



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 044820

By
02/08/2024
S/w. 1299986
V/o no. 792

Marigold Infraprojects Private Limited
Director
Navisha Gang

:1:

RAMAVTAR AGARWAL (HUF)
Ramavtar
KARTA

MAMAN CHAND AGARWAL (HUF)
Maman Chand
KARTA

INDIRA CONSTRUCTIONS
Chirag Agarwal
PARTNER

DEVELOPMENT POWER OF ATTORNEY

BETWEEN

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.

By
Addl. District Sub-Registrar,
Siliguri-II at Bagdogra

03 AUG 2024

Mawisha Garg



7537

SL. NO. 1925 Date 27.4.2021
PURCHASER Indira Constructions
Full Address Sg.
Total Value 100/-
Stamp Purchased from JPG Treasury-1

Mariegold Infraprojects Private Limited

Mawisha Garg
Director

STAMP VENDOR
JAYA RANI DAS
Licence No.1 of 99-2000
Addl. DSR Office, Rajahmundry, Jalandhar



7538

RAMAVTAR AGARWAL (HUF)

Ram
KARTA



7539

MAMAN CHAND AGARWAL (HUF)

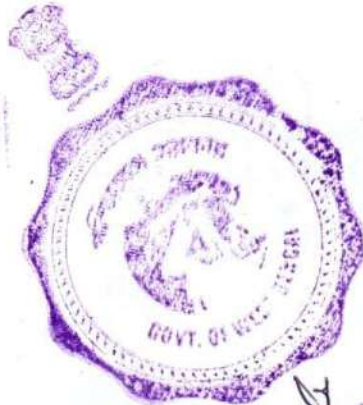
Maman Chand
KARTA



7540

INDIRA CONSTRUCTIONS

Chirag Agarwal
PARTNER



Addl. Dist. Sub Registrar
Siliguri-734 001, Barpeta, Dist. Darriding

Subrata Gan Gungy
S/O Capt. Sishir Kumar Gungy
South Bhakt Nagar
PO. PS. Siliguri
Dist. Darriding

02 AUG 2021

Mariegold Infraprojects Private Limited
Manisha Garg
Director

[2]

RAMAVTAR AGARWAL (HUF)
KARTA

MAMAN CHAND AGARWAL (HUF)
KARTA

INDIRA CONSTRUCTIONS
Chirag Agarwal
PARTNER

1. **MARIEGOLD INFRAPROJECTS PRIVATE LIMITED**, (PAN:-AAFCM7567E), A Private Limited, Company incorporated under the provision of Companies Act, 1956 bearing certificate of Incorporation No U51109WB200BPTC127138 having its registered Office at Garg & Co, 16 M.G Road, Khalpara, Siliguri, P.O Siliguri Bazaar, P.S Siliguri, District Darjeeling-734005, represented by one of its Director duly authorized for this purpose Manisha Garg W/O Sri Kishan Garg, Hindu by religion, Indian by Nationality, Director of the above named Company by profession, resident of 16 M.G Road, Khalpara, Siliguri, P.O Siliguri Bazaar, P.S Siliguri, District Darjeeling-734005.
2. **RAMAUTAR AGARWAL (HUF)**, a Hindu Undivided Family, represented by its Karta, Sri Ramautar Agarwal, son of Late Surajmal Agarwal, Indian by Nationality, Hindu by faith, Business by Occupation, Resident of 16, M.G. Marg, Siliguri, P.O. Siliguri Bazar, P.S. Siliguri, District: Darjeeling, in the State of West Bengal.
3. **MAMAN CHAND AGARWAL (HUF)**, a Hindu Undivided Family, represented by its Karta- SRI MAMAN CHAND AGARWAL, son of Late Surajmal Agarwal, Indian by Nationality, Hindu by faith, Business by Occupation, resident of 16, M.G. Road, Siliguri, P.O. Siliguri Bazar, P.S. Siliguri, District: Darjeeling - hereinafter called the "**PRINCIPALS**" (which expression shall unless excluded by or repugnant to the context be deemed to include its successor-in-office, heirs, executors, successors, representatives, administrators and assigns) of the "**ONE PART**".

A N D

INDIRA CONSTRUCTIONS, a Partnership Firm, having its Office at Sevoke Road, P.O. and P.S.-Siliguri, District Darjeeling-, represented by one of its Partner, **SRI CHIRAG AGARWAL**, son of Sri Mohan Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, P.O. and P.S.-Siliguri, District Darjeeling- hereinafter called the "**ATTORNEY**" (which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors, representatives administrators and assigns) of the "**SECOND PART**".

Mariegold Infraprojects Private Limited

Manisha Dasgupta
Director

[3]

RAMAFTAR AGARWAL (HUF)

Ram

KARTA

MANAN CHAND AGARWAL (HUF)

Manan

KARTA

INDIRA CONSTRUCTIONS

Chirag Agarwal
PARTNER

WHEREAS Principal No.1 hereof MARIEGOLD INFRAPROJECTS PRIVATE LIMITED acquired a piece and parcel of land measuring 0.16 Acre appertaining to and forming part of R.S. Plot No. 434,435 corresponding to L.R. Plot No. 624, recorded in R.S. Khatian No. 3/1 and 16 corresponding to L.R Khatian No 100 within Mouza – Baraghoria, J.L. NO 82, P.S Matigara in the District of Darjeeling by virtue of a Deed of Conveyance jointly executed by SRI PARESH CHANDRA ROY AND SRI RAHUL ROY and registered at the office of the Addl. Dist.Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, CD Volume No 0403-2021, Pages 14940 to 14963 being Document No. 040300641 for the year 2021.

WHEREAS Principal No.1 hereof MARIEGOLD INFRAPROJECTS PRIVATE LIMITED acquired a piece and parcel of land measuring 0.19 Acre appertaining to and forming part of R.S. Plot No. 430, corresponding to L.R. Plot No. 622, recorded in R.S. Khatian No. 3/1 and 16 corresponding to L.R Khatian No 100 within Mouza – Baraghoria, J.L. NO 82, P.S Matigara in the District of Darjeeling by virtue of a Deed of Conveyance jointly executed by SRI PARESH CHANDRA ROY AND SRI RAHUL ROY and registered at the office of the Addl. Dist.Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, CD Volume No 0403-2021, Pages 14456 to 14479 being Document No. 040300642 for the year 2021.

WHEREAS Principal No.1 hereof MARIEGOLD INFRAPROJECTS PRIVATE LIMITED acquired a piece and parcel of land measuring .13 Acre appertaining to and forming part of R.S. Plot No. 428, corresponding to L.R. Plot No. 639, recorded in R.S. Khatian No. 3/1 and 16 corresponding to L.R Khatian No 100 within Mouza – Baraghoria, J.L. NO 82, P.S Matigara in the District of Darjeeling by virtue of a Deed of Conveyance jointly executed by SRI PARESH CHANDRA ROY AND SRI RAHUL ROY and registered at the office of the Addl. Dist.Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, CD Volume No 0403-2021, Pages 17687 to 17710 being Document No. 040300643 for the year 2021.

Mariegold Infraprojects Private Limited

Manshaya Agarwal
Director

[4]

RAMAVTAR AGARWAL (HUF)

Ram
KARTA

MAMAN CHAND AGARWAL (HUF)

Maman Chand
KARTA

INDIRA CONSTRUCTIONS

Chirag Agarwal
PARTNER

AND WHEREAS Principal No. 2 hereof RAMAUTAR AGARWAL (HUF) acquired a piece and parcel of land measuring 2.70 Acre appertaining to and forming part of R.S. Plot No. 430 corresponding to L.R. Plot No. 622, recorded in R.S. Khatian No. 3/1 and 16 corresponding to L.R Khatian Nos 61,53, and 100 within Mouza – Baraghoria, J.L. NO 82, P.S Matigara in the District of Darjeeling by virtue of a Deed of Conveyance jointly executed by DHANLAL PAUL, DHUMLAL PAUL AND OTHERS and registered at the office of the Addl. Dist.Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, CD Volume No.5, Pages 538 to 557 being Document No. 1587 for the year 2009.

AND WHEREAS above named Principal No. 3 hereof MAMAN CHAND AGARWAL (HUF) acquired a piece and parcel of land measuring 4.16 Acre appertaining to and forming part of R.S. Plot No. 428,434,435 corresponding to L.R. Plot No. 624,639 recorded in R.S. Khatian No. 3/1 and 16 corresponding to L.R Khatian Nos 61,53, and 100 within Mouza – Baraghoria, J.L. NO 82, P.S Matigara in the District of Darjeeling by virtue of a Deed of Conveyance jointly executed by DHANLAL PAUL, DHUMLAL PAUL AND OTHERS and registered at the office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, CD Volume No.5, Pages 839 to 858 being Document No. 1579 for the year 2009.

AND WHEREAS the Principals hereof MARIEGOLD INFRAPROJECTS PRIVATE LIMITED, RAMAUTAR AGARWAL (HUF) & MAMAN CHAND AGARWAL (HUF) being desirous of residentially exploiting their aforesaid landed property and to curve out maximum gain from their landed property as more fully described in the schedule “A” below by constructing multistoried Complex thereupon have amalgamated their landed property into one single Plot/unit (wherein the Principal No. 1 has contributed land measuring .48 Acre, No 2 has contributed land measuring 2.70 Acre, No 3 has contributed land measuring 4.16 acres .

Mariegold Infraprojects Private Limited
Director
Manisha Agarwal

[5]

RAMAVTAR AGARWAL (HUF)
KARTA

MAMAN CHAND AGARWAL (HUF)
KARTA

INDIRA CONSTRUCTIONS
Partner
Chirag Agarwal

AND WHEREAS the Principals are the absolute owners in possession of all that piece or parcel of land measuring 7.34 Acre more fully described in the schedule given below.

AND WHEREAS the abovenamed Principals, have entered into a Development Agreement dt - 06/05/2021 with "**INDIRA CONSTRUCTIONS**", being Document No. I- 3622 for the year 2021 and the same was registered in the Office of the ADSR Bagdogra, District Darjeeling .

AND WHEREAS We, do hereby nominate, constitute and appoint **INDIRA CONSTRUCTIONS**, a Partnership Firm, represented by one of its Partner, **SRI CHIRAG AGARWAL**, son of Sri Mohan Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, P.O. and P.S.-Siliguri, District Darjeeling, as our true and lawful attorney to act for us in the matters, deeds and things particularly with respect to the below 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.
2. To bring commence, prosecute or defend and carry through Judgment and execution, all actions or any other proceedings throughout India in which I 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.

Mariegold Infraprojects Private Limited
Manisha Garg
Director
[6]
RAMAFTAR AGARWAL (HUF)
KARTA
WAMAN CHAND AGARWAL (HUF)
KARTA
INDIRA CONSTRUCTIONS
Chirag Agarwal
PARTNER

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 such deeds and documents required for obtaining Project Finance from any bank or financial Institution against the below scheduled property after obtaining the prior written consent of the land owners.
5. And be it noted that this power is being executed in favour of the Attorney to construct residential cum commercial complex on the below Scheduled land.
6. To sell or transfer the approved constructed Commercial Space, Residential flats and parking Space at prevailing market prices (including the land owners Allocation on behalf of the land owners) to be constructed on the below scheduled land with all right, title, interest and easement thereto and to execute and sign proper sale deed/s in respect of the same and present the sale deed for registration in the DSR, ADSR or any other registration office as mentioned in the Development agreement and the attorney shall after receiving the entire consideration remit the share of the landowners to their respective Bank Accounts. The attorney will not sell any vacant land/space or any common and non-saleable area.
7. And we hereby agree, confirm and ratify all such acts, deeds and proceedings done legally and in a bonafide manner (upon compliance of the terms if and where applicable) by our said attorney in respect of the Scheduled 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.

Mariegold Infraprojects Private Limited
Director
Manisha Bary

[7]

RAMAVTAR AGARWAL (HUF)
KARTA

MAMAN CHAND AGARWAL (HUF)
KARTA

INDIRA CONSTRUCTIONS
Partner
Chirag Agarwal

SCHEDULE OF LAND

All that piece or parcel of homestead land measuring 7.34 (Seven Point Three Four) Acre appertaining to and forming part of R.S. Plot No. 428 (Four Twenty Eight), 430 (Four Thirty), 434 (Four Thirty Four), & 435 (Four Thirty Five) corresponding to L.R. Plot No. 622 (Six Twenty Two), 624 (Six Twenty Four), & 639 (Six Thirty Nine), recorded in R.S. Khatian No. 3/1 (Three by One) and 16 (Sixteen) Corresponding to L.R. Khatian No. 2634 (Two Six Three Four), 2635 (Two Six Three Five), & 100 (One Zero Zero) Mouza – Baraghoria, J.L. No. 82 (Two), Pargana – Patharghata, P.S. Matigara in the District of Darjeeling.

Plot wise detail of the land is as follows:-

<u>L.R PLOT NO</u>	<u>L.R KHATIAN NO</u>	<u>ROR</u>	<u>AREA</u>
622	2634		2.70
	100		0.19
624	2635		2.29
	100		0.16
639	2635		1.87
	100		0.13
TOTAL AREA			7.34 Acres

The said land is bounded and butted as follows:-

North ... Land of Arun Kumar Gupta & Others

South ... Land of Nagina Prasad & Others

East ... Land of Uttarayan

West ... 35 feet wide Road

[8]

IN WITNESS WHEREOF, We the abovenamed Principals and Attorney in good health and conscious mind have put our signatures on this Development Power of Attorney on this the 2nd day of AUGUST, 2021.

WITNESSES:-

^N
Mariegold Infraprojects Private Limited
Manisha Garg

RAMAVTAR AGARWAL (HUF)

Director

Manoj Agarwal
KARTA

1.

Sukanta Gunjumar
Slocate Sishin Kumar, Govt
South Bhawanipur
P.O. PS Siliguri
Dist Dooars

MAMAN CHAND AGARWAL (HUF)

Maman Chand Agarwal
KARTA

PRINCIPALS
INDIRA CONSTRUCTIONS
Chirag Agarwal
PARTNER

ATTORNEY

2. Manoj Agarwal
S/o R.K. Agarwal
Siliguri












Drafted by me and printed in
my office

Manoj Agarwal

MANOJ AGARWAL


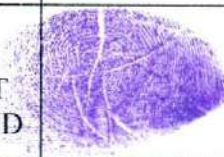




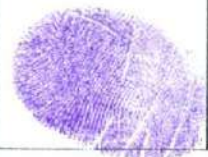


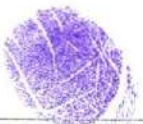

Advocate, Siliguri

Enrl. No. F-505/434/1997

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Maman</i>	LEFT HAND					
	RIGHT HAND					














MAMAN CHAND AGARWAL (HUF)
Maman Chand
 Signature KARTA












		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Ramavtar</i>	LEFT HAND					
	RIGHT HAND					



RAMAVTAR AGARWAL (HUF)
Ramavtar
 Signature KARTA

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Manisha Bhang</i>	LEFT HAND					
	RIGHT HAND					

Marigold Infoprojects Private Limited
Manisha Bhang
 Signature Director

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Chirag Agarwal</i>	LEFT HAND					
	RIGHT HAND					

INDIRA CONSTRUCTIONS
Chirag Agarwal
 PARTNER
 Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MARIEGOLD INFRAPROJECTS PRIVATE
LIMITED



03/07/2008

Permanent Account Number

AAFCM7567E

20112016

Mariegold Infraprojects Private Limited
Manisha Garg
Director



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 2010/60029/00804

To
MANISHA GARG
W/O: Kishan Garg
16 M. G ROAD, KHALPARA,
Siliguri (M.Corp.)
Siliguri Bazar
Siliguri Darjeeling
West Bengal 734005
9434007218

18/11/2016
6924939



MD069249398FH



आपका आधार क्रमांक / Your Aadhaar No. :

4414 1790 6851

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



MANISHA GARG
Husband : Kishan Garg
DOB : 17/05/1976
Female



4414 1790 6851

मेरा आधार, मेरी पहचान

Manisha Garg

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAMAVTAR AGARWAL (HUF)



01/04/1997

Permanent Account Number

AAEHR2189B

11082009

RAMAVTAR AGARWAL (HUF)

Ram

KARTA



भारतीय विधायक पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 2010/60028/00501

To
Ramavtar Agarwal
S/O. Surojmal Agarwal
16 M. G ROAD, KHALPARA
Siliguri (M. Corp.)
Siliguri Bazar
Siliguri Darjeeling
West Bengal 734005
9434045135

30/11/2016
24880961



MD248809614FH



आपका आधार क्रमांक / Your Aadhaar No. :

5795 8058 7137

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Ramavtar Agarwal
Father : Surojmal Agarwal
DOB : 12/06/1932
Male



5795 8058 7137

मेरा आधार, मेरी पहचान

(Handwritten signature)

स्थाई लेखा संख्या

/PERMANENT ACCOUNT NUMBER
AADHM6579D



नाम /NAME

MAMAN CHAND AGARWAL (HUF)

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

01-04-1997

K. B. Das

आयकर आयुक्त, प.बं.-III

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

MAMAN CHAND AGARWAL (HUF)

Maman Chand Agarwal
KARTA



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 2017/00203/00117

To
ममन चंद अग्रवाल
Maman Chand Agarwal
C/O Maman Chand Agarwal
Garg House Old Kulchery Road
Darjeeling DARJEELING
Darjeeling Darjiling
West Bengal 734101
9434057909

01/02/2012

1442330



U0164423203N



आपका आधार क्रमांक / Your Aadhaar No. :

5471 3816 2458

आधार – आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



ममन चंद अग्रवाल
Maman Chand Agarwal
जन्म वर्ष / Year of Birth 1949
पुरुष / Male

5471 3816 2458



आधार – आम आदमी का अधिकार

Maman Chand Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



Permanently Valid
Permanent Account Number Card

AAGFI6623R



नाम / Name
INDIRA CONSTRUCTIONS

संस्थापन/गठन की तारीख
Date of Incorporation / Formation
10/10/2017

23100017

INDIRA CONSTRUCTIONS
Chirag Agarwal
PARTNER



भारत सरकार
Government of India

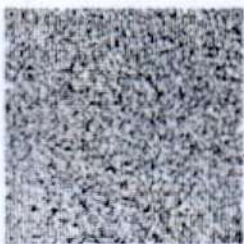
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 2017/00201/00693

Download Date: 11/05/2021
To
Chirag Agarwal
S/O Mohan Kumar Agarwal
NARAYANI BHAWAN
27 SEVOKE ROAD
SEVOKE ROAD
NEAR NANAK COMPLEX
siliguri
Jalpaiguri West Bengal - 734001
9749329160

Issue Date: 30/07/2011

Signature Not Verified
Security: This Aadhaar Card is not valid for any purpose unless the signature is verified.



आपका आधार क्रमांक / Your Aadhaar No. :

4302 1197 2680

VID : 9129 2394 4607 5291

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Chirag Agarwal
Date of Birth/DOB: 13/07/1993
Male/ MALE

Issue Date: 30/07/2011

4302 1197 2680

VID : 9129 2394 4607 5291

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
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- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

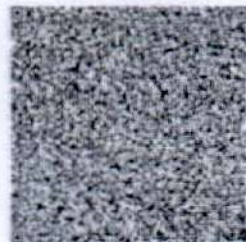


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:

S/O Mohan Kumar Agarwal, NARAYANI
BHAWAN, 27 SEVOKE ROAD, NEAR
NANAK COMPLEX, SEVOKE ROAD,
siliguri, Jalpaiguri,
West Bengal - 734001



4302 1197 2680

VID : 9129 2394 4607 5291

1947 | help@uidai.gov.in | www.uidai.gov.in

Chirag Agarwal



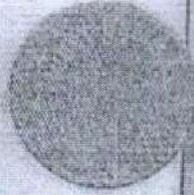
ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

GLQ4165627

পরিচয় পত্র



Elector's Name Subrata Ganguly

নির্বাচকের নাম সুব্রত গাঙ্গুলী

Father's Name Shishir Kumar Ganguly

পিতার নাম শিশির কুমার গাঙ্গুলী

Sex M

লিঙ্গ পুং

Age as on 1.1.2005 23

১.১.২০০৫-এ বয়স ২৩

Address:

Dakshin Bharatnagar, Word no 24 Siliguri Darjeeling
734404

ঠিকানা :

দক্ষিণ ভারতনগর . ওয়ার্ড নং ২৪ শিলিগুড়ি দার্জিলিং ৭৩৪৪০৪

Facsimile Signature
Electoral Registration Officer

নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 25-Siliguri

বিধানসভা নির্বাচন কেন্দ্র : ২৫-শিলিগুড়ি

District:Darjeeling

জেলা: দার্জিলিং

Date: 01.04.2005

তারিখ: ০১.০৪.২০০৫

3400008



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0403000792/2021	Date of Application	29/07/2021
Query No / Year	04038001299986/2021		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Applicant Name of QueryNo	Mr Debasish Das		
Stampduty Payable	Rs.50/-		
Registration Fees Payable	Rs.7/-		
Applicant Name of the Visit Commission	Mr D Das		
Applicant Address	siliguri		
Place of Commission	siliguri		
Expected Date and Time of Commission	29/07/2021 6:00 PM		
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. BAGDOGRA, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04038001299986/2021

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	Mrs MANISHA GARG 16 M G ROAD,KHALPARA, City:- Siliguri Mc, , P.O:- SILIGURI BAZAR, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	Represent ative of Principal [MARIEG OLD INFRAPR OJECTS PRIVATE LIMITED]			<p>Mariegold Infraprojects Private Limited Director Manisha Garg</p>
2	Mr RAMAVTAR AGARWAL Alias Mr RAMAUTAR AGARWAL 16, M G ROAD, City:- Siliguri Mc, , P.O:- SILIGURI BAZAR, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	Represent ative of Principal [RAMAVT AR AGARWA L HUF]			<p>RAMAVTAR AGARWAL (HUF) KARTA</p>

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
3	Mr MAMAN CHAND AGARWAL 16, M G ROAD, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005	Representative of Principal [MAMAN CHAND AGARWAL HUF]			MAMAN CHAND AGARWAL (HUF) KARTA 
4	Mr CHIRAG AGARWAL SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Representative of Attorney [INDIRA CONSTRUCTIONS]			INDIRA CONSTRUCTIONS PARTNER 
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Subrata Ganguly Son of Late Sishir Kr Ganguly South Bharat Nagar, City:- , P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Mrs MANISHA GARG, Mr RAMAVTAR AGARWAL, Mr MAMAN CHAND AGARWAL, CHIRAG AGARWAL			

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

Major Information of the Deed

Deed No :	I-0403-04820/2021	Date of Registration	03/08/2021
Query No / Year	0403-8001299986/2021	Office where deed is registered	
Query Date	29/07/2021 10:59:24 AM	0403-8001299986/2021	
Applicant Name, Address & Other Details	Debasish Das Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 7001384314, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 29,98,08,000/-		
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]:- 040303622/2021		

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), Pin Code : 734010

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-622	LR-2634	Bastu	Itkhola	2.7 Acre		11,66,40,000/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-622	LR-100	Bastu	Itkhola	0.19 Acre		82,08,000/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-624	LR-2635	Bastu	Itkhola	2.29 Acre		9,89,28,000/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-624	LR-100	Bastu	Itkhola	0.16 Acre		69,12,000/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-639	LR-2635	Bastu	Rupni	1.87 Acre		6,46,27,200/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :

L6	LR-639	LR-100	Bastu	Rupni	0.13 Acre		44,92,800/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			734Dec	0 /-	2998,08,000 /-	
		Grand Total :			734Dec	0 /-	2998,08,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MARIEGOLD INFRAPROJECTS PRIVATE LIMITED GARG AND CO. M R ROAD, KHALPARA, City:- Siliguri Mc, , P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005 , PAN No.:: AAxxxxxx7E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
2	RAMAVTAR AGARWAL HUF 16, M.G. Road, Siliguri, City:- Siliguri Mc, , P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 , PAN No.:: AAxxxxxx9B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative
3	MAMAN CHAND AGARWAL HUF 16, M.G. Road, Siliguri, City:- Siliguri Mc, , P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 , PAN No.:: AAxxxxxx9D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	INDIRA CONSTRUCTIONS SEVOKE ROAD, City:- Siliguri Mc, , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx3R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs MANISHA GARG Wife of Mr KISHAN GARG 16 M G ROAD, KHALPARA, City:- Siliguri Mc, , P.O:- SILIGURI BAZAR, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : MARIEGOLD INFRAPROJECTS PRIVATE LIMITED (as DIRECTOR)
2	Mr RAMAVTAR AGARWAL, (Alias Name: Mr RAMAUTAR AGARWAL) Son of Late SURAJMAL AGARWAL 16, M G ROAD, City:- Siliguri Mc, , P.O:- SILIGURI 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 : RAMAVTAR AGARWAL HUF (as KARTA)
3	Mr MAMAN CHAND AGARWAL Son of Late SURAJMAL AGARWAL 16, M G ROAD, City:- Siliguri Mc, , P.O:- SILIGURI 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 : MAMAN CHAND AGARWAL HUF (as KARTA)

4	Mr CHIRAG AGARWAL (Presentant) Son of Mr MOHAN KUMAR AGARWAL SEVOKE ROAD, 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, Aadhaar No Not Provided Status : Representative, Representative of : INDIRA CONSTRUCTIONS (as PARTNER)
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Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subrata Ganguly Son of Late Sishir Kr Ganguly South Bharat Nagar, City:- , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001			
Identifier Of Mrs MANISHA GARG, Mr RAMAVTAR AGARWAL, Mr MAMAN CHAND AGARWAL, Mr CHIRAG AGARWAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MARIEGOLD INFRAPROJECTS PRIVATE LIMITED	INDIRA CONSTRUCTIONS-90 Dec
2	RAMAVTAR AGARWAL HUF	INDIRA CONSTRUCTIONS-90 Dec
3	MAMAN CHAND AGARWAL HUF	INDIRA CONSTRUCTIONS-90 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	MARIEGOLD INFRAPROJECTS PRIVATE LIMITED	INDIRA CONSTRUCTIONS-6.33333 Dec
2	RAMAVTAR AGARWAL HUF	INDIRA CONSTRUCTIONS-6.33333 Dec
3	MAMAN CHAND AGARWAL HUF	INDIRA CONSTRUCTIONS-6.33333 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	MARIEGOLD INFRAPROJECTS PRIVATE LIMITED	INDIRA CONSTRUCTIONS-76.3333 Dec
2	RAMAVTAR AGARWAL HUF	INDIRA CONSTRUCTIONS-76.3333 Dec
3	MAMAN CHAND AGARWAL HUF	INDIRA CONSTRUCTIONS-76.3333 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	MARIEGOLD INFRAPROJECTS PRIVATE LIMITED	INDIRA CONSTRUCTIONS-5.33333 Dec
2	RAMAVTAR AGARWAL HUF	INDIRA CONSTRUCTIONS-5.33333 Dec

3	MAMAN CHAND AGARWAL HUF	INDIRA CONSTRUCTIONS-5.33333 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	MARIEGOLD INFRAPROJECTS PRIVATE LIMITED	INDIRA CONSTRUCTIONS-62.3333 Dec
2	RAMAVTAR AGARWAL HUF	INDIRA CONSTRUCTIONS-62.3333 Dec
3	MAMAN CHAND AGARWAL HUF	INDIRA CONSTRUCTIONS-62.3333 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	MARIEGOLD INFRAPROJECTS PRIVATE LIMITED	INDIRA CONSTRUCTIONS-4.33333 Dec
2	RAMAVTAR AGARWAL HUF	INDIRA CONSTRUCTIONS-4.33333 Dec
3	MAMAN CHAND AGARWAL HUF	INDIRA CONSTRUCTIONS-4.33333 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 622, LR Khatian No:- 2634	Owner:রামাবতার আগরওয়াল, Gurdian:সুরজমল , Address:নিজ , Classification:ইটখোলা, Area:2.70000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 622, LR Khatian No:- 100	Owner:ভীমলাল পাল, Gurdian:ভ্রমলাল , Address:মাটিগাড়া , Classification:ইটখোলা, Area:0.19000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 624, LR Khatian No:- 2635	Owner:মামন চাঁদ আগরওয়াল, Gurdian:সুরজমল , Address:নিজ , Classification:ইটখোলা, Area:2.29000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 624, LR Khatian No:- 100	Owner:ভীমলাল পাল, Gurdian:ভ্রমলাল , Address:মাটিগাড়া , Classification:ইটখোলা, Area:0.16000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 639, LR Khatian No:- 2635	Owner:মামন চাঁদ আগরওয়াল, Gurdian:সুরজমল , Address:নিজ , Classification:বৃন্দী, Area:1.87000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 639, LR Khatian No:- 100	Owner:ভীমলাল পাল, Gurdian:ভ্রমলাল , Address:মাটিগাড়া , Classification:বৃন্দী, Area:0.13000000 Acre,	Owner Name not selected by applicant.

On 29-07-2021

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 29,98,08,000/-

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

On 02-08-2021

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

Presented for registration at 15:38 hrs on 02-08-2021, at the Private residence by Mr CHIRAG AGARWAL .,

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

Execution is admitted on 02-08-2021 by Mrs MANISHA GARG, DIRECTOR, MARIEGOLD INFRAPROJECTS PRIVATE LIMITED, GARG AND CO. M R ROAD, KHALPARA, City:- Siliguri Mc, , P.O:- SILIGURI BAZAR, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Identified by Mr Subrata Ganguly, , , Son of Late Sishir Kr Ganguly, South Bharat Nagar, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Execution is admitted on 02-08-2021 by Mr RAMAVTAR AGARWAL, , Mr RAMAUTAR AGARWAL KARTA, RAMAVTAR AGARWAL HUF, 16, M.G. Road, Siliguri, City:- Siliguri Mc, , P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Identified by Mr Subrata Ganguly, , , Son of Late Sishir Kr Ganguly, South Bharat Nagar, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Execution is admitted on 02-08-2021 by Mr MAMAN CHAND AGARWAL, KARTA, MAMAN CHAND AGARWAL HUF, 16, M.G. Road, Siliguri, City:- Siliguri Mc, , P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Identified by Mr Subrata Ganguly, , , Son of Late Sishir Kr Ganguly, South Bharat Nagar, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Execution is admitted on 02-08-2021 by Mr CHIRAG AGARWAL, PARTNER, INDIRA CONSTRUCTIONS, SEVOKE ROAD, City:- Siliguri Mc, , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Identified by Mr Subrata Ganguly, , , Son of Late Sishir Kr Ganguly, South Bharat Nagar, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

On 03-08-2021

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 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1925, Amount: Rs.100/-, Date of Purchase: 27/04/2021, Vendor name: J R Das



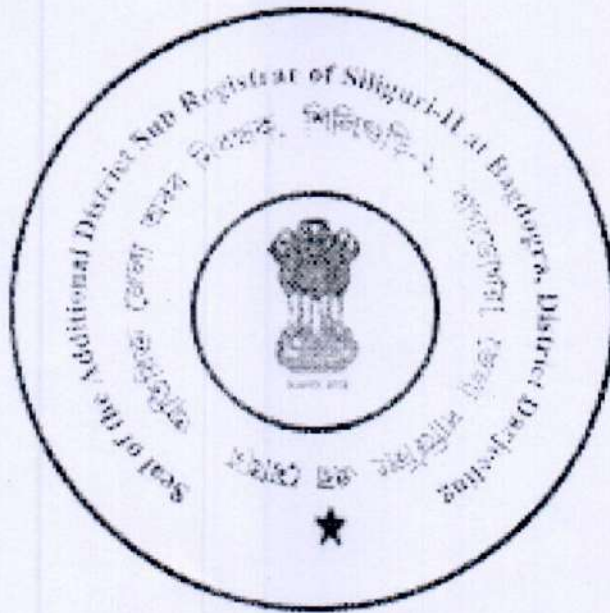
Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2021, Page from 126820 to 126849

being No 040304820 for the year 2021.



Digitally signed by YOGEN TSHERING
BHUTIA

Date: 2021.08.17 15:58:43 +05:30

Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2021/08/17 03:58:43 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)