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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 158483

DM
7:40.
4-7-23

Q 800 1671353/23



Commission Case No. 713/23

Gonda Behari Das

DM VENTURES
PARTNER

Deepak

**GENERAL POWER OF ATTORNEY
AFTER DEVELOPMENT AGREEMENT**

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

DM
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

1

11 JUL 2023

8505 JUL 11

4313 DATED 22/6/23
SOLD TO DM Ventures
Siliguri
RUPEES 100

(Signature)
A. K. Saha
STAMP VENDOR,
A.D.S.R. Office, Siliguri
T. No. 211077

Gonka Behari Das

 1937

Gonka Behari Das

 1938

D.M. VENTURES

(Signature)
Partner

 1939

Pankaj Kumar
S/o Late Margovina
136 Asha Purner Sarni
Pardhan Nagar
P/s 2 P/o Pardhan Nagar
Siliguri



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

04 JUL 2023



of this document is limited to
the Registrar and the Sub-Registrar
and the Government of West Bengal
and the Government of India
and the Government of Jharkhand
and the Government of Odisha
and the Government of Assam
and the Government of Arunachal Pradesh
and the Government of Manipur
and the Government of Mizoram
and the Government of Nagaland
and the Government of Tripura
and the Government of Meghalaya
and the Government of Assam
and the Government of Arunachal Pradesh
and the Government of Manipur
and the Government of Mizoram
and the Government of Nagaland
and the Government of Tripura
and the Government of Meghalaya

505 1116 11

Gostha Behari Das

DM VENTURES

AGARWAL
PARTNER

Deepest

WHEREAS DR. GOSTHA BEHARI DAS @ GOSHtha BIHARI DAS [PAN: AEEPD4810M & AADHAAR: 8614 4791 2911], son of Late Dr. Nikunja Behari Das @ Nikunja Bihari Das, Hindu by Religion, Indian by Nationality, Gynaecologist by Profession, residing at Ram Krishna Seva Sadan, Bidhan Road, Siliguri, P.O. Siliguri, P.S. Siliguri, Pin – 734001, Dist. Darjeeling, in the State of West Bengal ----- hereinafter referred to as the “PRINCIPAL”.

(A.) **AND WHEREAS** the above-named Principal became the absolute owner of all that piece or parcel of total land measuring 3 Bigha 9 Katha equivalent to 69 Kathas, out of which 3 Katha 8 Chhataks in RS Plot No. 349 recorded in RS Khatian No. 459/1, 3 Bigha 3 Katha equivalent to 63 Kathas in 348 recorded in RS Khatian No. 459/5 and 2 Katha 8 Chhataks in RS Plot No. 349 recorded in RS Khatian No. 459/7, under R.S. Sheet No. 9, J. L. No. 2 situated at Mouza - Dabgram, Pargana - Baikunthapur, P.S. Rajganj (Now Bhaktinagar), Dist. Jalpaiguri, by virtue of Deed of Sale, recorded in Book No. I, Volume No. 34, Pages from 35 to 40, being **Document No. 3000 for the year 1995** and registered in the office of the District Sub Registrar Jalpaiguri, executed by Sri Narayan Chandra Pal & Others and shall ever since then the Principal has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

(B.) **AND WHEREAS** the Principal above-named also became the absolute owner of all that piece or parcel of total land measuring 16 Kathas, appertaining to RS Plot No. 348 respectively recorded in RS Khatian No. 459/1 (6 Katha 3 Chhataks), RS Khatian No. 459/7 (6 Katha 3 Chhataks) and RS Khatian No. 459/5 (3 Katha 10 Chhataks), under R.S. Sheet No. 9, J. L. No. 2 situated at Mouza - Dabgram, Pargana - Baikunthapur, P.S. Rajganj (Now Bhaktinagar), Dist. Jalpaiguri, by virtue of Deed of Sale, recorded in Book No. I, CD Volume No. 3, Pages from 5561 to 5575, being **Document No. 1294 for the year 2010** and registered in the office of the District Sub Registrar Jalpaiguri, executed by Sri Bablu Mandal & Others and shall ever since then the Principal has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

(C.) **AND WHEREAS** the Principal also became the absolute owner of all that piece or parcel of total land measuring 7 Katha 11 Chhataks, appertaining to RS Plot No. 348 respectively recorded in RS Khatian No. 459/1, 459/5 and 459/7, under R.S. Sheet No. 9, J. L. No. 2 situated at Mouza - Dabgram, Pargana - Baikunthapur, P.S. Rajganj (Now Bhaktinagar), Dist. Jalpaiguri, by virtue of Deed of Conveyance, recorded in Book No. I, CD Volume No. 6, Pages from 2617 to 2626, being **Document No. 2413 for the year 2010** and registered in the office of the District Sub Registrar Jalpaiguri, executed by Sri Ankit Agarwal and shall ever since then the principal has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

(D.) AND WHEREAS the principal also became the absolute owner of all that piece or parcel of total land measuring 10 Kathas, appertaining to RS Plot No. 348 respectively recorded in RS Khatian No. 459/7, under R.S. Sheet No. 9, J. L. No. 2 situated at Mouza - Dabgram, Pargana - Baikunthapur, P.S. Rajganj (Now Bhaktinagar), Dist. Jalpaiguri, by virtue of Deed of Conveyance, recorded in Book No. I, Volume No. 0711-2019, Pages from 171161 to 171179, being **Document No. 071106625 for the year 2019** and registered in the office of the Additional District Sub-Registrar Bhaktinagar, Dist. Jalpaiguri, executed by Sri Kishore Kumar Agarwal and shall ever since then the principal has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

(E.) AND WHEREAS the principal also became the absolute owner of all that piece or parcel of total land measuring 5 Kathas, appertaining to RS Plot No. 349 recorded in RS Khatian No. 459/5, under R.S. Sheet No. 9, J. L. No. 2 situated at Mouza - Dabgram, Pargana - Baikunthapur, P.S. Rajganj (Now Bhaktinagar), Dist. Jalpaiguri, by virtue of Deed of Sale, recorded in Book No. I, Volume No. 25, Pages from 385 to 388, being **Document No. 2363 for the year 1997** and registered in the office of the Additional District Sub Registrar Jalpaiguri, executed by Paneshwari Roy & Others and shall ever since then the principal has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

(F.) AND WHEREAS the principal also became the absolute owner of all that piece or parcel of total land measuring 4 Katha 8 Chhataks, appertaining to RS Plot No. 348, 349, 350 & 354 recorded in RS Khatian No. 459/5, under R.S. Sheet No. 9, J. L. No. 2 situated at Mouza - Dabgram, Pargana - Baikunthapur, P.S. Rajganj (Now Bhaktinagar), Dist. Jalpaiguri, by virtue of Deed of Sale, recorded in Book No. I, Volume No. 6, Pages from 317 to 320, being **Document No. 0471 for the year 2003** and registered in the office of the District Sub Registrar Jalpaiguri, executed by Sri Karma Roy & Others and shall ever since then the principal has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

(G.) AND WHEREAS the principal also became the absolute owner of all that piece or parcel of total land measuring 7 Katha 8 Chhataks, appertaining to RS Plot No. 348 recorded in RS Khatian No. 459/5 (2 Katha 4 Chhataks) and RS Plot No. 349 recorded in RS Khatian No. 459/1 (5 Katha 4 Chhataks), under R.S. Sheet No. 9, J. L. No. 2 situated at Mouza - Dabgram, Pargana - Baikunthapur, P.S. Rajganj (Now Bhaktinagar), Dist. Jalpaiguri, by virtue of Deed of Sale, recorded in Book No. I, Volume No. 34, Pages from 41 to 44, being **Document No. 3001 for the year 1995** and registered in the office of the District Sub Registrar Jalpaiguri, executed by Sri Shamal Singh Roy @ Khamal Singh Roy and shall ever since then the principal has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

Sona Babu Roy

Agarwal

Dabgram

Heena Bahari Das
DM VENTURES
PARTNER
Deepak Kumar Agarwal

(H.) AND WHEREAS the principal also became the absolute owner of all that piece or parcel of total land measuring 33 Decimals equivalent to 20 Kathas, appertaining to RS Plot No. 348, 349, 350 & 354 recorded in RS Khatian No. 459/5, under R.S. Sheet No. 9, J. L. No. 2 situated at Mouza - Dabgram, Pargana - Baikunthapur, P.S. Rajganj (Now Bhaktinagar), Dist. Jalpaiguri, by virtue of Deed of Sale, recorded in Book No. I, Volume No. 12, Pages from 349 to 352, being **Document No. 1074 for the year 1995** and registered in the office of the District Sub Registrar Jalpaiguri, executed by Sri Ajay Kumar Banik and shall ever since then the principal has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

(I.) AND WHEREAS the principal became the absolute owner of all that piece or parcel of total land measuring 21 Kathas, in RS Plot No. 348 recorded in RS Khatian No. 459/5, under R.S. Sheet No. 9, J. L. No. 2 situated at Mouza - Dabgram, Pargana - Baikunthapur, P.S. Rajganj (Now Bhaktinagar), Dist. Jalpaiguri, by virtue of Deed of Sale, recorded in Book No. I, Volume No. 0711-2016, Pages from 35016 to 35043, being **Document No. 1837 for the year 2016** and registered in the office of the Additional District Sub Registrar, Bhaktinagar, District- Jalpaiguri, executed by Sri Dolo Roy & Others and shall ever since then the Principal has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

AND WHEREAS vide Nine separate Deeds as mentioned above the aforesaid Principal has become the sole absolute owner of the aforesaid land total measuring **193.139 Decimals rounded off 193.14 Decimals** having permanent heritable & transferable right, title & interest therein, as fully described in the schedule herein below & subsequently the said Principal also recorded the aforesaid land in his name in the record of rights at the Office of B. L. & L. R. O, Rajganj, Dist. Jalpaiguri, and shall ever since L.R. Khatians No. 528, 471, 457, 379 and 683 were framed in the name of Principal as per provision of W.B.L.R Act, 1955.

AND WHEREAS above named Principal in order to have optimum use of its aforesaid landed property decided to develop the said land by constructing building and was in look out of a reputed developer to develop the said property.

AND WHEREAS accordingly after several rounds of discussions and after considering all aspects the above named Principal/Owner decided to enter into a registered development agreement with one **DM VENTURES, [PAN : AAPFD1772M]**, A Partnership Firm, having its Registered Office at MSN Tower, Opposite State Bank of India, S.F. Road, Siliguri, P.O. Siliguri Bazar, P.S. Siliguri, Dist. Darjeeling, Pin 734005, in the State of West Bengal and represented by one of its **PARTNER – SHRI DEEPAK KUMAR AGARWAL, [PAN : ACZPA4957D] & [AADHAAR : 6195 0242 1028]**, son of Late Shyam Sundar Agarwal, Hindu by faith, Indian by nationality, Business by occupation, residing at Rasraj Sweets Parlor, Rail Gate, Mahabirasthan, P.O. Siliguri Town, P.S. Siliguri, Pin – 734005, District

Darjeeling, in the State of West Bengal, India hereinafter referred as **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. 01869 for the year 2023.

AND WHEREAS after registration of Development Agreement being Deed No. 01869 for the year 2023, the above-named Principal had applied for merger of Old L.R. Khatian being No's. 528, 471, 457, 379 & 683 to New L.R. Khatian before the Office of B.L. & L.R.O., Rajganj and the same was approved from B.L. & L.R.O., Rajganj being New L.R. Khatian No. 457 in the name of Gostha Behari Das the above-named Principal.

AND WHEREAS in the aforesaid development agreement the above-named owner (Principal/owner therein) agreed to execute and register a general power of attorney where upon empowering the above-named developer **DM VENTURES**, to execute proper deed of conveyances or any other documents with respect to the sale of the developer's allocation as decided and agreed by the parties of the aforesaid development agreement.

NOW KNOW ALL MEN BY THESE PRESENTS that **DR. GOSTHA BEHARI DAS @ GOSHHA BIHARI DAS [PAN: AEEP4810M & AADHAAR: 8614 4791 2911]**, son of Late Dr. Nikunja Bihari Das @ Nikunja Bihari Das, Hindu by Religion, Indian by Nationality, Gynaecologist by Profession, residing at Ram Krishna Seva Sadan, Bidhan Road, Siliguri, P.O. Siliguri, P.S. Siliguri, Pin – 734001, Dist. Darjeeling, in the State of West Bengal, do hereby nominate, appoint and constitute **DM VENTURES, [PAN: AAPFD1772M]**, A Partnership Firm, having its Registered Office at MSN Tower, Opposite State Bank of India, S.F. Road, Siliguri, P.O. Siliguri Bazar, P.S. Siliguri, Dist. Darjeeling, Pin 734005, in the State of West Bengal and represented by one of its **PARTNER – SHRI DEEPAK KUMAR AGARWAL, [PAN : ACZPA4957D] & [AADHAAR : 6195 0242 1028]**, son of Late Shyam Sundar Agarwal, Hindu by faith, Indian by nationality, Business by occupation, residing at Rasraj Sweets Parlor, Rail Gate, Mahabirasthan P.O. Siliguri Town, P.S. Siliguri, Pin – 734005, District Darjeeling, in the State of West Bengal, India as my true and lawful Attorney to act for and on my 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 plan to the appropriate authorities, Siliguri Municipal Corporation 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 multi storied commercial building on the aforesaid landed property.

Gostha Behari Das

DM VENTURES

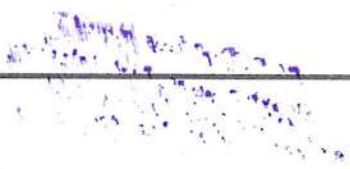
Agarwal
PARTNER

60222 2023/03/14

DM VENTURES
PARTNER
Deepak

3. To enter into agreement with the suppliers of the building materials and other equipment's 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 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.
6. To put the Purchaser/s, in possession of the said developer's allocation as determined in the aforesaid development agreement or any part thereof as the case may be.
7. 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.
8. 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.
9. To execute and sign Deed of Sale, Deed of Rectification or any instrument in respect of sale of developer's allocation of 45% (forty five percent) of total constructed area as stated in clause 2.1.2 of the aforesaid development agreement dated 14/03/2023, being Deed No. 1869 for the year 2023 in favour of intended purchaser/s.
10. 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 for the said allotted forty five percent share of constructed units to the developer as per clause 2.1.2 of the development agreement dated 14/03/2023, being Deed No. 1869 for the year 2023.

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



Subal Ghosh Das

DM VENTURES
PARTNER
Subal Ghosh

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

SCHEDULE

ALL THAT piece or parcel of Vacant Bastu Land measuring about 193.139 Decimals rounded off 193.14 Decimals, out of which 173.3395 Decimals rounded off 173.3400 Decimals land appertaining to R.S. Plot No. 348 corresponding to LR Plot No. 14, 9/159, recorded in R.S. Khatian No. 459/1 (23.1 Decimals), 459/5 (119.302 Decimals), 459/7 (30.9375 Decimals rounded off 30.9380 Decimals) and 19.8 Decimals land in RS Plot No. 349 Corresponding to LR Plot No. 14, recorded in R.S. Khatian No. 459/1 (5.775 Decimals), 459/5 (8.25 Decimals), 459/7 (5.775 Decimals) respectively in Old L.R Khatian No. 528, 471, 457, 379 & 683 and New L.R. Khatian No. 457 (after merged), under R.S. Sheet No. 9 & LR Sheet No. 58, J. L. No. 2 situated at Mouza - Dabgram, Pargana - Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri, within Gram Panchayat Area, within jurisdiction of Addl. Dist. Sub - Registry Office Bhaktinagar, Dist. Jalpaiguri.

The said land is butted and bounded as follows: -

- By the North : Land of G. B. Das & others;
- By the South : 20 Feet wide Metal Road;
- By the East : Land of Subal Ghosh & Niranjana Ghosh;
- By the West : Eastern Bye Pass Road (100 Feet wide Metal).

IN WITNESS WHEREOF, we have signed this General Power of Attorney after Development Agreement on this the 04TH day of JULY, 2023.

WITNESSES: -

1. Pankaj Kumar
S/o Late Hargovind
136 Asha Parva Sarni
Pardhan Nagar
P/S 2 P/O Pardhan Nagar
Siliguri

2. Sudhir Ch. Goid
S/O Ishwar Ch. Goid
Santolli Nagar
Siliguri

DM VENTURES
Deepak K Agrawal
PARTNER

SIGNATURE OF ATTORNEY

Gonma Bahar Das


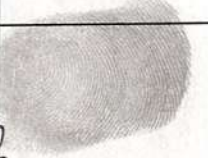









ATTESTED BY PRINCIPAL

Drafted and Printed in my Office
as per instruction of the parties.

Dewanshu Dev Tiwary.

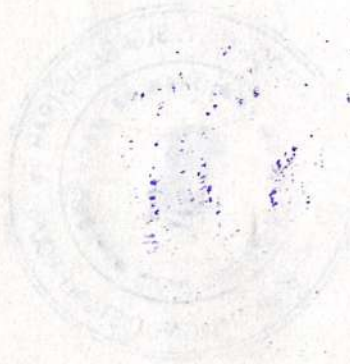
DEWANSHU DEV TIWARY
ADVOCATE, SILIGURI
ENROL. NO. F-279/229 OF 2014

IMPRESSION SHEET OF ATTORNEY








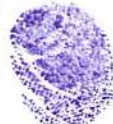



		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Deepak K. Agrawal

Signature

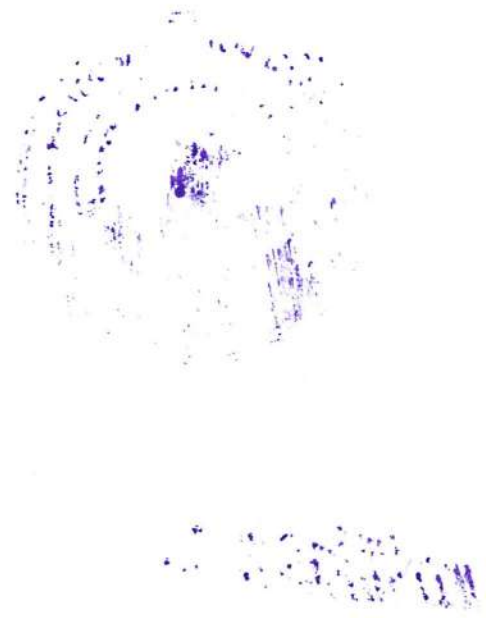


IMPRESSION SHEET OF PRINCIPAL

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

Ganga Bahadur Das

Signature



IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Pankaj Kumar

Signature of Identifier












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 07118001671353/2023

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	Dr Gostha Behari Das Alias Dr Goshtha Bihari Ram Krishna Seva Sadon, Bidhan Road, City:- Siliguri Mc. P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Principal			 4.07.2023
2	Mr DEEPAK KUMAR AGARWAL MAHABIR STHAN , SILIGURI, City:- Siliguri Mc. P.O:- SILIGURI TOWN, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	Represent ative of Attorney [DM Ventures]			 D.M. VENTURES Deepak Kumar Agarwal 04/07/2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Pankaj Kumar Son of Mr Hargovind Pradhan Nagar, City:- , P.O:- Sevoke Road, P.S:-Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN:- 734001	Dr Gostha Behari Das, Mr DEEPAK KUMAR AGARWA			 04/07/2023

(Biswarup Goswami)

DM

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



04/07/2023

Major Information of the Deed

Deed No :	I-0711-05136/2023	Date of Registration	11/07/2023
Query No / Year	0711-8001671353/2023	Office where deed is registered	
Query Date	28/06/2023 4:10:04 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Dewanshu Dev Tiwary Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9679405651, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 6,83,76,669/-		
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]:- 071101869/2023		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-II, Mouza: Dabgram Sheet No - 9, Pin Code : 735135

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-348	RS-459/1	Bastu	Bastu	23.1 Dec		81,78,032/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-348	RS-459/5	Bastu	Bastu	119.302 Dec		4,22,36,174/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
L3	RS-348	RS-459/7	Bastu	Bastu	30.9375 Dec		1,09,52,722/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
L4	RS-349	RS-459/1	Bastu	Bastu	5.775 Dec		20,44,508/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
L5	RS-349	RS-459/5	Bastu	Bastu	8.25 Dec		29,20,725/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :

L6	RS-349	RS-459/7	Bastu	Bastu	5.775 Dec		20,44,508/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			193.1395Dec	0 /-	683,76,669 /-	
		Grand Total :			193.1395Dec	0 /-	683,76,669 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Dr Gostha Behari Das, (Alias: Dr Goshtha Bihari) (Presentant) Son of Late Dr Nikunja Bihari Das Ram Krishna Seva Sadan, Bidhan Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: aexxxxx0m,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/07/2023 , Admitted by: Self, Date of Admission: 04/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/07/2023 , Admitted by: Self, Date of Admission: 04/07/2023 ,Place : Pvt. Residence</p>

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>DM Ventures S. F. Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: aaxxxxx2m,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr DEEPAK KUMAR AGARWAL Son of Late SHYAM SUNDAR AGARWAL MAHABIR STHAN , SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxx7D,Aadhaar No Not Provided Status : Representative, Representative of : DM Ventures (as Partner)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pankaj Kumar Son of Mr Hargovind Pradhan Nagar, City:- , P.O:- Sevoke Road, P.S:-Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN:- 734001			
Identifier Of Dr Gostha Behari Das, Mr DEEPAK KUMAR AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr Gostha Behari Das	DM Ventures-23.1 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Dr Gostha Behari Das	DM Ventures-119.302 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Dr Gostha Behari Das	DM Ventures-30.9375 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Dr Gostha Behari Das	DM Ventures-5.775 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Dr Gostha Behari Das	DM Ventures-8.25 Dec

Transfer of property for L6

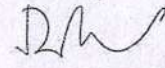
Sl.No	From	To. with area (Name-Area)
1	Dr Gostha Behari Das	DM Ventures-5.775 Dec

Endorsement For Deed Number : I - 071105136 / 2023

On 28-06-2023

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 6,83,76,669/-



Biswarup Goswami
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 04-07-2023

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

Presented for registration at 19:40 hrs on 04-07-2023, at the Private residence by Dr Goshtha Behari Das Alias Dr Goshtha Bihari, Executant.

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

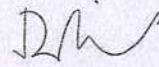
Execution is admitted on 04/07/2023 by Dr Goshtha Behari Das, Alias Dr Goshtha Bihari , Son of Late Dr Nikunja Bihari Das, Ram Krishna Seva Sadan, Bidhan Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Professionals

Identified by Mr Pankaj Kumar, , Son of Mr Hargovind , Pradhan Nagar, P.O: Sevoke Road, Thana: Pradhan Nagar, , 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 04-07-2023 by Mr DEEPAK KUMAR AGARWAL, Partner, DM Ventures, S. F. Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Identified by Mr Pankaj Kumar, , Son of Mr Hargovind , Pradhan Nagar, P.O: Sevoke Road, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business



Biswarup Goswami
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 11-07-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

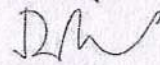
Payment of Fees

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 4313, Amount: Rs.100.00/-, Date of Purchase: 28/06/2023, Vendor name: S K Sarkar



Biswarup Goswami
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 0711-2023, Page from 105739 to 105758
being No 071105136 for the year 2023.



DM

Digitally signed by BISWARUP
GOSWAMI
Date: 2023.07.17 13:00:14 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 2023/07/17 01:00:14 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)