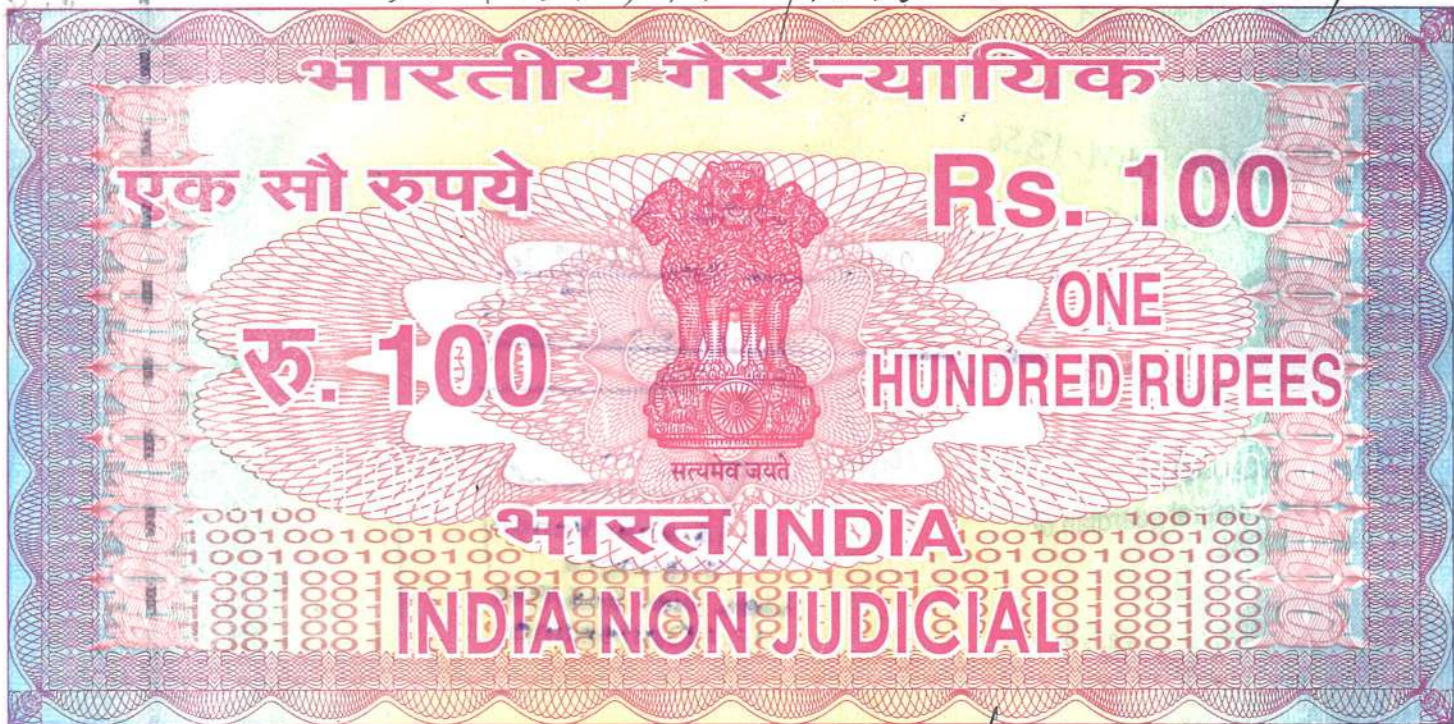


Sl. No. 3734/2022

P-3424/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

8/327305/2022 AE 996266

V.C - 532/2022

18/11/22
19/11/22
Chyanganika

Emporal M...

Rehe Bindal

For self and as a natural guardian of minor YANA BINDAL

Piyush Bindal

Harsh

Tejsh Bindal

: 1 :

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DEVELOPMENT POWER OF ATTORNEY

532 2022

NO. 532 2022

2300

4000

6700

18/11/2022

21/11/2022

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTER AND THE ENDOSEMENTS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

Chyanganika
ADL. DIST. SUE. REGISTRAR
SHIGURI
21/11/2022

Ambarish Majumdar



TA/VI-1356

Ambarish Majumdar



TA/VI-1357

2227

Date 26.08.2012

Sri Mainal Agastwari
Siliguri

100/- Tammoy Roy

Rekha Bindal

For self and as a natural guardian of
minor YANA BINDAL



TA/VI-1358

Riyush Bindal



TA/VI-1359

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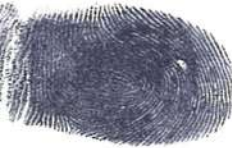
TA/VI-1360

Riyush Bindal



TA-1362

Mainal Agastwari



TA/VI-1363



Sub-Registrar
Siliguri-I, Dt. Darjeeling

[Signature]

Sub-Registrar
Siliguri-I, Dt. Darjeeling

19 NOV 2022

2022

18/11/2022

- Capal Roy
- Bosni Curneshwar Roy
- East - Chayan Patra
- 0 - Ahogomali
- S - Bhaktinagar
- Dist - Jalpaiguri

Omparkash Agarwal

Rekha Bindal

For self and as a natural guardian of
minor YANA BINDAL

Piyush Bindal

Naresh

Piyush Bindal

:2:

Nirmal Bindal

1. SRI OMPARKASH AGARWAL alias Omparkash Agarwala, Son of Late Birajlal Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sharda Appartment, Gurunanak Sarani, Punjabi Para Ward No. 13, Siliguri, P.O and P.S – Siliguri, District – Darjeeling, **(PAN: ADFPA3665D)**.

2a) SMT REKHA BINDAL, wife of Late Nirmal Bindal, Hindu by Religion, Indian by Nationality, House-wife by Occupation, Resident of C-3, 3rd Floor, Ward No.43, Shyam Vatika, 2nd Mile Sevoke Road, P.O. Sevoke Road and P.S. Bhaktinagar, in the District of Jalpaiguri, **(PAN: ACUPB9356Q)**.

2b) SRI PIYUSH BINDAL, Son of Late Nirmal Bindal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of C-3, 3rd Floor, Ward No.43, Shyam Vatika, 2nd Mile Sevoke Road, P.O. Sevoke Road and P.S. Bhaktinagar, in the District of Jalpaiguri, **(PAN: EGQPB9646P)**.

2c) MISS YANA BINDAL, Minor Daughter of Late Nirmal Bindal, Hindu by Religion, Indian by Nationality, Student by Occupation, Resident of C-3, 3rd Floor, Ward No.43, Shyam Vatika, 2nd Mile Sevoke Road, P.O. Sevoke Road and P.S. Bhaktinagar, in the District of Jalpaiguri-**(AADHAR NO. 4361 5891 8014)**, Represented by her Natural Guardian and mother, **SMT REKHA BINDAL** one of the Land Owner hereof.

3. SRI NARESH AGARWAL, Son of Late Kishorilal Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Flat No. C3, Shyam Vatika, Shyam Mandir Lane, 2nd mile, Siliguri P.O. Siliguri, P.S. Bhaktinagar, District – Jalpaiguri, **(PAN: ACHPA4969P)** and



[Handwritten signature]

Advt. Insp. Sub-Registra
Siliguri-I, Dt. Darjeeling

~~19 NOV 2022~~

18/11/2022

Omparkash Agarwal

Rajesh Bindal

For self and as a natural guardian of
minor YANA BINDAL

Piyush Bindal

Shew Prasad

: 3 :

Piyush Bindal

Mrinal Agarwal

4) **SRI RAJESH BINDAL**, Son of Late Shew Prasad Agarwal alias Late Sheo Prasad Bindal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Modhubon Apartment, Block B, Flat A2, Akshaytara Lane, Sevoke Road, Ward No. 41, Siliguri, P.O and P.S Siliguri, District – Darjeeling, - hereinafter collectively called the “**PRINCIPALS**”. (PAN:ADVPB0867A)

AND

SRI MRINAL AGARWAL, son of Sri Naresh Kumar Agarwal, Partner of MSN Builders, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Cigarette Company Compound, S.F Road, P.O Siliguri Bazar, P.S Siliguri, District - Darjeeling — hereinafter called the “**ATTORNEY**”.

WHEREAS (1a) **SRI OMPARKASH AGARWAL** alias Omparkash Agarwala and **KISHORILAL AGARWALA** had jointly purchased land measuring 15 Kathas 8 Chhataks from Sri Gulab Chand Agarwala, Son of Late Chanduram Agarwala, by virtue of Registered Deed of Conveyance, dated 20.08.1976 being Document No.I-4847 and the same was registered in the Office of the Sub-Registrar Siliguri, in the District of Darjeeling.

Amprakash Agarwal

Rekha Bindal

For self and as a natural guardian of
minor YANA BINDAL

Piyush Bindal

Shorath

Rajesh Bindal

Nirmal Bindal

: 4 :

AND WHEREAS the above said Kishorilal Agarwala executed a Will dated 20-12-1996 whereby he bequeathed his $\frac{1}{2}$ undivided share measuring 7 Kathas 12 Chhataks out of total land measuring 15 Kathas 8 Chhataks in favour of the abovenamed three persons, **SRI NIRMAL BINDAL, SRI NARESH AGARWAL and SRI RAJESH BINDAL** and thereafter by virtue of PROBATE granted by District Delegate, Civil Judge (Senior Division), Siliguri, in Misc Judicial (Probate) Case No. 10/98, **Sri NIRMAL BINDAL** Son of Late Kishorilal Agarwala became the owner of undivided share of land measuring 5 Kathas 3 Chhataks, **SRI NARESH AGARWAL**, Son of Late Kishorilal Agarwala became the owner of undivided share of land measuring 1 Katha 11 Chhataks and **SRI RAJESH BINDAL**, Nephew of Late Kishorilal Agarwala became the owner of undivided share of land measuring 14 Chhataks.

AND WHEREAS the abovenamed **Sri Rajesh Bindal**, Son of Late Shew Prasad Agarwal alias Late Sheo Prasad Bindal had also purchased land measuring 5 Kathas from Sri Satya Narayan Sharma, Son of Sri Monphul Sharma, by virtue of a Registered Deed of Conveyance, dated 07.10.2003, being document No. I- 111 for the year 2004 and the same was registered in the office of the ADSR Siliguri, in the District of Darjeeling.

AND WHEREAS possessing the above said property, **Sri NIRMAL BINDAL** died intestate leaving behind his Mother, **SMT PUSHPA DEVI AGARWAL**, Wife, **SMT REKHA BINDAL**, one daughter **MISS YANA BINDAL** and son **PIYUSH BINDAL**, as his only legal heirs as per the HINDU SUCCESSION ACT, 1956 and they jointly inherited undivided land measuring 5 Kathas 3 Chhataks of Late Nirmal Bindal.

Pushpa Devi
Rekha Bindal
For self and as a natural guardian of
minor YANA BINDAL

Piyush Bindal

Harsh
Piyush Bindal

Harsh

: 5 :

AND WHEREAS possessing the above said property **SMT PUSHPA DEVI AGARWAL** gifted her undivided share of land measuring 933.75 sq ft to her Daughter-in-Law, **SMT REKHA BINDAL**, by virtue of Registered Deed of Gift, dated 24.08.2022 being Document No. I – 2537 for the year 2022 and the same was registered in the Office of the Additional District Sub-Registrar Siliguri, in the District of Darjeeling.

AND WHEREAS in the manner aforesaid abovenamed Principals, became the absolute owners of land measuring 20 Kathas 8 Chhataks.

WHEREAS We, have entered into a Development Agreement dt 17.11.22 with “**MSN BUILDERS**”, being Document No. I- 3385 for the year 2022 and the same was registered in the office of the ADSR Siliguri , District Darjeeling.

AND WHEREAS We, do hereby nominate, constitute and appoint the **SRI MRINAL AGARWAL**, son of Sri Naresh Kumar Agarwal, Partner of “MSN Builders” as our true and lawful attorney to act for us in the matters, deeds and things particularly with respect to the Schedule Property.

1. To appear for and represent us before all Municipal Bodies/Corporation, SJDA, Panchayat, Revenue Office/s, Settlement Office/s, before any Magistrate and in all Courts having civil, criminal, original, appellate, revisional or special jurisdiction, before any Tribunal and/ or other authorities and in all Govt./Semi Govt. Department/office in respect of any matter relating to the scheduled land only.

Bhupendra Narayan

Rohit Bindal

For self and as a natural guardian of
minor YANA BINDAL

Piyush Bindal

Statement

Piyush Bindal

Hainakal

: 6 :

2. To bring commence, prosecute or defend and carry through Judgment and execution, all actions or any other proceedings throughout India in which We may be interested and for such purpose to appoint Advocates, Barristers, Solicitors, Attorney, Pleaders, Mukhtars, Revenue Agents, or any other class of legal Practitioners and in connection thereof to sign paints, affidavits, written statements, petitions including petition of compromise or to furnish securities if necessary on our behalf or to refer any matter arising therein to arbitration for us and on our behalf in respect of any matter relating to the scheduled land only.
3. To make payment/deposit of Khazna, installments and/or any other taxes as may be levied with respect to the schedule property by the concerned authority/ies.
4. To execute all necessary documents required for LUCC and for passing of the sanctioned building plan.
5. To enter into agreement of sale or transfer the Residential Flats cum commercial complex and Parking Space of the Developer's Area to be constructed on the below Schedule land.
6. To receive any advance or buina money thereof in respect of entering into any agreement of sale of the Developer's Area and to give valid receipt/s thereof.

Gopalakrishnan Narayan

Reha Bindal

"
For self and as a natural guardian of
minor YANA BINDAL

Piyush Bindal

Statements

Piyush Bindal

Bindal

:7:

7. And be it noted that this power is being executed in favour of the attorney to construct residential cum commercial complex and parking space and that the attorney has the power to execute and present for registration sale deed, lease deed or any other document in respect of the "Developers Area" only as mentioned in the Development Agreement.
8. To sell or transfer the Residential Flats cum commercial complex and Parking Space to be constructed on the Developers Area, with all right, title, interest and easements thereto and to execute and sign proper sale deed/s in this connection and to incorporate assurance in the sale deed/s relating to the perfectness of the title of the property and present the sale deed for Registration in the D.S.R., A.D.S.R. or any other registration office.
9. And generally to do, perform or execute or cause to be done, perform or execute 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 concerned.

And We, hereby agree, confirm and ratify all such acts, deeds and proceedings done legally and in a bonafide manner by our said Attorney in respect of the Schedule land only by virtue of these presents and the same shall be binding on us and be of full force and effect as if the same was done/executed by us.

Ganesh Chandra Majumdar

Rohini Bindal

of self and as a natural guardian of
minor YANA BINDAL

Piyush Bindal

Harish

:8:

Piyush Bindal

Harish

SCHEDULE

ALL that piece or parcel of vacant homestead land measuring 20 Kathas 8 Chhataks situated at Mouza Siliguri , appertains to and forms part of R.S Plot No 9620, recorded in RS Khatian No.870 , J.L. No. 110 (88), Pargana Baikunthapur, situated at Punjabi Para, Ward No. 13, P.S. Siliguri, District Darjeeling.

The said entire land is bounded and butted as follows :-

North Land of MSN Builders and others .

South 22 ft wide Road.

East Land of Sri CC Sharma

West 15ft wide Road.

:9:

IN WITNESS WHEREOF, We the abovenamed Principals and attorney in good health and conscious mind have put our signatures on this Power of Attorney on this the 18th day of NOVEMBER 2022

WITNESSES:-

1. Ropal Roy
S/O Sri Anureshwar Roy
East Chayan Patra
P.O - Ahogomali
PS - Bhaktinagar
Dist - Jalpaiguri
Pin - 734006

2. Mary Concepta Rozario
W/o Mr. Peter Johnny Rozario
Siliguri

Ambarish Kumar

Rakhe Bindal

For self and as a natural guardian of
minor YANA BINDAL

Riyush Bindal

Harsh

Lejish Bindal

PRINCIPALS

Manoj Agarwal

ATTORNEY

Drafted by me and printed in
my office

Manoj Agarwal

MANOJ AGARWAL

Advocate, Siliguri

Enrl. No. F-505/434/1997



Anuparksh Bhanuwal

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
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RIGHT HAND					

Anuparksh Bhanuwal

Signature



Rishi Bindal

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LEFT HAND					
RIGHT HAND					

Rishi Bindal

Signature

For self and as a natural guardian of minor YANA BINDAL



Piyush Bindal

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LEFT HAND					
RIGHT HAND					

Piyush Bindal

Signature



Naval

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RIGHT HAND					

Naval

Signature

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RIGHT HAND					

Rajesh












PHOTO
Rajesh Bindal

Rajesh Bindal

Signature

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Signature

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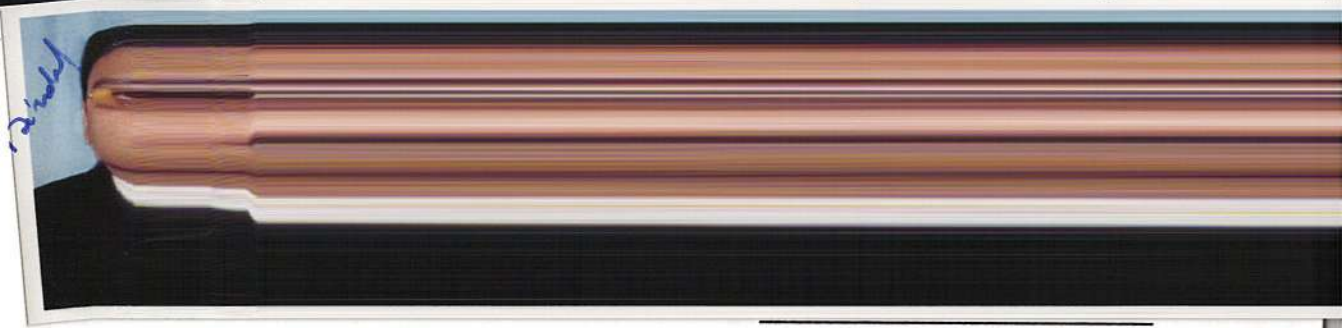
Signature

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Signature of Identifier



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0402000532/2022	Date of Application	18/11/2022
Query No / Year	04028003277055/2022		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Applicant Name of QueryNo	Mr Manoj Agarwal		
Stampduty Payable	Rs.50/-		

Fee Details	J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/-
Remarks	





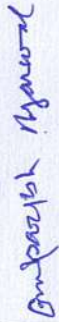


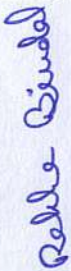
Government of West Bengal

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



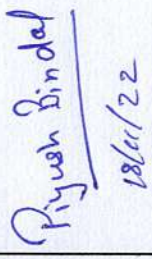





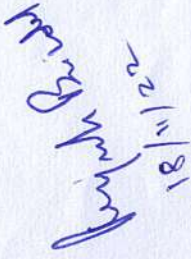
OFFICE OF THE A.D.S.R. SILIGURI, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04028003277055/2022



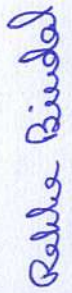


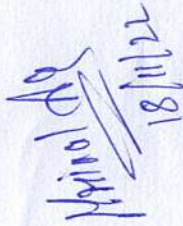



I. Signature of the Person(s) admitting the Execution at Private Residence.

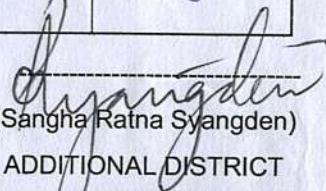
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr OM PARKASH AGARWAL Alias Mr OM PROKASH AGARWALA SHARDA APARTMENT, Block/Sector: GIRI INANAK SARANI	Principal			 18/11/22
2	Smt REKHA BINDAL SHAYAM VATIKA, C-3, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001	Principal			 18/11/22

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr PIYUSH BINDAL SHYAM VATIKA,C-3, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001	Principal			 18/11/22
4	Mr NARESH AGARWAL SHYAM VATIKA, C-3, Block/Sector: SHAYAM MANDIR LANE, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001	Principal			 18/11/22
5	Mr RAJESH BINDAL MODHUBON APARTMENT, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Principal			 18/11/22

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr REKHA BINDAL SHYAM VATIKA C-3, Block/Sector: NEAR SHYAM MANDIR, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001	Guardian of Principal [Miss YANA BINDAL]			 18/11/22 for self and as a natural guardian of minor YANA BINDAL
7	Mr MRINAL AGARWAL CIGARATTE COMPAY COMPOUND, Block/Sector: S.F. ROAD, City:- Siliguri Mc, P.O:- SILIGIURI BAZAR, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	Represent ative of Attorney [MSN BUILDER S]			 18/11/22
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Gopal Roy Son of Shri Guneshwar Roy East Chayan Para, City:- Not Specified, P.O:- Ghogomali, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006	Mr OM PARKASH AGARWAL, Smt REKHA BINDAL, Mr PIYUSH BINDAL, Mr NARESH AGARWAL, Mr RAJESH BINDAL, Mr REKHA BINDAL, Mr MRINAL AGARWAL			 18/11/22


(Sangha Ratna Syangden)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.3.R.
SILIGURI
Darjeeling, West Bengal

Major Information of the Deed

Deed No :	I-0402-03424/2022	Date of Registration	21/11/2022
Query No / Year	0402-8003277055/2022	Office where deed is registered	
Query Date	18/11/2022 12:28:52 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Manoj Agarwal Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832062005, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 5,52,83,585/-		
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]:- 040203385/2022 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: PANJABI PARA WARD NO.13, Mouza: Siliguri, Pin Code : 734001

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-9620	RS-870	Bastu	Bastu	20 Katha 8 Chatak		5,52,83,585/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					33.825Dec	0 /-	552,83,585 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr OM PARKASH AGARWAL, (Alias: Mr OM PROKASH AGARWALA) (Presentant) Son of Late BRIJLAL AGARWAL SHARDA APARTMENT, Block/Sector: GURUNANAK SARANI, City:- Siliguri Mc, P.O: SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN. 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5D, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence

2	<p>Smt REKHA BINDAL Wife of Late NIRMAL BINDAL SHAYAM VATIKA, C3, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx6Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence</p>
3	<p>Mr PIYUSH BINDAL Son of Late NIRMAL BINDAL SHYAM VATIKA,C3, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EGxxxxxx6P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence</p>
4	<p>Miss YANA BINDAL Daughter of Late NIRMAL BINDAL SHYAM VATIKA, C-3, Block/Sector: SHYAM MANDIR LANE, City:- Siliguri Mc P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, Applied for Form 60, Aadhaar No: 43xxxxxxxx8014, Status :Minor, Executed by: Guardian, Executed by: Guardian</p>
5	<p>Mr NARESH AGARWAL Son of Late KISHORI LAL AGARWAL SHYAM VATIKA, C3, Block/Sector: SHAYAM MANDIR LANE, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:-734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx9P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence</p>
6	<p>Mr RAJESH BINDAL Son of Late SHEW PRASAD AGARWAL MODHUBON APARTMENT, City:- Siliguri Mc, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx7A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>MSN BUILDERS S.F. ROAD SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 , PAN No.:: AAxxxxxx3G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

Guardian Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr REKHA BINDAL Wife of Late NIRMAL BINDAL SHYAM VATIKA C-3, Block/Sector: NEAR SHYAM MANDIR, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: ACxxxxxx6Q,Aadhaar No Not Provided Status : Guardian, Guardian of : Miss YANA BINDAL</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr MRINAL AGARWAL Son of Shri NARESH AGARWAL CIGARATTE COMPAY COMPOUND, Block/Sector: S.F. ROAD, City:- Siliguri Mc, P.O:- SILIGIURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : MSN BUILDERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Gopal Roy Son of Shri Guneshwar Roy East Chayan Para, City:- Not Specified, P.O:- Ghogomali, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006			
Identifier Of Mr OM PARKASH AGARWAL, Smt REKHA BINDAL, Mr PIYUSH BINDAL, Mr NARESH AGARWAL, Mr RAJESH BINDAL, Mr REKHA BINDAL, Mr MRINAL AGARWAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr OM PARKASH AGARWAL	MSN BUILDERS-5.6375 Dec
2	Smt REKHA BINDAL	MSN BUILDERS-5.6375 Dec
3	Mr PIYUSH BINDAL	MSN BUILDERS-5.6375 Dec
4	Miss YANA BINDAL	MSN BUILDERS-5.6375 Dec
5	Mr NARESH AGARWAL	MSN BUILDERS-5.6375 Dec
6	Mr RAJESH BINDAL	MSN BUILDERS-5.6375 Dec

Endorsement For Deed Number : I - 040203424 / 2022

On 18-11-2022

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

Presented for registration at 19:45 hrs on 18-11-2022, at the Private residence by Mr OM PARKASH AGARWAL Alias Mr OM PROKASH AGARWALA, one of the Executants.

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 5,52,83,585/-

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

Execution is admitted on 18/11/2022 by 1. Mr OM PARKASH AGARWAL, Alias Mr OM PROKASH AGARWALA, Son of Late BRIJLAL AGARWAL, SHARDA APARTMENT, Sector: GURUNANAK SARANI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Smt REKHA BINDAL, Wife of Late NIRMAL BINDAL, SHYAM VATIKA, C-3, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 3. Mr PIYUSH BINDAL, Son of Late NIRMAL BINDAL, SHYAM VATIKA, C-3, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 4. Mr NARESH AGARWAL, Son of Late KISHORI LAL AGARWAL, SHYAM VATIKA, C-3, Sector: SHYAM MANDIR LANE, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 5. Mr RAJESH BINDAL, Son of Late SHEW PRASAD AGARWAL, MODHUBON APARTMENT, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Identified by Mr Gopal Roy, , Son of Shri Guneshwar Roy, East Chayan Para, P.O: Ghogomali, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Others

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

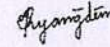
Execution is admitted on 18-11-2022 by Mr MRINAL AGARWAL, PARTNER, MSN BUILDERS, S.F. ROAD SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Identified by Mr Gopal Roy, , Son of Shri Guneshwar Roy, East Chayan Para, P.O: Ghogomali, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Others

Executed by Guardian

Execution is admitted by Mr REKHA BINDAL, , Wife of Late NIRMAL BINDAL, SHYAM VATIKA C-3, Sector: NEAR SHYAM MANDIR, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession House wife as the guardian of minor Miss YANA BINDAL SHYAM VATIKA, C-3, Sector: SHYAM MANDIR LANE, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001

Identified by Mr Gopal Roy, , Son of Shri Guneshwar Roy, East Chayan Para, P.O: Ghogomali, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Others



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

On 21-11-2022

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 : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2227, Amount: Rs.100.00/-, Date of Purchase: 26/08/2022, Vendor name: T Roy

Sangha Ratna Syangden

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2022, Page from 101133 to 101156
being No 040203424 for the year 2022.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN
Date: 2022.11.25 16:17:39 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2022/11/25 04:17:39 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)