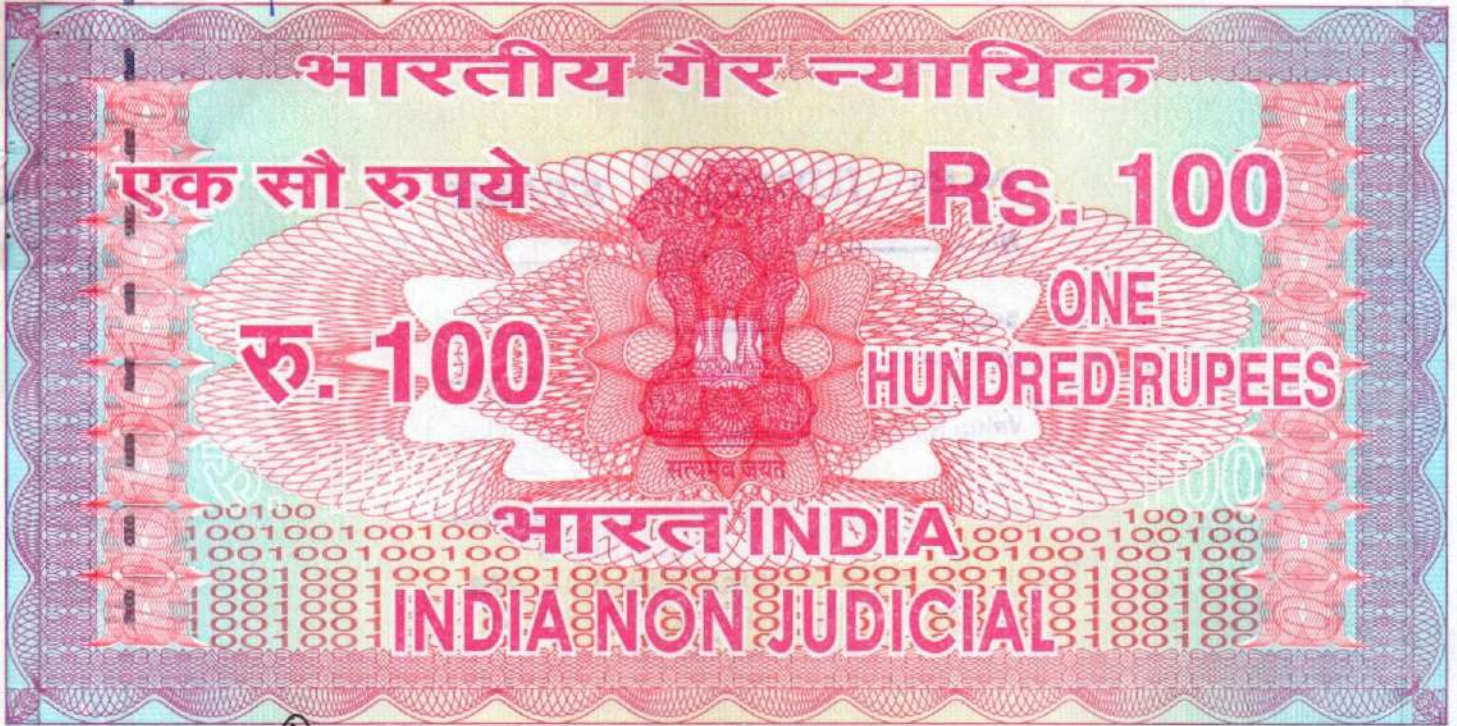


1809/2020

I - 1802/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 318348

Visit Commission Case No. 406/2020

05/03/2020
 05:00 P.M.
 2 (1) 434809/2020

[Signature]
 Switee Agarwal

[Signature]
 Prem Bhog Food Products Pvt. Ltd.
 Director

: 1 :

DEVELOPMENT POWER OF ATTORNEY

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

[Signature]
 Addl. District Sub-Registrar
 Bhakti Nagar, Jajpajuri

12 MAR 2020



[Handwritten signature]

NON JUDICIAL STAMP

No 436 Date 04.03.2020

Sold Indira Construction

of [Handwritten signature]

Value Rs 100/- ac. 1/4

Govt. Stamp Vendor
Bagdogra
Licn. No- 546/RM
07 / Darjeeling



713

[Handwritten signature]



714

Surita Agarwal



715

Kali Singh



716

Prem Bhog Food Products Pvt. Ltd.
[Handwritten signature]
Director



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

5 MAR 2020



717

INDIRA CONSTRUCTIONS

[Handwritten signature]

PARTNER

Subrata Kumar
S/O Late Sri Shri Krishna Kumar
Sector 4, Bharat Nagar
PO, P.S. Gidi Gawan
Dist. Darjeeling




Sunita Agarwal


Prem Bhog Food Products Pvt. Ltd.
Satish Goyal
Director

: 2 :

1. **SRI RATAN AGARWAL**, son of Sri Ram Kumar Agarwal.
2. **SMT SUNITA AGARWAL**, wife of Sri Ratan Agarwal, both are Hindu by Religion, Indian by Nationality, Business by Occupation, Residents of Hasimara, Old Hasimara, Bharnobari Tea Garden, P.O Hasimara, P.S Kalchini, District Alipurwar.
3. **SRI SATISH KUMAR GOYAL @ AGARWAL**, son of Late Ram Niwas Goyal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, P.O Ektiasal, P.S Bhaktinagar, District Jalpaiguri and
4. **PREMBHOG FOOD PRODUCTS PRIVATE LIMITED**, a Private Limited Company, incorporated under the Companies Act, 1956, having Certificate of Incorporation No.21-91981, Dated 13.06.2000, having its Registered office at 3rd Mile, Siliguri, P.O. Salugara, P.S. Bhaktinagar, in the District of Jalpaiguri, represented by its Director, **SRI SATISH KUMAR GOYAL @ AGARWAL**, son of Late Ram Niwas Goyal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Resident of Sevoke Road, P.O Ektiasal, P.S Bhaktinagar, District Jalpaiguri hereinafter called the "**PRINCIPALS**"

AND


Sunita Agarwal

: 3 :


Prem Bhog Food Products Pvt. Ltd.
Director

“**INDIRA CONSTRUCTIONS**” a Partnership Firm, having its office at Sevoke Road, P.O. and P.S.-Siliguri, District - Darjeeling, in the State of West Bengal, 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**”.

WHEREAS the abovenamed First Party No.1 **SRI RATAN AGARWAL** had purchased land measuring 11 Kathas 9 Chhataks 34 sq.ft from Sri Ashok Kumar Gupta & another, by virtue of Registered Deed of Conveyance, dated 31.05.2007, being Document No. I – 459, for the year 2008 and the same was registered in the Office of the Additional District Sub-Registrar Rajganj, in the District of Jalpaiguri.

AND WHEREAS the abovenamed First Party No.2 **SMT SUNITA AGARWAL**, had purchased land measuring 11 Kathas 9 Chhataks 34 sq.ft from Sri Ashok Kumar Gupta & another, by virtue of Registered Deed of Conveyance, being Document No. I – 460 for the year 2008 and the same was registered in the Office of the Additional District Sub-Registrar Rajganj, in the District of Jalpaiguri.

AND WHEREAS the abovenamed First Party No.2 **SMT SUNITA AGARWAL**, had also purchased land measuring 6 Kathas 13 Chhataks from Sri Dipak Kumar Gupta, son of Sri Raju Gupta, by virtue of Registered Deed of Conveyance, dated 20.12.2007 being Document No. I – 1924 for the year 2008 and the same was registered in the Office of the Additional District Sub-Registrar Rajganj, in the District of Jalpaiguri.


Sunita Agarwal


Prem Bhog Food Products Pvt. Ltd.
Director

: 4 :

AND WHEREAS the abovenamed First Party No.3 **SRI SATISH KUMAR GOYAL @ AGARWAL**, had received by the way of Gift, land measuring 38.4 Decimals from Sri Ajay Kumar Goyal, son of Late Ramniwas Goyal alias Ramniwas Agarwala, by virtue of a registered Deed of Gift, being Document No. I – 961, Dated 14.02.2019, for the year 2019 and the same was registered in the Office of the Additional District Sub-Registrar Bhaktinagar, in the District of Jalpaiguri.

AND WHEREAS the abovenamed First Party No.4 **PREMBHOG FOOD PRODUCTS PRIVATE LIMITED**, had purchased land measuring 18 Kathas 8 Chhataks from Sri Surendra Gupta & others, by virtue of a registered Deed of Sale, dated 22.06.2000, being Document No. I- 2762 for the year of 2000 and the same was registered in the Office of the District Sub Registrar Jalpaiguri, in the District of Jalpaiguri.

AND WHEREAS the abovenamed First Party No.4 **PREMBHOG FOOD PRODUCTS PRIVATE LIMITED**, had also purchased land measuring 12 Kathas 12 Chhataks 43 Sq.ft. from Sri Deepak Kumar Gupta @ Dipak Kumar Gupta, son of Sri Raju Gupta, by virtue of two separate registered Deeds of Conveyance, (i) dated 23.09.2010 being Document No. I- 3655 for the year of 2010 and the same was registered in the Office of the District Sub Registrar Jalpaiguri, in the District of Jalpaiguri and (ii) dated 15.09.2011 being Document No. I- 6047 for the year of 2011 and the same was registered in the Office of the Additional District Sub Registrar Rajganj, in the District of Jalpaiguri.


Sunita Agarwal

: 5 :


Prem Bhog Food Products Pvt. Ltd.
Director

AND WHEREAS by virtue of the aforesaid Deeds the First Party No.1 **SRI RATAN AGARWAL**, became the absolute owner of land measuring 11 Kathas 9 Chhataks 34 sq.ft and the said land is fully described in the Schedule-A below , the First Party No.2 **SMT SUNITA AGARWAL**, became the absolute owner of land measuring 18 Kathas 6 Chhataks 34 sq.ft . and the said land is fully described in the Schedule-B below, the First Party No.3 **SRI SATISH KUMAR GOYAL @ AGARWAL**, became the absolute owner of land measuring 38.4 Decimals and the said land is fully described in the Schedule-C below and First Party No.4 **PREMBHOG FOOD PRODUCTS PRIVATE LIMITED**, became the absolute owner of land measuring 31 Kathas 4 Chhatak 43 sq.ft. and the said land is fully described in the Schedule-D below.

WHEREAS We, have entered into a Development Agreement dt 05/03/2020 with "INDIRA CONSTRUCTIONS" , being Document No. I- 1677 for the year 2020 and the same was registered in the office of the ADSR Bhaktinagar , District Jalpaiguri.

AND WHEREAS We, do hereby nominate, constitute and appoint the Developer, "INDIRA CONSTRUCTIONS" , 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.


Sunita Agarwal

: 6 :


Prem Bhog Food Products Pvt. Ltd.
Director

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 plaints, 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 such deeds and documents required for obtaining Project Finance from any bank or financial Institution against the below scheduled property as and when required .
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 Commercial Space , Residential Flats and Parking Space (including the Landowners Allocation on behalf of the landowners) to be constructed on the below Scheduled land with all right, title, interest and easements thereto, receive advances and to execute and sign proper Agreement of sale , sale deed/s in respect of the total constructed area and present the sale deed/Agreement of Sale for Registration in the D.S.R., A.D.S.R. or any other registration office as mentioned in the Development Agreement and the Attorney shall after receiving the entire consideration money remit the 40% share of the Landowners to their respective Bank Accounts.


Sunita Agarwal

:7:


Prem Bhog Food Products Pvt. Ltd.
Director

7. 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.

SCHEDULE -A

(LAND BELONGING TO RATAN AGARWAL)

All that piece or parcel of vacant homestead land measuring 11 Kathas 9 Chhataks 34 sq.ft situated in Mouza Dabgram, out of which land measuring 10 Kathas 9 Chhataks 34 sq.ft appertains to and forms part of R.S Plot 109 and land measuring 1 Katha appertains to and forms part of R.S Plot 119 , recorded in RS Khatian No.116, R.S Sheet No. 3, J.L. No. 02, Pargana Baikunthapur, within the limits of Ward No.42 of Siliguri Municipal Corporation Area, P.S. Bhaktinagar, District Jalpaiguri. The Road zone is Kalchakra Mandir Road.

The land measuring is bounded and butted as follows:-

North ... 16ft wide Road

South ... Land of Neema Tensing Sherpa

East ... Land of Smt Sunita Agarwal

West ... Land of Smt Sunita Agarwal


Sunita Agarwal

: 8 :


Prem Bhog Food Products Pvt. Ltd.
Director

SCHEDULE -B

(LAND BELONGING TO SUNITA AGARWAL)

All that piece or parcel of vacant homestead land measuring 18 Kathas 6 Chhataks 34 sq.ft situated in Mouza Dabgram, out of which land measuring 17 Kathas 6 Chhataks 34 sq.ft appertains to and forms part of R.S Plot 109 and land measuring 1 Katha appertains to and forms part of R.S Plot 119 recorded in RS Khatian No.116, R.S Sheet No. 3, J.L. No. 02, Pargana Baikunthapur, within the limits of Ward No. 42 of Siliguri Municipal Corporation Area, P.S. Bhaktinagar, District Jalpaiguri. The Road zone is Kalchakra Mandir Road.

The land measuring 11 Kathas 9 Chattaks 34 sq ft is bounded and butted as follows:-

North ... 16ft wide Road
South ... Land of Neema Tensing Sherpa
East ... Land of Ratan Agarwal
West ... Land of Satish Kumar Goyal

The land measuring 6 Kathas 13 Chattaks is bounded and butted as follows:-

North ... 16ft wide Road
South ... Land of Neema Tensing Sherpa
East ... Land of Prembhog Food Products Pvt Ltd
West ... Land of Ratan Agarwal


Sunita Agarwal

: 9 :


Prem Bhog Food Products Pvt. Ltd.
Director

SCHEDULE - C

(LAND BELONGING TO SATISH KUMAR GOYAL @ AGARWAL)

All that piece or parcel of vacant sahari land measuring 38.4 Decimals situated in Mouza Dabgram, appertaining to R.S Plot No.109, recorded in RS Khatian No.116, R.S Sheet No. 3, J.L. No. 02, Pargana Baikunthapur, within the limits of Ward No. 42 of Siliguri Municipal Corporation Area, P.S. Bhaktinagar, District Jalpaiguri. The Road zone is Kalchakra Mandir Road.

The said land is bounded and butted as follows:-

North ... 16 wide Road
South ... Land of Neema Tensing Sherpa
East ... Land of Sunita Agarwal
West ... 33 feet wide Road.

SCHEDULE -D

(LAND BELONGING TO PREMBHOG FOOD PRODUCTS PRIVATE LIMITED)

All that piece or parcel of vacant Sahari land measuring 31 Kathas 4 Chhatak 43 sq.ft. situated in Mouza Dabgram, appertaining to R.S Plot No.109, recorded in RS Khatian No.116, R.S Sheet No. 3, J.L. No. 02, Pargana Baikunthapur, within the limits of Ward No. 42 Siliguri Municipal Corporation Area, P.S. Bhaktinagar, District Jalpaiguri. The Road zone is Kalchakra Mandir Road.

The said land is bounded and butted as follows:-

North ... Land of Surendra Singh
South ... 16 feet wide Road and Land of Neema Tensing Sherpa and others
East ... Land of Lok Prasad Karki, Amal Paul and Dilip Singh
West ... Land of Anupam & Shaila and Land of Sunita Agarwal

: 10 :

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 05th day of MARCH, 2020

WITNESSES:-

1.

Sukanta Panigrahi
S/O Late S. Shankar Panigrahi
Savitri Bhawan Mahal
P.O. PS Siliguri
Dist Jalpaiguri


Sunita Agarwal
Sales In-charge

Prem Bhog Food Products Pvt. Ltd.
Sales In-charge
Director

PRINCIPALS
INDIRA CONSTRUCTIONS
Chirag Agarwal
PARTNER

ATTORNEY

2. Aspal Roy
S/O Sri Anand Kumar Roy
et al

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
	LEFT HAND					
	RIGHT HAND					



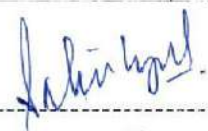
Signature

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	LEFT HAND					
	RIGHT HAND					









Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					



Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					












Handwritten signature in blue ink

Prem Bhog Food Products Pvt. Ltd.

Handwritten signature in blue ink

Director

Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Handwritten signature in blue ink

INDIRA CONSTRUCTIONS

Handwritten signature in blue ink

PARTNER

Signature

भारत सरकार
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

Smriti Agarwal

Permanent / Account Number, Card

AEVPPA0021J

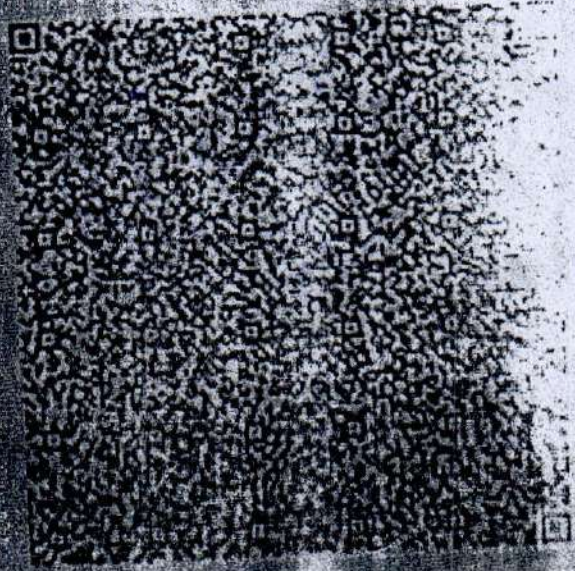
नाम / Name
SMRITI AGARWAL

पिता का नाम / Father's Name
VEDPARKASH SINGHAL

जन्म तिथि / Date of Birth
24/05/1969

Smriti Agarwal

हस्ताक्षर / Signature



आयकर विभाग
New Delhi - 110021

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

Assessment Year

2013-14

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4, ITR-4S (SUGAM), ITR-5, ITR-6 transmitted electronically with digital signature]

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

PERSONAL INFORMATION AND THE DATE OF ELECTRONIC TRANSMISSION	Name PREM BHOG FOOD PRODUCTS PRIVATE LIMITED		PAN AACCP9259P		
	Flat/Door/Block No 0001	Name Of Premises/Building/Village		Form No. which has been electronically transmitted ITR-6	
	Road/Street/Post Office SEVOKE ROAD	Area/Locality EAST SALUGARA WARD NO:-42			
	Town/City/District SILIGURI	State WEST BENGAL	Pin 734001	Status Pvt Company	
	Designation of AO(Ward/Circle) ITO WARD 3(1), SILIGURI			Original or Revised ORIGINAL	
	E-filing Acknowledgement Number 148526671280314		Date(DD/MM/YYYY) 28-03-2014		
COMPUTATION OF INCOME AND TAX THEREON	1	Gross total income	1	223841	
	2	Deductions under Chapter-VI-A	2	0	
	3	Total Income	3	223840	
	3a	Current Year loss, if any	3a	0	
	4	Net tax payable	4	69167	
	5	Interest payable	5	210	
	6	Total tax and interest payable	6	69377	
	7:	Taxes Paid	a Advance Tax	7a	0
			b TDS	7b	65663
			c TCS	7c	0
d Self Assessment Tax			7e	3714	
e Total Taxes Paid (7a+7b+7c+7d)			7e	69377	
8	Tax Payable (6-7e)	8	0		
9	Refund (7e-6)	9			

This return has been digitally signed by SARITA GOYAL in the capacity of DIRECTOR having PAN

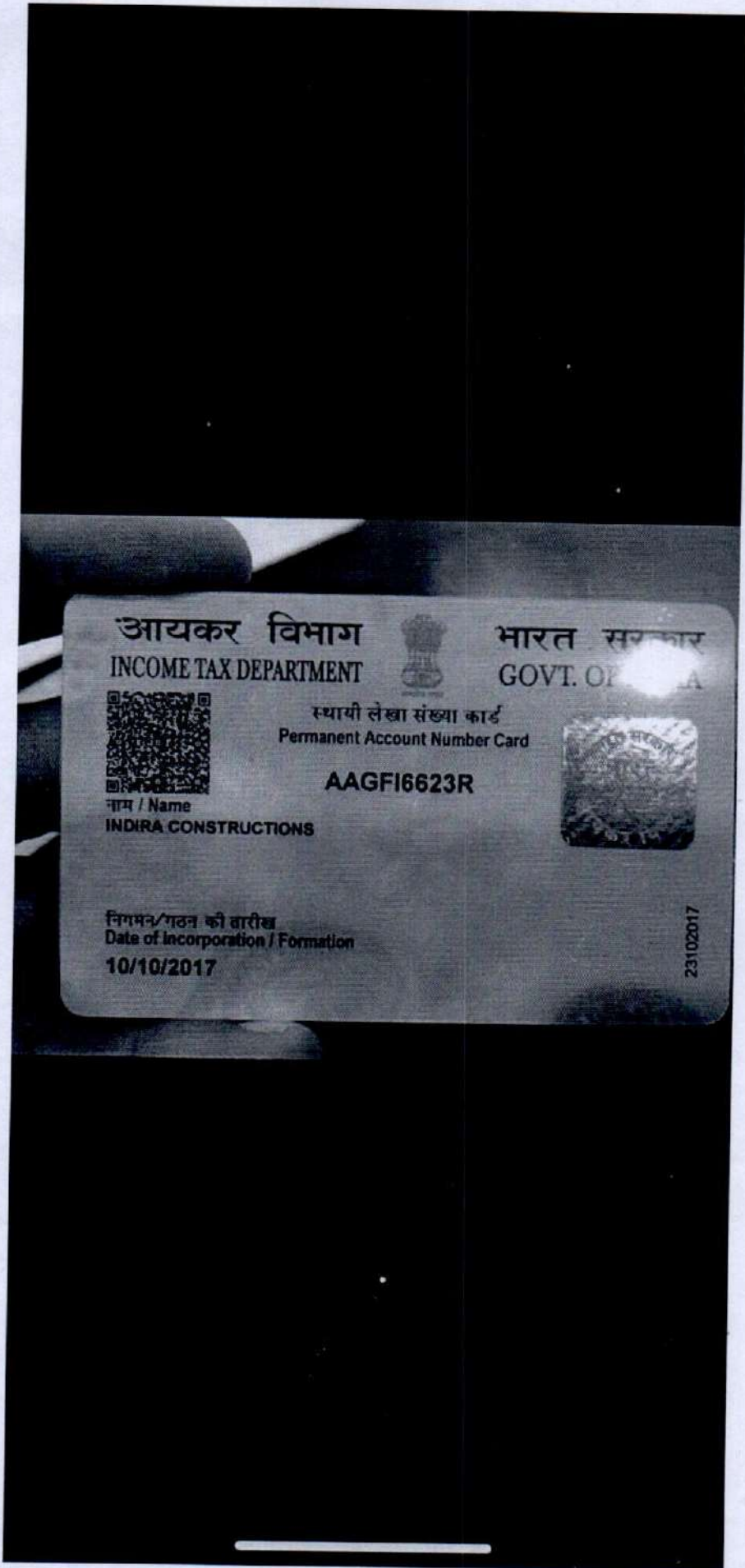
ADIPG5210F from IP Address 117.214.10.222 on 27-03-2014 at SILIGURI

Doc SI no & issuer 227277700495817576275669CN=TCS sub-CA for TCS 2011, OU=Sub-CA, O=Tata Consultancy Services Ltd., C=IN

Prem Bhog Food Products Pvt. Ltd.

Sarita Goyal

Director



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAGFI6623R



नाम / Name
INDIRA CONSTRUCTIONS

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

23102017

INDIRA CONSTRUCTIONS
Chirag Agarwal
PARTNER



भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrolment No.: 2017/00201/00693

To: Chirag Agarwal
 S/O Mohan Kumar Agarwal
 NARAYAN BHAWAN
 27 SEVOKE ROAD
 NEAR NANAK COMPLEX
 SEVOKE ROAD
 Siliguri
 Jharghat
 West Bengal - 734001
 Mobile: 9749329160

Date: 13/10/2011

Ref No: 00000323-00164596-00187972



UB 07428304 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :
4302 1197 2680

आधार - आम आदमी का अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



Chirag Agarwal
 Year of Birth: 1993
 Male

4302 1197 2680




आधार - आम आदमी का अधिकार

Chirag Agarwal

भारत सरकार
GOVT OF INDIA

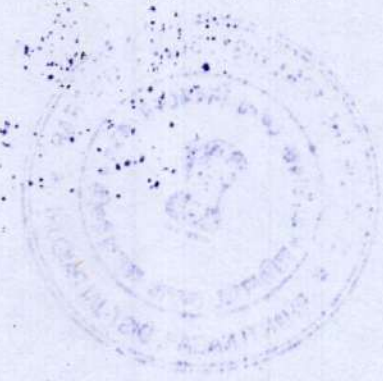
सतिश कुमार गोया
रामनिवास गोया
10/11/1969
Permanent Account Number
ADEPG3053F



Signature

Satish Kumar Goyal

Satish Goyal



भारत सरकार

विभागा

संयुक्त परिवार

कार्ड



भारत सरकार
GOVT. OF INDIA



नाम / Name
RATAN AGARWAL

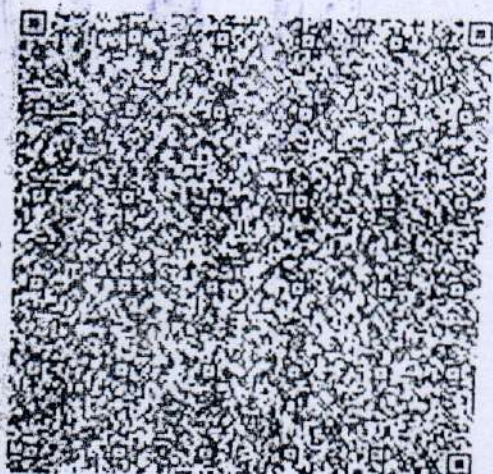
पिता का नाम / Father's Name
RAM KUMAR AGARWAL

जन्म की तारीख /
Date of Birth
09/09/1966

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACIPA3262C

हस्ताक्षर / Signature



24112018



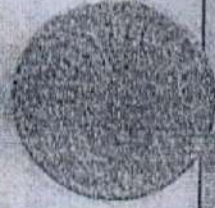
ELECTION COMMISSION OF INDIA

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 পুরুষ

Age as on 1.1.2005 23

১.১.২০০৫-এ বয়স ২৩

Subrata

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 আধিকারিক

Assembly Constituency: 25-Siliguri

বিধানসভা নির্বাচন ক্ষেত্র : ২৫-শিলিগুড়ি

District: Darjeeling

জেলা: দার্জিলিং

Date: 01.04.2005

তারিখ: ০১.০৪.২০০৫

24/0000








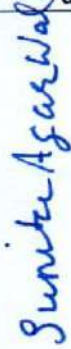
Government of West Bengal

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 07111000434809/2020






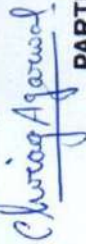



I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr RATAN AGARWAL BHARNOBARI TEA GARDEN, OLD HASIMARA, P.O:- HASIMARA, P.S:- Kalchini, Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN - 735215	Principal			
2	Mrs SUNITA AGARWAL BHARNOBARI TEA GARDEN, OLD HASIMARA, P.O:- HASIMARA, P.S:- Kalchini, Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN - 735215	Principal			

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

05 MAR 2020
05 MAR 2020

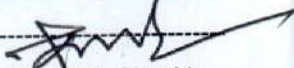
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr SATISH KUMAR GOYAL Alias Mr SATISH KUMAR AGARWAL MAHALAXMI GARDEN MITTAL COMPLEX, SEVOKE ROAD., P.O:- EKTIASHAL, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001	Principal			
4	Mr CHIRAG AGARWAL SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Representative of Attorney [INDIRA CONSTRUCTIONS]			INDIRA CONSTRUCTIONS  PARTNER
5	Mr SATISH KUMAR GOYAL Alias Mr SATISH KUMAR AGARWAL MAHALAXMI GARDEN MITTAL COMPLEX, P.O:- EKTIASHAL, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001	Representative of Principal [PREMBHOG FOOD PRODUCTS PRIVATE LIMITED]			Prem Bhog Food Products Pvt. Ltd.  Director

02 MAR 2020

02 MAR 2020

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUBRATA GANGULY Son of Late SISHIR KUMAR GANGULY SOUTH BHARATNAGAR, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001	Mr RATAN AGARWAL, Mrs SUNITA AGARWAL, Mr SATISH KUMAR GOYAL, Mr CHIRAG AGARWAL, Mr SATISH KUMAR GOYAL			


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



Sub-Registrar, Bhaktinagar, Jalpaiguri, West Bengal
 03 MAR 2020

03 MAR 2020

03 MAR 2020

Major Information of the Deed

Deed No :	I-0711-01802/2020	Date of Registration	12/03/2020
Query No / Year	0711-1000434809/2020	Office where deed is registered	
Query Date	05/03/2020 1:44:36 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	MANOJ AGARWAL SILIGURI,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9434044569, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 9,17,30,758/-		
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]:- 071101677/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Kalchakra Mandir Road Ward No 42, Mouza: Dabgram Sheet No - 3, Pin Code : 734008

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-109	RS-116	Bastu	Sahari	10 Katha 9 Chatak 34 Sq Ft		1,15,02,037/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-119	RS-116	Bastu	Sahari	1 Katha		10,84,103/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :
L3	RS-109	RS-116	Bastu	Sahari	17 Katha 6 Chatak 34 Sq Ft		1,88,87,492/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :
L4	RS-119	RS-116	Bastu	Sahari	1 Katha		10,84,103/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :
L5	RS-109	RS-116	Bastu	Sahari	38.4 Dec		2,52,30,044/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :

L6	RS-109	RS-116	Bastu	Sahari	31 Katha 4 Chatak 43 Sq Ft		3,39,42,979/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			139.6138Dec	0 /-	917,30,758 /-	
		Grand Total :			139.6138Dec	0 /-	917,30,758 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr RATAN AGARWAL (Presentant) Son of Late RAM KUMAR AGARWAL BHARNOBARI TEA GARDEN, OLD HASIMARA, P.O:- HASIMARA, P.S:- Kalchini, Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN - 735215 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACIPA3262C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/03/2020 , Admitted by: Self, Date of Admission: 05/03/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/03/2020 , Admitted by: Self, Date of Admission: 05/03/2020 ,Place : Pvt. Residence</p>
2	<p>Mrs SUNITA AGARWAL Wife of Mr RATAN AGARWAL BHARNOBARI TEA GARDEN, OLD HASIMARA, P.O:- HASIMARA, P.S:- Kalchini, Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN - 735215 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEVPA0021J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/03/2020 , Admitted by: Self, Date of Admission: 05/03/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/03/2020 , Admitted by: Self, Date of Admission: 05/03/2020 ,Place : Pvt. Residence</p>
3	<p>Mr SATISH KUMAR GOYAL, (Alias: Mr SATISH KUMAR AGARWAL) Son of Late RAM NIWAS GOYAL MAHALAXMI GARDEN MITTAL COMPLEX, SEVOKE ROAD., P.O:- EKTIALSHAL, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADLPG3053F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/03/2020 , Admitted by: Self, Date of Admission: 05/03/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/03/2020 , Admitted by: Self, Date of Admission: 05/03/2020 ,Place : Pvt. Residence</p>
4	<p>PREMBHOG FOOD PRODUCTS PRIVATE LIMITED 3RD MILE, SILIGURI, P.O:- SALUGARA, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008 , PAN No.:: AACCP9259P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>INDIRA CONSTRUCTIONS SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAGFI6623R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr CHIRAG AGARWAL Son of Mr MOHAN KUMAR AGARWAL SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCAPA6169H,Aadhaar No Not Provided Status : Representative, Representative of : INDIRA CONSTRUCTIONS (as PARTNER)
2	Mr SATISH KUMAR GOYAL, (Alias Name: Mr SATISH KUMAR AGARWAL) Son of Late RAM NIWAS GOYAL MAHALAXMI GARDEN MITTAL COMPLEX, P.O:- EKTIALSHAL, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADLPG3053F,Aadhaar No Not Provided Status : Representative, Representative of : PREMBHOG FOOD PRODUCTS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBRATA GANGULY Son of Late SISHIR KUMAR GANGULY SOUTH BHARATNAGAR, P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734001			

Identifier Of Mr RATAN AGARWAL, Mrs SUNITA AGARWAL, Mr SATISH KUMAR GOYAL, Mr CHIRAG AGARWAL, Mr SATISH KUMAR GOYAL

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr RATAN AGARWAL	INDIRA CONSTRUCTIONS-17.506 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr RATAN AGARWAL	INDIRA CONSTRUCTIONS-1.65 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mrs SUNITA AGARWAL	INDIRA CONSTRUCTIONS-28.7467 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mrs SUNITA AGARWAL	INDIRA CONSTRUCTIONS-1.65 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Mr SATISH KUMAR GOYAL	INDIRA CONSTRUCTIONS-38.4 Dec

Transfer of property for L6

SI.No	From	To. with area (Name-Area)
1	PREMBHOG FOOD PRODUCTS PRIVATE LIMITED	INDIRA CONSTRUCTIONS-51.661 Dec

On 05-03-2020

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

Presented for registration at 17:00 hrs on 05-03-2020, at the Private residence by Mr RATAN 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 9,17,30,758/-

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

Execution is admitted on 05/03/2020 by 1. Mr RATAN AGARWAL, Son of Late RAM KUMAR AGARWAL, BHARNOBARI TEA GARDEN, OLD HASIMARA, P.O: HASIMARA, Thana: Kalchini, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735215, by caste Hindu, by Profession Business, 2. Mrs SUNITA AGARWAL, Wife of Mr RATAN AGARWAL, BHARNOBARI TEA GARDEN, OLD HASIMARA, P.O: HASIMARA, Thana: Kalchini, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735215, by caste Hindu, by Profession Business, 3. Mr SATISH KUMAR GOYAL, Alias Mr SATISH KUMAR AGARWAL, Son of Late RAM NIWAS GOYAL, MAHALAXMI GARDEN MITTAL COMPLEX, SEVOKE ROAD, P.O: EKTASHAL, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr SUBRATA GANGULY, , , Son of Late SISHIR KUMAR GANGULY, SOUTH BHARATNAGAR, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business


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

Execution is admitted on 05-03-2020 by Mr CHIRAG AGARWAL, PARTNER, INDIRA CONSTRUCTIONS, SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Indetified by Mr SUBRATA GANGULY, , , Son of Late SISHIR KUMAR GANGULY, SOUTH BHARATNAGAR, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Execution is admitted on 05-03-2020 by Mr SATISH KUMAR GOYAL, , Mr SATISH KUMAR AGARWAL DIRECTOR, PREMBHOG FOOD PRODUCTS PRIVATE LIMITED, 3RD MILE, SILIGURI, P.O:- SALUGARA, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734008

Indetified by Mr SUBRATA GANGULY, , , Son of Late SISHIR KUMAR GANGULY, SOUTH BHARATNAGAR, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business



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

On 12-03-2020

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.

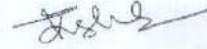
Payment of Fees

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 436, Amount: Rs.100/-, Date of Purchase: 04/03/2020, Vendor name: Tanmoy Roy



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 0711-2020, Page from 51608 to 51637

being No 071101802 for the year 2020.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH

Date: 2020.03.18 13:13:14 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2020/03/18 01:13:14 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)