the intending Purchaser or Transferee in respect thereof and to receive earnest money or consideration from time to time and to sign and give valid and effectual receipts or discharges thereof.

23. To execute and register from time to time Agreement for sale, Lease or any other document in connection with the transfer of the undivided proportionate share in the land comprised in the said property in respect of the of saleable spaces and to receive consideration therefor and present the above documents for registration and admit the execution of such documents before the appropriate authorities registration authority/ies and/or other authorities having jurisdiction in the matter.

24. To execute conveyance/conveyances in respect of the saleable spaces of the New Buildings to be constructed on the said property or part thereof either in favour of the Purchaser or its nominee or nominees in such part or parts as the Purchaser may desire and to receive consideration money and sign and give valid and effectual receipts or discharges thereof and to present such conveyance or conveyances for registration before the registering authority and admit execution thereof.

25. To present such conveyance or conveyances in respect of the New Buildings to be constructed on the said property or part thereof for registration before the registering authority and to admit execution thereof.

*Sushil Kumar Agarwal*

26. To insure the New Buildings and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as our Attorneys may think sufficient to protect the interests of all concerned therein.

27. To ask for, receive and recover from all the transferees /purchasers all consideration, charges, service charges and other charges and sums of moneys in respect of transfer of the saleable spaces in the New Buildings comprised in the said Development Agreement and the spaces to be constructed thereon, in any manner whatsoever and also on non-payment thereof to enter upon and restrain and/or and take legal steps for the recovery thereof as our Attorneys may think fit.

28. To hand over and deliver possession of the saleable spaces including units, parking spaces, etc. of the New Buildings at the said property to such person or persons including the nominee/s and/or assign/s of the Attorneys as it may in its absolute discretion think fit and proper.

29. To make necessary representations including filing of complaints and appeals before the Mahakuma Parishad Panchayat and other concerned authorities including the Court of Competent Jurisdiction or Forum in regard the fixation of rateable value of buildings (proposed New Buildings) under construction on the said property by the Panchayat and to file Appeals applications and other proceedings in any Court, forum or Tribunal.

30. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as I could do in person.

**AND GENERALLY** to act as the Attorneys in relation to the said property for and on our behalf to do and execute all instruments, acts, deeds, matters and things as fully and effectually as We could have done if personally present.

And We do hereby agree to ratify and confirm whatever the said Attorneys shall do or purport to be done by virtue of these presents in or about the said property as aforesaid.

**THE SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** the piece and parcel of land containing an area of 3.125 Acres be the same a little more or less situate lying at Mouza Kawakhari, Pargana- Patharghata, Touzi No. 91, J. L. No. 72 (formerly 95) comprising in R.S. Dag Nos. 25, 34 and 35 corresponding to L.R. Dag Nos. 81, 82, 83, 84, 99, 101 and 102 under R.S. Khatian Nos. 20/1 and 19 corresponding to L.R. Khatian No. 3409, Police Station- Matigara, District- Darjeeling, butted and bounded in the manner following:-



**ON THE NORTH** : By Land of Ajay Agarwal & Others; And 8 Ft. Wide Road  
**ON THE EAST** : By PWD Land, PWD Road and Entrance Road;  
**ON THE SOUTH** : By Land of Surja Moni Barman & Others;  
**ON THE WEST** : By River and Land of Others;

**IN WITNESS WHERE OF** I have signed this Power of Attorney at Siliguri on this the 27<sup>th</sup> day of August 2018.

**WITNESSES:**

1. *Secretary Preadal*  
*S/o Late Jagdish Preadal*  
*H.No: 4/1/21, Shantipara,*  
*Salugara, P.S: Bhaktinagar*  
*P.O: Salugara, Dist: Jalpaiguri*  
*Pin: 784004, COB.*

**EMBEE DREAMWORLD PRIVATE LIMITED**

*Susmit Kumar Agarwal*

**DIRECTOR**

**PRINCIPAL**

2. *Bhagyabati*  
*S/o Sris. K. Babu.*  
*Haidugan / Siliguri-66.*

*Ajay Agarwal*  
**ATTORNEY HOLDER**

Drafted by me and printed in my office,

*Ajay Agarwal*  
**RAJESH KUMAR AGARWAL**  
**ADVOCATE/SILIGURI**  
**Reg. No. WB/73/97**



# EMBEE DREAMWORLD PRIVATE LIMITED

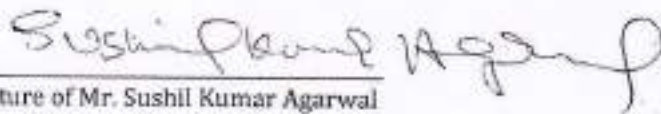
Extracts of the Minutes of the Meeting of Board of Directors of Embee Dreamworld Private Limited held at 6, Lyons Range, Unit No. 2, 5th Floor Kolkata WB 700001 on Monday, July 30, 2018

### Authority to sign

The Chairman informed the Board that an authority has to be given for executing all agreements and for every act whatsoever necessary in the matter of land development undertaken by Realm Construction for land located at Medical More, Kawakhari, Siliguri in favour of Realm Construction, Shanti Warehousing Corporation, 3<sup>rd</sup> Mile, Sevoke Road, Salugara, Siliguri-734008.

The Board discussed the matter and passed the following resolution:

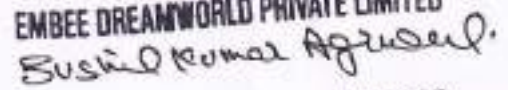
\*RESOLVED THAT Mr. Sushil Kumar Agarwal, Director whose signature is attested below, be and is hereby authorized to deal on behalf of the company to sign any agreement and necessary documents and do whatsoever required in the matter of land development undertaken by Realm Construction for land located at Medical More, Kawakhari, Siliguri in favour of Realm Construction, Shanti Warehousing Corporation, 3<sup>rd</sup> Mile, Sevoke Road, Salugara, Siliguri-734008 for and on behalf of the Company.



Signature of Mr. Sushil Kumar Agarwal

Attested

EMBEE DREAMWORLD PRIVATE LIMITED

EMBEE DREAMWORLD PRIVATE LIMITED  
  
DIRECTOR

 DIRECTOR

Director

EMBEE DREAMWORLD PRIVATE LIMITED

 DIRECTOR

Director



EMBEE DREAMWORLD PRIVATE LIMITED

*Sushil Kumar Agarwal*

DIRECTOR

स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER

ACRPAS405C



नाम / NAME

SUSHIL KUMAR AGARWAL

पिता का नाम / FATHER'S NAME

MAHABIR PRASAD AGARWAL

उत्पन्न तिथि / DATE OF BIRTH

07-10-1964

हस्ताक्षर / SIGNATURE

*Sushil Kumar Agarwal*

*Ch. Das*

आयकर अधिकारी, ए.ए.ए.

COMMISSIONER OF INCOME TAX, W.B.-B.

*Sushil Kumar Agarwal*

इस कार्ड के बिना / बिना जाते यह सूचना जारी करने  
वाले अधिकारी को सूचित / प्रत्यक्ष बन है  
संग्रह अधिकार अनुसूचित (एन.एन.टी.ए.)  
4-7,  
सेक्टर 1, कलकत्ता,  
कोलकाता - 700 069.

In case this card is lost/lost, kindly inform to the  
issuing authority:  
Joint Commissioner of Income-tax (Systems & Technical),  
2-7,  
Chowringhee Square,  
Calcutta-700 069.



**ভারত সরকার**  
 Unique Identification Authority of India  
 Government of India

তালিকাভুক্তির আইডি / Enrolment No. : 1215/91026/50818

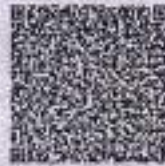
07/03/2014

To  
 SUSHIL KUMAR AGARWAL  
 শুশিল কুমার আগরওয়াল  
 SUMAN TEA  
 S P MUKHERJEE ROAD  
 M. B. TEA AND ALLIED PRODUCTS PVT LTD.  
 KHALPARA  
 Siliguri ( M. Corp)  
 Siliguri Bazar, Darjeeling  
 West Bengal - 734005



KL814455216FT

81440521



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5804 4128 6553**

আধার - সাধারণ মানুষের অধিকার



শুশিল কুমার আগরওয়াল  
 SUSHIL KUMAR AGARWAL  
 পিতা : মহাবীর প্রসাদ আগরওয়াল  
 Father : Mahabir Prasad Agarwala

মহাবীর IDCB: 07/10/1964  
 পুং / Male

5804 4128 6553



আধার - সাধারণ মানুষের অধিকার

*Sushil Kumar Agarwal*













Syam Agarwal

आयकर विभाग  
INCOME TAX DEPARTMENT  
SHYAM AGARWAL  
BEGRAJ AGARWAL  
26/12/1986  
Permanent Account Number  
AQQPA2164F  
Signature  
भारत सरकार  
GOVT. OF INDIA  
 27/12/2005

*Shyam Agarwal*











**FINGER IMPRESSION**

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT					
RIGHT					

*Sushil Kumar Agarwal*

EMBEE DREAMWORLD PRIVATE LIMITED  
*Sushil Kumar Agarwal*  
SIGN WITH DATE DIRECTOR

**FINGER IMPRESSION**

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT					
RIGHT					

*Shyam Agarwal*

*Shyam Agarwal*  
SIGN WITH DATE









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 04031000238998/2018

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 Suman Tea, S P Mukherjee Road, M B Tea And Allied Products Pvt Ltd, Khalpara, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734005	Represent ative of Principal [EMBEE DREAMW ORLD PRIVATE LIMITED ]			Signature with date EMBEE DREAMWORLD PRIVATE LIMITED Sushil Kumar Agarwal DIRECTOR
2	Shri Shyam Agarwal Shanti Ware Housing Corporation, Prakash Nagar, Salugara, 3rd Mile, Ward No. 42, Siliguri, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008	Represent ative of Attorney [REALM CONSTR UCTION ]			Signature with date Shyam Agarwal

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	DIWAKAR PRASAD Son of Late JAGDISH PRASAD H NO. 4/121 SHANTIPARA, SALUGARA, P.O.- SALUGARA, P.S.- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734008	Shri Sushil Kumar Agarwal, Shri Shyam Agarwal	<i>Diwakar Prasad</i>

(Suraj Lepcha)

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

### Major Information of the Deed

Deed No :	I-0403-05757/2018	Date of Registration	28/08/2018
Query No / Year	0403-1000238998/2018	Office where deed is registered	
Query Date	27/08/2018 2:30:39 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	RAJESH KUMAR AGARWAL SILIGURI COURT, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9434020016, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 5,62,50,000/-	Rs. 5,62,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 500/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040305668/2018		

#### Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Kauakhari-(72)

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	LR-81	LR-3409	Industrial use	Rupni	0.13 Acre	23,40,000/-	23,40,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L2	LR-82	LR-3409	Industrial use	Rupni	0.425 Acre	76,50,000/-	76,50,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L3	LR-83	LR-3409	Industrial use	Rupni	0.13 Acre	23,40,000/-	23,40,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L4	LR-84	LR-3409	Industrial use	Rupni	1.87 Acre	3,36,60,000/-	3,36,60,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L5	LR-99	LR-3409	Industrial use	Nala	0.04 Acre	7,20,000/-	7,20,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L6	LR-101	LR-3409	Industrial use	Rupni	0.44 Acre	79,20,000/-	79,20,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L7	LR-102	LR-3409	Industrial use	Rupni	0.09 Acre	16,20,000/-	16,20,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>312.5Dec</b>	<b>562,50,000 /-</b>	<b>562,50,000 /-</b>	
		<b>Grand Total :</b>			<b>312.5Dec</b>	<b>562,50,000 /-</b>	<b>562,50,000 /-</b>	

Major Information of the Deed :- I-0403-05757/2018-28/08/2018

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>EMBEE DREAMWORLD PRIVATE LIMITED</b> Unit No. 2, 5th Floor, 6, Lyons Range, Kolkata, P.O:- General Post Office, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAGCM5546G, Status :Organization, Executed by: Representative, Executed by: Representative

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>REALM CONSTRUCTION</b> Shanti Warehousing Corporation, Sevoke Road, Praka, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008 , PAN No.:: AAXFR9077R, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Sushil Kumar Agarwal (Presentant )</b> Son of Late Mahabir Prasad Agarwala Suman Tea, S P Mukherjee Road, M B Tea And Allied Products Pvt Ltd, Khalpara, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : EMBEE DREAMWORLD PRIVATE LIMITED (as Director)
2	<b>Shri Shyam Agarwal</b> Son of Late Begraj Agarwal Shanti Ware Housing Corporation, Prakash Nagar, Salugara, 3rd Mile, Ward No. 42, Siliguri, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQQPA2164F Status : Representative, Representative of : REALM CONSTRUCTION (as Partner)

**Identifier Details :**

Name & address	
DIWAKAR PRASAD Son of Late JAGDISH PRASAD H NO. 4/121 SHANTIPARA , SALUGARA, P.O:- SALUGARA, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri Sushil Kumar Agarwal, Shri Shyam Agarwal	

Major Information of the Deed :- I-0403-05757/2018-28/08/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	EMBEE DREAMWORLD PRIVATE LIMITED	REALM CONSTRUCTION-13 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	EMBEE DREAMWORLD PRIVATE LIMITED	REALM CONSTRUCTION-42.5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	EMBEE DREAMWORLD PRIVATE LIMITED	REALM CONSTRUCTION-13 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	EMBEE DREAMWORLD PRIVATE LIMITED	REALM CONSTRUCTION-187 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	EMBEE DREAMWORLD PRIVATE LIMITED	REALM CONSTRUCTION-4 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	EMBEE DREAMWORLD PRIVATE LIMITED	REALM CONSTRUCTION-44 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	EMBEE DREAMWORLD PRIVATE LIMITED	REALM CONSTRUCTION-9 Dec

## Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Kauakhari-(72)

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 81(Corresponding RS Plot No:- 25), LR Khatian No:- 3409	Owner:EMBEE DREAMWORLD pvt ltd Vineet Bansal, Gurdian:Binod Kumar bansal, Address:6,Lyons Range, Unit 2, 5th Floor, Kolkata 700001, Classification:রূপনী, Area:0.13000000 Acre,
L2	LR Plot No:- 82(Corresponding RS Plot No:- 25), LR Khatian No:- 3409	Owner:EMBEE DREAMWORLD pvt ltd Vineet Bansal, Gurdian:Binod Kumar bansal, Address:6,Lyons Range, Unit 2, 5th Floor, Kolkata 700001, Classification:রূপনী, Area:0.43000000 Acre,
L3	LR Plot No:- 83(Corresponding RS Plot No:- 35), LR Khatian No:- 3409	Owner:EMBEE DREAMWORLD pvt ltd Vineet Bansal, Gurdian:Binod Kumar bansal, Address:6,Lyons Range, Unit 2, 5th Floor, Kolkata 700001, Classification:রূপনী, Area:0.13000000 Acre,

Major Information of the Deed :- I-0403-05757/2018-28/08/2018

L4	LR Plot No:- 84(Corresponding RS Plot No:- 35), LR Khatian No:- 3409	Owner:EMBEE DREAMWORLD pvt ltd Vineet Bansal, Gurdian:Binod Kumar bansal, Address:6,Lyons Range, Unit 2, 5th Floor, Kolkata 700001, Classification:রূপনী, Area:1.87000000 Acre,
L5	LR Plot No:- 99(Corresponding RS Plot No:- 34), LR Khatian No:- 3409	Owner:EMBEE DREAMWORLD pvt ltd Vineet Bansal, Gurdian:Binod Kumar bansal, Address:6,Lyons Range, Unit 2, 5th Floor, Kolkata 700001, Classification:নাল, Area:0.04000000 Acre,
L6	LR Plot No:- 101(Corresponding RS Plot No:- 35), LR Khatian No:- 3409	Owner:EMBEE DREAMWORLD pvt ltd Vineet Bansal, Gurdian:Binod Kumar bansal, Address:6,Lyons Range, Unit 2, 5th Floor, Kolkata 700001, Classification:রূপনী, Area:0.44000000 Acre,
L7	LR Plot No:- 102(Corresponding RS Plot No:- 25), LR Khatian No:- 3409	Owner:EMBEE DREAMWORLD pvt ltd Vineet Bansal, Gurdian:Binod Kumar bansal, Address:6,Lyons Range, Unit 2, 5th Floor, Kolkata 700001, Classification:রূপনী, Area:0.09000000 Acre,

**Endorsement For Deed Number : I - 040305757 / 2018**

**On 27-08-2018**

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

Presented for registration at 14:30 hrs on 27-08-2018, at the Private residence by Shri Sushil Kumar Agarwal ..

**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 5,62,50,000/-

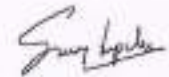
**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 27-08-2018 by Shri Sushil Kumar Agarwal, Director, EMBEE DREAMWORLD PRIVATE LIMITED, Unit No. 2, 5th Floor, 6, Lyons Range, Kolkata, P.O:- General Post Office, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by DIWAKAR PRASAD, , Son of Late JAGDISH PRASAD, H NO. 4/121 SHANTIPARA , SALUGARA, P.O: SALUGARA, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by profession Business

Execution is admitted on 27-08-2018 by Shri Shyam Agarwal, Partner, REALM CONSTRUCTION, Shanti Warehousing Corporation, Sevoke Road, Praka, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734008

Indetified by DIWAKAR PRASAD, , Son of Late JAGDISH PRASAD, H NO. 4/121 SHANTIPARA , SALUGARA, P.O: SALUGARA, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734008, by caste Hindu, by profession Business



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

**On 28-08-2018**

**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**

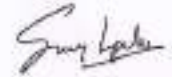
Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

Major Information of the Deed :- I-0403-05757/2018-28/08/2018

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 500/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 18948, Amount: Rs.500/-, Date of Purchase: 23/08/2018, Vendor name: J R DAS



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

Major Information of the Deed :- I-0403-05757/2018-28/08/2018

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2018, Page from 119897 to 119920

being No 040305757 for the year 2018.



*Suraj Lepcha*

Digitally signed by Suraj Lepcha  
Date: 2018.08.31 15:03:37 +05:30  
Reason: Digital Signing of Deed.

(Suraj Lepcha) 31/08/2018 15:03:29  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)