

5603/19

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13/08/2019
 05:45 P.M.
 S. (1) 182576/2019

पश्चिम बंगाल WEST BENGAL

X 942938

Visit Commission Case No. 1615/19

✓ Rajat Agard
 ✓ Anshu
 ✓ Ramkishan Gang
 ✓ R. Das
 ✓ D.M. VENTURES
 Partner

GENERAL POWER OF ATTORNEY AFTER DEVELOPMENT AGREEMENT



Certified that the Document is attached to Registration and the Signature Sheet and the Endorsement Sheet attached to this Document are part of this Document

[Handwritten Signature]

Contd. To next sheet

Add. District Sub-Registrar
 Bhakti Nagar, Jajpuri

16 AUG 2019

SL NO 17188 Date 19/7/2019
PURCHASER Bansing Agarwal & another.
Full Address Siliguri
Total Value 51675/-
Stamp Purchased from JPG Treasury-1

RB
STAMP VENDOR
JAYA RANI DAS
Licence No. 1 of 99-2000
Add. DSP Office, Rajgarh, Jaipur

Bansing Agarwal

 2732

Bansing Agarwal

 2733

and date

 2734



Ranjana Gang

Addl. Dist Sub-Registrar
Shakti Nagar, Dist-Jaipur

 2735

Rohel

13 AUG 2019



Pradyum Agarwal

Chandrasekhar

Ram Niwas Garg

Rohini

Prasad

D.M. VENTURE

Principals
Partners

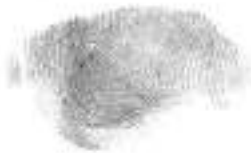
WHEREAS

1. SRI BAJRANG AGARWAL S/O Sri Bhagwan Das Agarwal, **2. SRI KANHAYA LAL AGARWAL** S/O Late Phusaram Agarwal@Phusram Agarwal, **3. SRI RAM NIWAS GARG** S/O Late Bhagwan Das Garg, **4. SRI RAKESH SINHAL** S/O Sri Radheshyam Sinhal & **5. SRI PRAMOD KUMAR SINHAL** S/O Late Ram Kumar Sinhal, all are Hindu by Religion, Citizen by Indian, Business by Occupation, No.1 to No.3 are residing at Green Valley, Upper Bhanunagar, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin-734001, No.4 residing at R. C. Mintri Road, Kalimpong, P.O, P.S & Dist. Kalimpong, Pin-734301 & No. 5 residing at Ashrampara, Siliguri, P.O & P.S-Siliguri, Dist-Darjeeling, in the state of West Bengal, hereinafter jointly called the "**PRINCIPALS/OWNERS**".

WHEREAS the above named principals/owners are the absolute owners of all that piece or parcel of land measuring 6.5(Six Point Five) Kathas, appertaining to R. S. Plot No. 203, recorded in R. S. Khatian No. 200/19, under R. S. Sheet No. 13, J. L. No 2, situated at Mouza-Dabgram, Pargana-Baikunthapur, P.S. Bhaktinagar, Dist-Jalpaiguri, by virtue of Deed of Sale, recorded in Book No. I, CD Volume No. 14, Pages from 732 to 750, being Document No. 05058, for the year 2010, registered at A.D.S.R Rajganj, executed by **Sri Durga Prasad Agarwal & Others** of Shivaji Road, Khalpara, Siliguri and shall ever since then the above named principals/owners have been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

AND WHEREAS the above named principals/owners are also the absolute owners of all that piece or parcel of land measuring 15(Fifteen) Kathas, appertaining to R. S. Plot No. 203, recorded in R. S. Khatian No. 200/19, under R. S. Sheet No. 13, J. L. No 2, situated at Mouza-Dabgram, Pargana-Baikunthapur, P.S. Bhaktinagar, Dist-Jalpaiguri,

Pr



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2737

D.M. VENTURES

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Partner



2738

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*Sarbu Chakravarty
S/o - Achin Chakravarty
Khalpara, Siliguri*



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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist Jalpaiguri

13 AUG 2019

Rajsing Agarwal

ON BEHALF OF

Ramnikumar
Garg

Rohini

Ramesh

D.M. VENTURES

M. K. Partner

by virtue of Deed of Sale, recorded in Book No. I, CD Volume No. 14, Pages from 751 to 769, being Document No. 05059, for the year 2010, registered at A.D.S.R Rajganj, executed by **Sri Durga Prasad Agarwal & Others** of Shivaji Road, Khalpara, Siliguri and shall ever since then the above named principals/owners have been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

AND WHEREAS the above named principals/owners are also the absolute owners of all that piece or parcel of land measuring 20(Twenty) Kathas, appertaining to R. S. Plot No. 203, recorded in R. S. Khatian No. 200/19, under R. S. Sheet No. 13, J. L. No 2, situated at Mouza-Dabgram, Pargana-Baikunthapur, P.S. Bhaktinagar, Dist-Jalpaiguri, by virtue of Deed of Sale, recorded in Book No. I, CD Volume No. 14, Pages from 770 to 788, being Document No. 05060, for the year 2010, registered at A.D.S.R Rajganj, executed by **Sri Durga Prasad Agarwal & Others** of Shivaji Road, Khalpara, Siliguri and shall ever since then the above named principals have been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

AND WHEREAS the above named principals/owners are also the absolute owners of all that piece or parcel of land measuring 14.625(Fourteen Point Six Two Five) Kathas, appertaining to R. S. Plot No. 203, recorded in R. S. Khatian No. 200/19, under R. S. Sheet No. 13, J. L. No 2, situated at Mouza-Dabgram, Pargana-Baikunthapur, P.S. Bhaktinagar, Dist-Jalpaiguri, by virtue of Deed of Sale, recorded in Book No. I, CD Volume No. 14, Pages from 789 to 807, being Document No. 05061, for the year 2010, registered at A.D.S.R Rajganj, executed by **Sri Durga Prasad Agarwal & Others** of Shivaji Road, Khalpara, Siliguri and shall ever since then the above named principals/owners have been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

Agarwal



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

13 AUG 2019

Pranjay Agarwal:
On Behalf of

Raminivas Agarwal

Rohini

Prad

D.M. VENTURES

Pranjay Partner

AND WHEREAS by virtue of aforesaid Four Separate Deed of Conveyance the above named principals/owners have become the sole absolute owner of the aforesaid land total measuring 56.125(Fifty Six Point One Two Five) Kathas jointly, having permanent heritable & transferable right, title & interest therein.

AND WHEREAS accordingly after several rounds of discussions and after considering all aspects the above named owners/principals decided to enter into a registered development agreement with one "M/S D. M. VENTURES", a Partnership Firm, having its office at C/o Mrinal Agarwal, Platinum Square, Opposite SBI Bank, P.O & P.S. Siliguri, Dist. Darjeeling, Pin-734005, in the State of West Bengal, represented by one of its partner SRI MRINAL AGARWAL(P.A. No AKSPA1033F) S/O Sri Naresh Kumar Agarwal, Hindu by Religion, Citizen by Indian, Business by Occupation, residing at Cigerete Company Compound, S. F. Road, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, Pin-734001, in the State of West Bengal, hereinafter called the DEVELOPER/ATTORNEY and the aforesaid development agreement containing mutually agreed terms and conditions was duly registered with the office of the Additional District Sub Registrar Bhaktinagar, Dist. Jalpaiguri, recorded in Book No. I, being Document No. I-5290, for the year 2019.

AND WHEREAS in the aforesaid development agreement the above named owners agreed to execute and register a general power of attorney where upon empowering the above named developer "M/S D. M. VENTURES" to execute proper deed of conveyances or any other documents with respect to the sale of the developers allocation as decided and agreed by the parties of the aforesaid development agreement.

Pranjay

Pranjay Agarwal:

D.M. VENTURES

Mrinal Agarwal
Partner

Bojraj Agarwal

on Behalf of

Ramniwas Garg

R. Lal

Pranab Kumar

NOW KNOW ALL MEN BY THESE PRESENTS that We 1. SRIBAJRANG AGARWAL S/O Sri Bhagwan Das Agarwal, 2. SRI KANHAYA LAL AGARWAL S/O Late Phusaram Agarwal@Phusram Agarwal, 3. SRI RAM NIWAS GARG S/O Late Bhagwan Das Garg, 4. SRI RAKESH SINHAL S/O Sri Radheshyam Sinhal & 5. SRI PRAMOD KUMAR SINHAL S/O Late Ram Kumar Sinhal, all are Hindu by Religion, Citizen by Indian, Business by Occupation, No.1 to No.3 are residing at Green Valley, Upper Bhanunagar, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin-734001, No.4 residing at R. C. Mintri Road, Kalimpong, P.O, P.S & Dist. Kalimpong, Pin-734301 & No. 5 residing at Ashrampara, Siliguri, P.O & P.S-Siliguri, Dist-Darjeeling, in the state of West Bengal, do hereby nominate, appoint and constitute One partner SRI MRINAL AGARWAL(P.A. No AKSPA1033F) S/O Sri Naresh Kumar Agarwal, Hindu by Religion, Citizen by Indian, Business by Occupation, residing at Cigerete Company Compound, S. F. Road, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, Pin-734001, in the State of West Bengal, of "M/S D. M. VENTURES", a Partnership Firm, having its office at C/o Platinum Square, Opposite SBI Bank, P.O & P.S. Siliguri, Dist. Darjeeling, Pin-734005, in the State of West Bengal, as our true and lawful Attorney to act for us and on our behalf and authorize him to do the following acts and things hereinafter mentioned.

1. To cause and prepare, sign, submit necessary building plans, drawings, elevations plans to the appropriate authorities, Dabgram-II Gram Panchayat ,SJDA,S.M.C, Aviation, Fire and all Government authorities and departments and get the same sanctioned from the appropriate authorities.
2. To employ architects, engineers, labour contractors, site assistants, office staffs and other required employees for the development and construction of the proposed building on the aforesaid landed property.

Mrinal

Pradyum Aggarwal:

on Behalf of

Ramnikar Singh

Rohit

Red mark

D.M. VENTURES

Himal Singh
Partner

3. To enter into agreement with the suppliers of the building materials and other equipments as required for the construction of the same and to take all necessary steps, actions for the construction of the same.
4. To negotiate with the intended purchaser/s and finalize the consideration amount and enter in to agreement to sale in respect of the developer's allocation as determined in the aforesaid development agreement.
5. To execute and sign Deed of sale, Deed of Rectification or any instrument in respect of sale of developer's allocation as determined in the aforesaid development agreement in favor of intended purchaser/s. To Execute Deed of sale or any other document necessary to effectuate the transfer in favor of purchaser/s and for the aforesaid purpose or purposes and cause the same to be stamped registered or authenticated as the case may be.
6. To appear before any Registrar or Sub – Registrar or any other Authority for the purpose of the said transfer and present the deed of Conveyance and any other Instrument before him/them for registration and to admit the execution of the deed or Instrument and to have the same registered according to law.
7. To put the Purchaser/s in possession of the said developers allocation as determined in the aforesaid development agreement or any part thereof as the case may be.
8. To cause mutation, where necessary, effected in the Revenue Office/Board and to make such statements personally or through pleader or other Agent to effectuate the aforesaid purpose.
9. Selling Power of 50% share will remain with land owners & Selling Power of 50% will remain with developer of their respective demarcated areas in the plan.

Prj

Copy of Agreement

On 21.11.2011

R. Sankar Das

Rohal Das

Rudra Das

D.M. VENTURES

M. M. Das, Partner

The said Attorney shall also be entitled to prosecute or defend any suit, complaint or other proceeding in respect of the aforesaid property and for the aforesaid purpose or purposes, to appoint any pleader or advocate on our behalf and to prosecute and defend such legal proceeding in or before any Court, Civil, Criminal and Revenue, or Officer or Appellate or Revisional Court or Authority and for such purpose the said Attorney may accept service of summons or notice issued by any Lawful Authority and the said Attorney is also authorized to sign and verify plaints and written Statements for the aforesaid purpose and also to swear affidavits for the aforesaid purpose.

AND GENERALLY to do all lawful acts necessary for the aforesaid purpose.

AND WE HEREBY AGREE that all acts and things lawfully done by our said Attorney shall considered as acts, and things done by us and we undertake to ratify and confirm all and whatsoever our said Attorney will lawfully do and cause to be done by virtue of this **POWER OF ATTORNEY** relating to the aforesaid property as mentioned in the Schedule Below.

SCHEDULE

(Land for Development)

All that piece or parcel of vacant land measuring about **56.125 (Five Six point One Two Five)** Kathas, appertaining to R. S. Plot No. **203**, recorded in R. S. Khatian No. **200/19**, under R. S. Sheet No. **13**, J. L. No **2**, situated at Mouza-**DABGRAM**, Pargana-Baikunthapur, P.S. Bhaktinagar, Dist-Jalpaiguri, within **Dabgram-II Gram Panchayat Area**, Addl. Dist. Sub-Registry Office Bhaktinagar, Dist. Jalpaiguri.

The said land is butted and bounded as follows :-

By the North: Land of Gopal Sarkar, Niren Roy & Others

By the South: 10 Ft. wide Non Metal Road

By the East : Land of Haren Sarkar, Sunil Sanyal & Others

By the West : 60 Ft. wide Eastern by Pass Road

Key

All that other remaining Flats/area, parking spaces of the building to be constructed in the Schedule land by the Developer according to the sanctioned building plan of the Dabgram-II Gram Panchayat, together with undivided proportionate share of land and common parts of the building.

IN WITNESS WHERE OF, We have signed this Power of Attorney at Siliguri on this the 13th day of AUGUST 2019

Witness:-

1.

Santu Chakraborty
Santu Chakraborty
S/O Late Ashim Chakraborty
R/O-Khalpara, Siliguri
P.O-Siliguri Bazar
P.S-Siliguri
Dist. Darjeeling
Pin-734005

2.

Chartered by
S/O-Sri. B. K. Das
Sd/- Prayag Das
R/O - Sd/- B. K. Das
P.S - Bhulabingra

D.M. VENTURES

Manoj Kumar Kedia
Partner

**SEAL & SIGNATURE
OF ATTORNEY**

1. *Prayag Das*
2. *[Signature]*
3. *Ramkrishna Das*
4. *Rohit*
5. *[Signature]*

**ATTESTED BY
EXECUTORS/PRINCIPALS**

Drafted and Printed in my Office
As per instruction of the party

Manoj Kumar Kedia
(Manoj Kumar Kedia)
Advocate, Siliguri
Regn No. WB/94/1997

EXECUTANT FINGER PRINT SHEET



		Thumb.	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand						
Right Hand						

Bajrang Agarwal

EXECUTANT FINGER PRINT SHEET



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Left Hand						
Right Hand						

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EXECUTANT FINGER PRINT SHEET




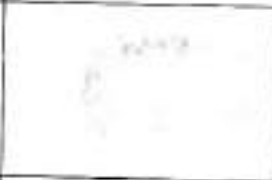









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Left Hand						
Right Hand						

Ranjana Garg

Signature












Signature

EXECUTANT FINGER PRINT SHEET

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	Right Hand					












Rohel

EXECUTANT FINGER PRINT SHEET

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 <i>Rohel</i>	Left Hand					
	Right Hand					

Rohel

CLAIMANT FINGER PRINT SHEET

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 <i>Rohel</i>	Left Hand					
	Right Hand					

Rohel

Signature

Signature



Government of West Bengal

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




OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07111000182576/2019

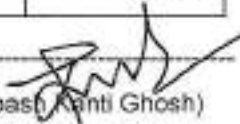
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Bajrang Agarwal Green Valley Upper Bhanunagar, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734001	Principal			
2	Shri Kanhayalal Agarwal Green Valley Upper Bhanunagar, Silliguri, D.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001	Principal			
3	Shri Ram Niwas Garg Green Valley Upper Bhanunagar Silliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001	Principal			

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

SI No.	Name of the Executant	Category		Finger Print	Signature with date
4	Shri Rakesh Sinhal R C Mintri Road Kalimpong, P.O:- Kalimpong, P.S:- Kalimpong, District:- Kalimpong, West Bengal, India, PIN - 734301	Principal			
5	Shri Pramod Kumar Sinhel Ashrampara Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734006	Principal			
6	Shri Mrinal Agarwal S F Road , Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005	Represent ative of Attorney [DM Ventures]			 D.M. VENTURES Partner
7	Shri Mrinal Agarwal S F Road Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005	Attorney			

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Santu Chakraborty Son of Late Ashim Chakraborty Khal Para Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734001	Shri Bajrang Agarwal, Shri KanhayaLal Agarwal, Shri Ran Niwas Garg, Shri Rakesh Sinh Shri Pramod Kumar Sinhal, Sh Mrinal Agarwal			


 (Tapash Kanti Ghosh)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 BHAKTINAGAR
 Jalpaiguri, West Bengal

If this card is lost / someone's card used to fraud,
 please inform / return to:
 Income Tax PAN Services Unit, NSIU,
 5th Floor, Mantri Building,
 Plot No: 341, Survey No: 9978,
 Model Colony, Near Durg Bhudgawan Chauri,
 Pune - 411 016.
 Tel: 91-20-721-8000; Fax: 91-20-2721 8011
 e-mail: nsiu@nsiu.gov.in

Copy Against

संगणक द्वारा
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

Permanent Account Number Card
AGAP A52120

Permanent Account Number
 PAN: **AGAP A52120**

10 Digit PAN
 14 Digit PAN





ভারতের নির্বাচন কমিশন
পরিচয় কার্ড
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XEQ1085802



নির্বাচকের নাম : বাজরাং আগরওয়াল

Elector's Name : Bajrang Agarwal

পিতার নাম : ভগবান সারানিয়ারওয়াল

Father's Name : Bhagaban Agarwal

লিঙ্গ / Sex : পুরুষ / M

জন্ম তারিখ : 14/01/1964
Date of Birth

XEQ1085802

ঠিকানা:
১৬ নং সিং সারানিয়ার-১৩ সিলিগুরি দার্জিলিং
734001

Address:
UDHAM SINGH SARANIWARD-13
SILIGURI DARJEELING-734001

Sharat

Date: 19/04/2009
১৬-নং সিং সারানিয়ার-১৩ সিলিগুরি দার্জিলিং
সরকারি নিবন্ধন কর্মকর্তার স্বাক্ষর
Facsimile Signature of the Electoral
Registration Officer for
26-Siliguri Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানা উল্লেখ করে নির্বাচন
কর্তার কাছে নতুন পরিচয় কার্ডের আবেদন
করা নির্বাচন কর্মকর্তার নিকট করা হবে।
In case of change in address mention the Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Bajrang Agarwal

Handwritten signature

If this card is lost, someone's else card is found
 please inform / return to /
 Income Tax PWS Services Unit NSDL
 201, 202, 203, Sector 28
 Conchita, New Delhi 110061
 Tel: 011-2721 8080 Fax: 011-2721 8081
 e-mail: nsdl@nsdl.co.in

भारत सरकार
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

सूची संख्या: 105
 AEOPA2951A

पुस्तक संख्या: 105
 पुस्तक संख्या: 105

पुस्तक संख्या: 105
 पुस्तक संख्या: 105

भारतीय विभाग
 INCOME TAX DEPARTMENT
 RAMNIWAS GARG
 BHAGWANDAS GARG
 15/01/1951
 ACCPA4375N


Ramniwas Garg

Income Tax E-Filing Services Unit
 Income Tax E-Filing Services Unit, I.T.S.
 Plot No. 3 Sector 11, CBD Belapur,
 Near Mumbai - 400 014
 टैक्स सेवा केंद्र (ऑन लाइन) का उपयोग करने के लिए
 अधिक जानकारी के लिए, 1 800 123 456
 पर कॉल करें।
 वेब साइट: www.etraining.gov.in

Ramniwas Garg



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/02/016/147068

পরিচয় পত্র



Electors Name Ramniwa Gang

নির্বাচকের নাম রামনিবাস গাং

Father's Name Bhagwan Jais Gang

পিতার নাম ভগবানজাস গাং

Sex M

লিঙ্গ পু

Age as on 1.1.2003 42

১.১.২০০৩-এ বয়স ৪২

Ramniwas Gang

Address:

North area Banarhat-11c Banarhat Jalpaiguri 735202

ঠিকানা:

উত্তর অংশ বানারহাট-১১সি বানারহাট জলপাইগুড়ি ৭৩৫২০২

Facsimile Signature
Electoral Registration Officer

Assembly Constituency: 16-F Jangalkata (ST)

সংসদীয় নির্বাচন কেন্দ্র : ১৬-এ জাংকাতা (সংরক্ষিত)

DISTRICT: Jalpaiguri জেলা: জলপাইগুড়ি

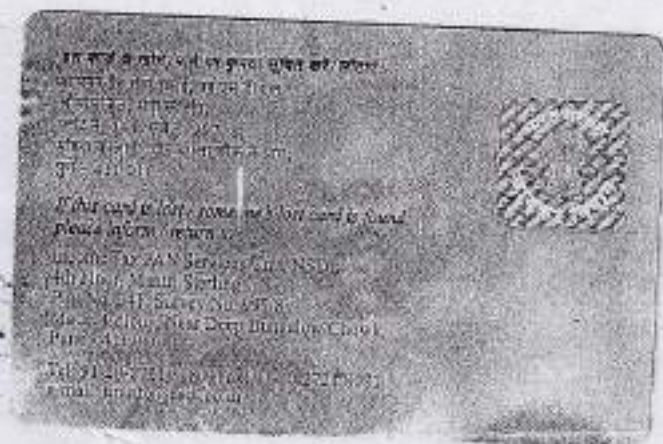
Date: 05.06.2003 তারিখ: ০৫.০৬.২০০৩

Ramniwas Gang



Rohal

Rohal



Rohal

Rohal

ELECTION COMMISSION OF INDIA
भारतको निर्वाचन आयोग

IDENTITY CARD MDM2580470

परिचय पत्र

Elector's Name Rakesh Sinha

मतदाता को नाम राकेश सिंह
Father's Name Radheshyam Sinha

पिता को नाम राधेश्याम सिंह

Sex **M**
लिंग पु

Age as on 1.1.2005 22

सं. १२५५८-की

Address:
No. 31, Anshu Road, Anshu Bazar, Kathmandu-44600, Nepal. 3 | Anshu | Kathmandu | Nepal | Phone: 977-1-4253191

उत्तरदाता:
अ.स.सि.स. रोड स्थित शिवमया इन्डस्ट्रियल एरिया, ३ (अ/ब) काठमाडौं उपत्यिका
४२५३११

Facsimile Signature
Electoral Registration Officer
राज्य निर्वाचन अधिकारी

Assembly Constituency: 22-Kaampong

संसद निर्वाचन क्षेत्र २२-काम्पोंग

District: Chitwan जिल्ला: चितवन

Date: 12.06.2005 दिनांक: १२.०६.२००५

12.06.05

Rohal

Rohal

Rohal

Rohal

आयकर विभाग  **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

PRAMOD KUMAR SINHAL
RAM KUMAR SINHAL
 05/12/1965
 Permanent Account Number
AJCPS8358N


Pramod Kumar Sinhal
 Signature

Pramod Kumar Sinhal
Pramod Kumar Sinhal

In case this card is lost / found, kindly inform to
 Income Tax PAN Services Unit, I TSI
 Plot No. 1, Sector 11, CBD, Jhalapa,
 New Mumbai - 400 011

या कार्ड को खोने या ढूँढने की सूचना
 आयकर सेवा सेवा केंद्र, 111151
 प्लॉट नं. 1, सेक्टर 11, सी.बी.डी. जहाला,
 नवी मुंबई - 400 011

Pramod Kumar Sinhal
Pramod Kumar Sinhal

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB/01/014/087086



Electors Name : **Sohan Pramedkumar**
 নির্বাচক নাম : **সিহান প্রমেদকুমার**
 Father/Mother/
 Husband's Name : **Ramkumar**
 পিতা/মাতা/স্বামীর নাম : **রামকুমার**
 Sex : **Male**
 লিঙ্গ : **পুরুষ**
 Age as on 1.1.95 : **28**
 ১.১.৯৫-র বয়স : **২৮**

found over and over

Address :
Birpara Tea Estate Khas
Birpara-1 No.
Birpara

বিরপাড়া
 বিরপাড়া ১ নং
 বিরপাড়া

M. K. Ghosh

Facsimile Signature of
 Electoral Registration Officer
 বি.এ.সি. - নির্বাচন অফিসার

For Madarihat Assembly Constituency
 মাদারিহাট বিধানসভা নির্বাচন কেন্দ্র

Place : **Aliporduar**
 স্থান : **আলিপুরদুয়ার**
 Date : **10.03.95**
 তারিখ : **১০.০৩.৯৫**

found over and over

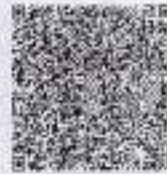
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAPFD1772M



नाम / Name
DM VENTURES

संस्थापन तारीख
Date of Incorporation / Formation
13/09/2018

0190218

D.M. VENTURES

Mohit Ag

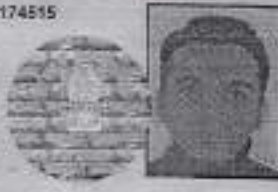
Partner





ভারতের নির্বাচন কমিশন
भारत का चयन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XEQ1174515



নির্ভেদক নাম : মুনাল অগারওয়াল
Elector's Name : Munal Agarwal

পিতার নাম : নরেশ কুমার অগারওয়াল
Father's Name : Nares Kumar Agarwal

লিঙ্গ/সেক্স : পুরুষ / M

জন্ম তারিখ : 22/09/1965
Date of Birth : 22/09/1965

XEQ1174515

বিক্রয়
১০৮ স্টেশন রোড, সিলিগুড়ি ডাফলিং-৭৩৪০০৫
Siliguri, Darjeeling-734005

Address:
STATION FEEDER ROAD, SILIGURI/M
CON-1, SILIGURI, DARJEELING-734005

Date: 15/01/2017

25 - বিলিটি প্রদান করে নিজে প্রেরণ
অনুমতিসহ স্বাক্ষর করুন।

Facsimile Signature of the Electoral
Registration Officer for

25 - বিলিটি প্রদান করে নিজে প্রেরণ

অনুমতিসহ স্বাক্ষর করুন।

In case of change in address mention this Card No.
in the relevant form for including your name in the
roll at the changed address and to obtain the card
with same number 541 / 226

Munal Ag

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MRINAL AGARWAL

NARESH KUMAR AGARWAL

22/08/1985

Permanent Account Number

AKSPA1033F

Handwritten signature
22/08/1985



20172001

इस कार्ड को धारक / धारक से सम्बन्धित व्यक्ति को / धारक
आयकर विभाग/आयकर विभाग को देना
उपरोक्त जानकारी में परिवर्तन आने पर 341, राईस 347/8,
नई दिल्ली-110 002, भारत सरकार को सूचित करना।
फोन- 411 016

If this card is lost, destroyed or otherwise found,
please inform / inform to
Income Tax PAN Service Unit, NSDL,
341 Block, Raisi Siding,
Plot No. 341, Survey No. 3978,
Mandi Chak, Near Deep Baghwan Chowk,
Delhi-110 002

Tel: 4110 2721 0000, Fax: 4110 2721 0001
e-mail: nsdl@nsdl.com

Handwritten signature: Mrinal Agarwal



वर्तमान अकाउंट संख्या / PERMANENT ACCOUNT NUMBER

ADZPC8846Q



नाम / NAME

SANTU CHAKRABORTY

पिता का नाम / FATHER'S NAME

ASHIM CHAKRABORTY

जन्म तिथि / DATE OF BIRTH

07-07-1982

हस्ताक्षर / SIGNATURE

Santu
Chakraborty

Santu

आयकर आयुक्त, (पत्रा. अ.), कोलकाता
COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA



शुद्धांक 51

Major Information of the Deed

Deed No :	I-0711-05392/2019	Date of Registration	16/08/2019
Query No / Year	0711-1000182576/2019	Office where deed is registered	
Query Date	13/08/2019 2:36:08 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Manoj Kedia Siliguri Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832016171, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 5,06,18,576/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 071105290/2019		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-II, Mouza: Dabgram Sheet No - 13, Pin Code : 734008

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-203	RS-200	Bastu	Bastu	56.125 Katha		5,06,18,576/-	Width of Approach Road: 60 Ft, Adjacent to Metal Road, , Project Name :
Grand Total :					92.6063Dec	0 /-	506,18,576 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Bajrang Agarwal (Presentant) Son of Shri Bhagwan Das Agarwal Green Valley Upper Bhanunagar, 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.: AGAPA5242Q, Status :Individual, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Pvt. Residence
2	Shri KanhayaLal Agarwal Son of Late Pusharam Agarwal Green Valley Upper Bhanunagar, Siliguri, 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.: AEOPA2951A, Status :Individual, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Pvt. Residence

3	<p>Shri Ram Niwas Garg Son of Late Bhagwan Das Garg Green Valley Upper Bhanunagar Siliguri, 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.: ACCPA4375N, Status :Individual, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Pvt. Residence</p>
4	<p>Shri Rakesh Sinhal Son of Shri Radheshyam Sinhal R C Mintri Road Kalimpong, P.O.- Kalimpong, P.S.- Kalimpong, District:- Kalimpong, West Bengal, India, PIN - 734301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AYQPS4363N, Status :Individual, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Pvt. Residence</p>
5	<p>Shri Pramod Kumar Sinhal Son of Late Ram Kumar Sinhal Ashrampara Siliguri, P.O.- Siliguri, P.S.- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJCPS8358N, Status :Individual, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>DM Ventures Platinum Square , Opp SBI Bank, P.O.- Siliguri, P.S.- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005 , PAN No.: AAPFD1772M, Status :Organization, Executed by: Representative</p>
2	<p>Shri Mrinal Agarwal Son of Mr Naresh Kumar Agarwal S F Road Siliguri, P.O.- Siliguri, P.S.- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKSPA1033F, Status :Individual, Executed by: Self, Date of Execution: 13/08/2019 , Admitted by: Self, Date of Admission: 13/08/2019 ,Place : Pvt. Residence</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Mrinal Agarwal Son of Mr Naresh Kumar Agarwal S F Road , Siliguri, P.O.- Siliguri, P.S.- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKSPA1033F Status : Representative, Representative of : DM Ventures (as Partner)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Santu Chakraborty Son of Late Ashim Chakraborty Khal Para Siliguri, P.O.- Siliguri, P.S.- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001</p>			

Identifier Of Shri Bajrang Agarwal, Shri KanhayaLal Agarwal, Shri Ram Niwas Garg, Shri Rakesh Sinhal, Shri Pramod Kumar Sinhal, Shri Mrinal Agarwal, Shri Mrinal Agarwal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Bajrang Agarwal	DM Ventures-18.5212 Dec
2	Shri KanhayaLal Agarwal	DM Ventures-18.5212 Dec
3	Shri Ram Niwas Garg	DM Ventures-18.5212 Dec
4	Shri Rakesh Sinhal	DM Ventures-18.5212 Dec
5	Shri Pramod Kumar Sinhal	DM Ventures-18.5212 Dec

Endorsement For Deed Number : I - 071105392 / 2019

On 13-08-2019

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

Presented for registration at 17.45 hrs on 13-08-2019, at the Private residence by Shri Bajrang Agarwal, 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 5,06,18,576/-

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

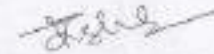
Execution is admitted on 13/08/2019 by 1. Shri Bajrang Agarwal, Son of Shri Bhagwan Das Agarwal, Green Valley Upper Bhanunagar, P.O: Sevoke Road, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Shri KanhayaLal Agarwal, Son of Late Pusharam Agarwal, Green Valley Upper Bhanunagar, Siliguri, P.O: Sevoke Road, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. Shri Ram Niwas Garg, Son of Late Bhagwan Das Garg, Green Valley Upper Bhanunagar Siliguri, P.O: Sevoke Road, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 4. Shri Rakesh Sinhal, Son of Shri Radheshyam Sinhal, R C Mintri Road Kalimpong, P.O: Kalimpong, Thana: Kalimpong, , Kalimpong, WEST BENGAL, India, PIN - 734301, by caste Hindu, by Profession Business, 5. Shri Pramod Kumar Sinhal, Son of Late Ram Kumar Sinhal, Ashrampara Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 6. Shri Mrinal Agarwal, Son of Mr Naresh Kumar Agarwal, S F Road Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Mr Santu Chakraborty, , Son of Late Ashim Chakraborty, Khal Para Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

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

Execution is admitted on 13-08-2019 by Shri Mrinal Agarwal, Partner, DM Ventures, Platinum Square, Opp SBI Bank, P.O:- Siliguri, P.S:- Siliguri, District -Darjeeling, West Bengal, India, PIN - 734005

Identified by Mr Santu Chakraborty, . . Son of Late Ashim Chakraborty, Khal Para Siliguri, P.O: Siliguri, Thana: Siliguri, .
Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 16-08-2019

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/-

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 17188, Amount: Rs.50/-, Date of Purchase: 13/07/2019, Vendor name: Jaya Rani
Das



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2019, Page from 140153 to 140186


being No 071105392 for the year 2019.



Digitally signed by TAPASH KANTI
GHOSH

Date: 2019.08.21 13:50:12 +05:30

Reason: Digital Signing of Deed.


(Tapash Kanti Ghosh) 21-08-2019 13:49:05
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)