

Sl. No. 2823/2023

F- 2748/2023



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

2/2537860/2023 AB 458470

VC-465/2023

*Prayag*  
05.10.23  
20:00

*Prayag*

Mahendra  
Sushma Devi MUNDHRA  
Shanti Devi MUNDHRA  
Ajay. Kumar MUNDHRA

Saravita Periwal  
PREMLATA  
MUNDHRA

Ranjit Kumar MUNDHRA  
Sudeshdevi MUNDHRA  
Rahul MUNDHRA

*Prayag*

### POWER OF ATTORNEY

THIS POWER OF ATTORNEY IS MADE ON

THIS THE 05TH DAY OF OCTOBER, 2023.

465 2023  
 Rs per reg chkr  
 5 (i) ..... Rs 250 -  
 5 (ii) ..... Rs 400 -  
 Rs. A. .... Rs

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

ADDL. DIST. REGISTRAR  
 SILIGURI  
 06/10/2023

620  
 5/10/2023  
 6/10/2023



NON Judicial Stamp

Sl. No. 349 Date 04/10/23

Sold to Mohendra Kumar Mundhra and others

Rs. 50 (Rupees fifty)

Subhankar Ghosh  
Stamp Vendor  
Siliguri Court  
L. No. 15/RM

Mohendra Kumar Mundhra



TAMR-1754

Mohendra Kumar Mundhra



TAMR-1755

Sushila Devi Mundhra



TAMR-1756

Shanti Devi Mundhra



TAMR-1757

Bojesh Kumar Mundhra



TAMR-1758

Sangita Periwal



TAMR-1759

PREMLATA MUNDHRA



Addl. Dist. Sub-Registrar  
Siliguri-1, Dt. Darjeeling  
05 OCT 2023

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REGISTERED OFFICE OF THE REGISTRAR  
SILIGURI

Mahendra Kumar Mundhra  
Sushila Devi Mundhra  
Shanti Devi Mundhra

Rajesh Kumar Mundhra

Sanjita Periwal  
PREN LAKA  
MUNDHRA

Manoj Kumar Mundhra

Sudesh Devi Mundhra

Ravi Mundhra



: 2 :

: BY :

**1. SRI MAHENDRA KUMAR MUNDHRA**, son of Late Sohan Lal Mundhra, Indian by Nationality, Hindu by faith, Business by occupation, residing at Space Town, Flat No.N7, 7<sup>th</sup> Floor, Sevoke Road, Siliguri, P.O. - Sevoke Road, P.S. - Bhaktinagar, District - Jalpaiguri, PIN - 734001, in the State of West Bengal, ( I.T. PAN - ADJPM1858Q )

**2. SMT. SUSHILA DEVI MUNDHRA**, wife of Late Mahabir Prasad Mundhra, Indian by Nationality, Hindu by faith, House-wife by occupation, residing at Space Town, Flat No.K7, 7<sup>th</sup> Floor, Sevoke Road, Siliguri, P.O. - Sevoke Road, P.S. - Bhaktinagar, District - Jalpaiguri, PIN - 734001, in the State of West Bengal, ( I.T. PAN - ACYPM5285B )

**3. SMT. SHANTI DEVI MUNDHRA**, wife of Sri Sitaram Mundhra, Indian by Nationality, Hindu by faith, House-wife by occupation, residing at Ananda Mohan Basu Road ( bye-lane ), Babupara, Siliguri, Ward No.27 of Siliguri Municipal Corporation, P.O. - Siliguri Town, P.S. - Siliguri, District - Darjeeling, PIN - 734004, in the State of West Bengal, ( I.T. PAN - ADJPM7868A )

**4. SRI RAJESH KUMAR MUNDHRA ( MAHESHWARI )**, son of Sri Sitaram Mundhra ( Maheshwari ), Indian by Nationality, Hindu by faith, Business by occupation, residing at Ananda Mohan Basu Road ( bye-lane ), Babupara, Siliguri, Ward No.27 of Siliguri Municipal Corporation, P.O. - Siliguri Town, P.S. - Siliguri, District - Darjeeling, PIN - 734004, in the State of West Bengal, ( I.T. PAN - ADUPM3712E )

61



TAK-1760  
Manoj Kumar Mundhra



TAK-1761  
Sudeshdevi Mundhra.



TAK-1762  
Ravi Mundhra



TAK-1763  
Rajesh Kumar



TAK-1764  
Rishat Mundhra  
=

S/O Sri Rajesh Kumar Mundhra  
Anand Mohan Basu Road,  
Babupara, Siliguri  
P.O-Siliguri Town  
P.S-Siliguri  
Dist-Darjeeling



Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling

05 OCT 2023



मोहनदत्त कुमर मुन्धरा

Sushila devi mundhra

श्रीमती-देविमुन्धरा

Dr. P. K. Mondhra

Sangita Perival

PREMLATA  
MUNDHRA

Manoj Kumar Mundhra

Sudesh devi Mundhra.

Ravi Mundhra

Ravi Mundhra

: 3 :

**5. SMT. SANGITA PERIWAL**, wife of Sri Pradip Kumar Perival and daughter of Sri Sitaram Mundhra ( Maheshwari ), Indian by Nationality, Hindu by faith, House-wife by occupation, residing at C/o - Shri Balaji Krishi Bhandar, Near Police Station, Station Feeder Road, Siliguri, P.O. - Siliguri Bazar, P.S. - Siliguri, District - Darjeeling, PIN - 734005, in the State of West Bengal, ( I.T. PAN - AJLPM9444N)

**6. SMT. PREMLATA MAHESHWARI** alias **PREMLATA MUNDHRA**, wife of Late Binod Kumar Mundhra, Indian by Nationality, Hindu by faith, House-wife by occupation, residing at Satpal Singh Building, Near Dimapur Municipal Council, Ward No.17, Kalibari Road, P.O. - Dimapur, P.S. - Dimapur Suburban, District - Dimapur, PIN - 797112, in the State of Nagaland, (I.T. PAN - ADJPM1896J)

**7. SRI MANOJ KUMAR MUNDHRA** alias **MANOJ MUNDHRA**, son of Late Binod Kumar Mundhra, Indian by Nationality, Hindu by faith, Business by occupation, residing at Satpal Singh Building, Near Dimapur Municipal Council, Ward No.17, Kalibari Road, P.O. - Dimapur, P.S. - Dimapur Suburban, District - Dimapur, PIN - 797112, in the State of Nagaland, (I.T. PAN - ADDPM8689H)

**8. SMT. SUDESH DEVI MUNDHRA**, wife of Late Basant Kumar Mundhra, Indian by Nationality, Hindu by faith, House-wife by occupation, residing at Station Feeder Road, Siliguri, P.O. - Siliguri Bazar, P.S. - Siliguri, District - Darjeeling, PIN - 734005, in the State of West Bengal, ( I.T. PAN - ATIPM7155R ) and

**9. SRI RAHUL MUNDHRA**, son of Late Basant Kumar Mundhra, Indian by Nationality, Hindu by faith, Business by occupation, residing at Station Feeder Road, Siliguri, P.O. - Siliguri Bazar, P.S.- Siliguri, District - Darjeeling, PIN - 734005, in the State of West Bengal, ( I.T. PAN - APJPM5070N )

hereinafter referred to as the " **PRINCIPALS** ".

6.

Mahendra Kumar Mundhra

Sushila Devi Mundhra

Shanti Devi Mundhra

Syed. Kamal Mondra

Sangita Periwel

: 4 :

PREMLATA  
MUNDHRA

Manoj Kumar Mundhra

Sudesh Devi Mundhra.

Ram Mundhra



TO : **SRI NIMIT MUNDHRA**, son of Sri Kamal Kumar Mundhra, Indian by Nationality, Hindu by faith, Business by occupation, residing at Hillman House, Vidya Sagar Road, Khalpara, Siliguri, P.O. - Siliguri Bazar, P.S. - Siliguri, District - Darjeeling, PIN - 734005, in the State of West Bengal, hereinafter called the " **ATTORNEY** ". (I.T. PAN – BCGPM5084B).

I. WHEREAS Sri Sohan Lal Mundhra, Sri Gauri Shankar Mundhra and Sri Jai Chand Lal Mundhra, all sons of Kishan Chand Mundhra, were the recorded owners of all that piece or parcel of land measuring 1.542 Acres or 93.45 Kathas ( each having 1/3<sup>rd</sup> share in it ), comprised in R.S. Plot No.7202, recorded in R.S. Khatian No.1028, situated within Mouza - Siliguri, J.L. No.110(88), Pargana - Baikunthapur, P.S. - Siliguri, District - Darjeeling, having permanent, heritable and transferable right, title and interest therein.

II. AND WHEREAS abovenamed Sri Sohan Lal Maheshwari ( Mundhra ) had transferred and made over physical possession of his 1/3<sup>rd</sup> share in the aforesaid land measuring 1.542 Acres or 93.45 Kathas, unto and in favour of SMT. SUSHILA DEVI MUNDHRA, wife of Sri Mahabir Prasad Mundhra, SMT. SHANTI DEVI MUNDHRA, wife of Sri Sitaram Mundhra, SRI BINOD KUMAR MUNDHRA, son of Sohan Lal Mundhra, SRI BASANT KUMAR MUNDHRA, son of Sohan Lal Mundhra and SRI MAHENDRA KUMAR MUNDHRA, son of Sohan Lal Mundhra, by virtue of Gift Deed, Dtd.18-07-1973, being Document No.4577 for the year 1973, entered in Book - I, Volume No.56, Pages 41 to 47, registered in the Office of the Sub-Registrar, Siliguri.

9.



Maheshwar Kumar Mundhra

Sushila Devi Mundhra

Shankar Devi Mundhra

Shyambhaji Kumar Mundhra

Sansita Periwal

PREMLATA  
MUNDHRA

Manoj Kumar Mundhra

Sudesh Devi Mundhra

Ram Mundhra



: 5 :

III. AND WHEREAS abovenamed Gauri Shankar Mundhra, died intestate leaving behind his sons - SRI RAMAWATAR MUNDHRA, SRI SHYAM SUNDAR MUNDHRA, SRI RAMESH KUMAR MUNDHRA, daughters - SMT. BIMLA DEVI SONI, wife of Sri Vijay Kumar Soni, SMT. VIDYA DEVI KOTHARI, wife of Sri Sushil Kumar Kothari, SMT. LILA DEVI PARWAL, wife of Sri Ghanshyam Das Parwal and SMT. BASANTI DEVI RANGHAR, wife of Sri Maheshji Ranghar, as his only legal heirs, to inherit his 1/3<sup>rd</sup> share in the aforesaid land measuring 1.542 Acres or 93.45 Kathas.

IV. AND WHEREAS abovenamed Jai Chand Lal Mundhra, died intestate leaving behind his sons - SRI JUGAL KISHOR MUNDHRA, SRI KANHAIYALAL MUNDHRA, SRI SHIV RATAN MUNDHRA, SRI HANUMAN PRASAD MUNDHRA, SRI RATAN KUMAR MUNDHRA, daughters - SMT. KAMLA DEVI MANTRI, wife of Late Shiv Kumar Mantri and SMT. SARLA DEVI PERIWAL, wife of Sri Omprakash Periwal, as his only legal heirs, to inherit his 1/3<sup>rd</sup> share in the aforesaid land measuring 1.542 Acres or 93.45 Kathas.

AND WHEREAS abovenamed RATAN KUMAR MUNDHRA, died intestate leaving behind his wife - SMT. SAROJ DEVI MUNDHRA, son - SRI VISHAL MUNDHRA and daughter - MISS VRINDA MUNDHRA, as his only legal heirs, to inherit his share in the aforesaid land measuring 1.542 Acres or 93.45 Kathas.

V. A) AND WHEREAS by way of inheritance, abovenamed SRI RAMAWATAR MUNDHRA, SRI SHYAM SUNDAR MUNDHRA, SRI RAMESH KUMAR MUNDHRA, SMT. BIMLA DEVI SONI, SMT. VIDYA DEVI KOTHARI, SMT. LILA DEVI PARWAL and SMT. BASANTI DEVI RANGHAR, became the sole, absolute and exclusive owners of all that 1/3<sup>rd</sup> share in the aforesaid land measuring 1.542 Acres or 93.45 Kathas, having permanent, heritable and transferable right, title and interest therein.

6.

Mahendra Kumar Mundhra

in Sushila Devi Mundhra

Shanti Devi Mundhra

Deep Kumar Mundhra

Sangita Periwel

PREMLATA MUNDHRA

Manoj Kumar Mundhra

Sudesh Devi Mundhra.

Ravi Mundhra



: 6 :

B) AND WHEREAS by way of inheritance, abovenamed SRI JUGAL KISHOR MUNDHRA, SRI KANHAIYALAL MUNDHRA, SRI SHIV RATAN MUNDHRA, SRI HANUMAN PRASAD MUNDHRA, SMT. KAMLA DEVI MANTRI, SMT. SARLA DEVI PERIWAL, SMT. SAROJ DEVI MUNDHRA, SRI VISHAL MUNDHRA and MISS VRINDA MUNDHRA, became the sole, absolute and exclusive owners of all that 1/3<sup>rd</sup> share in the aforesaid land measuring 1.542 Acres or 93.45 Kathas, having permanent, heritable and transferable right, title and interest therein.

VI. AND WHEREAS SRI RAMAWATAR MUNDHRA, SRI SHYAM SUNDAR MUNDHRA, SRI RAMESH KUMAR MUNDHRA, SMT. BIMLA DEVI SONI, SMT. VIDYA DEVI KOTHARI, SMT. LILA DEVI PARWAL, SMT. BASANTI DEVI RANGHAR, SRI JUGAL KISHOR MUNDHRA, SRI KANHAIYALAL MUNDHRA, SRI SHIV RATAN MUNDHRA, SRI HANUMAN PRASAD MUNDHRA, SMT. KAMLA DEVI MANTRI, SMT. SARLA DEVI PERIWAL, SMT. SAROJ DEVI MUNDHRA, SRI VISHAL MUNDHRA and MISS VRINDA MUNDHRA, had transferred and made over physical possession of their 2/3<sup>rd</sup> share in the aforesaid land measuring 1.542 Acres or 93.45 Kathas, unto and in favour of SMT. SUSHILA DEVI MUNDHRA, wife of Sri Mahabir Prasad Mundhra, SMT. SHANTI DEVI MUNDHRA, wife of Sri Sitaram Mundhra, SMT. PREMLATA MUNDHRA, wife of Late Binod Kumar Mundhra, SMT. SUDESH DEVI MUNDHRA, wife of Late Basant Kumar Mundhra and SRI MAHENDRA KUMAR MUNDHRA, son of Sohan Lal Mundhra, by virtue of twenty separate Gift Deeds, i) executed on 04-05-2009, being Document Nos.835, 836, 837, 838, 839, 840 for the year 2009, ii) executed on 05-05-2009, being Document Nos.847, 848, 849, 850, 851, 852, 853 for the year 2009 and iii) executed on 06-05-2009, being Document Nos.868, 869, 871, 872, 873, 874 and 875 for the year 2009, all the Deeds registered in the Office of the Addl. Dist. Sub-Registrar Siliguri.

6.



MAHENDRA KUMAR MUNDHRA

SUSHILA DEVI MUNDHRA

SHANTI DEVI MUNDHRA

RAJESH KUMAR MUNDHRA

SANGITA PERIWAL

PREMLATA  
MUNDHRA

MANJ KUMAR MUNDHRA

SUDESH DEVI MUNDHRA.

RANU MUNDHRA



: 7 :

VII. AND WHEREAS by virtue of the aforesaid Gift Deeds, being Document No.4577 for the year 1973 and by virtue of the aforesaid 20 Gift Deeds, being Document Nos.835, 836, 837, 838, 839, 840, 847, 848, 849, 850, 851, 852, 853, 868, 869, 871, 872, 873, 874 and 875 for the year 2009 :

a) abovenamed SMT. SUSHILA DEVI MUNDHRA, became the sole, absolute and exclusive owner of all that undivided 20% share in the aforesaid land measuring 1.542 Acres or 93.45 Kathas ( 20% share in the said land measures 18.69 Kathas), having permanent, heritable and transferable right, title and interest therein.

b) abovenamed SMT. SHANTI DEVI MUNDHRA, became the sole, absolute and exclusive owner of all that undivided 20% share in the aforesaid land measuring 1.542 Acres or 93.45 Kathas ( 20% share in the said land measures 18.69 Kathas), having permanent, heritable and transferable right, title and interest therein.

c) abovenamed SRI MAHENDRA KUMAR MUNDHRA, became the sole, absolute and exclusive owner of all that undivided 20% share in the aforesaid land measuring 1.542 Acres or 93.45 Kathas ( 20% share in the said land measures 18.69 Kathas), having permanent, heritable and transferable right, title and interest therein.

VIII. A) AND WHEREAS by virtue of the aforesaid Gift Deed, being Document No.4577 for the year 1973, abovenamed SRI BINOD KUMAR MUNDHRA, became the sole, absolute and exclusive owner of all that undivided  $\frac{1}{5}$ <sup>th</sup> share of  $\frac{1}{3}$ <sup>rd</sup> share ( i.e.  $\frac{1}{15}$ <sup>th</sup> share ), in the aforesaid land measuring 1.542 Acres or 93.45 Kathas, having permanent, heritable and transferable right, title and interest therein.

6

MAHENDRA KUMAR MUNDHRA

Sushma devi mundhra

Shanti Devi mundhra

Shyama Devi Mundhra

Sangita Perival

PREMLATA  
MUNDHRA

Manoj Kumar Mundhra

Sudesh devi Mundhra.

Ravi Mundhra

Rahul Mundhra

: 8 :

AND WHEREAS abovenamed BINOD KUMAR MUNDHRA, died intestate leaving behind his wife - SMT. PREMLATA MUNDHRA, son - SRI MANOJ MUNDHRA, as his only legal heirs, to inherit his undivided 1/15<sup>th</sup> share in the aforesaid land measuring 1.542 Acres or 93.45 Kathas.

B) AND WHEREAS by virtue of the aforesaid Gift Deed, being Document No.4577 for the year 1973, abovenamed SRI BASANT KUMAR MUNDHRA, became the sole, absolute and exclusive owner of all that undivided 1/5<sup>th</sup> share of 1/3<sup>rd</sup> share ( i.e. 1/15<sup>th</sup> share ), in the aforesaid land measuring 1.542 Acres or 93.45 Kathas, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS abovenamed BASANT KUMAR MUNDHRA, died intestate leaving behind his wife - SMT. SUDESH DEVI MUNDHRA, sons - SRI NIRAJ KUMAR MUNDHRA and SRI RAHUL MUNDHRA, as his only legal heirs, to inherit his undivided 1/15<sup>th</sup> share in the aforesaid land measuring 1.542 Acres or 93.45 Kathas.

IX. A) AND WHEREAS by virtue of the aforesaid 20 Gift Deeds, being Document Nos.835, 836, 837, 838, 839, 840, 847, 848, 849, 850, 851, 852, 853, 868, 869, 871, 872, 873, 874 and 875 for the year 2009 and by way of inheritance abovenamed SMT. PREMLATA MUNDHRA, became the sole, absolute and exclusive owner of all that undivided 16.67% share in the aforesaid land measuring 1.542 Acres or 93.45 Kathas ( 16.67% share in the said land measures 15.58 Kathas), having permanent, heritable and transferable right, title and interest therein.

B) AND WHEREAS by way of inheritance, abovenamed SRI MANOJ MUNDHRA, became the sole, absolute and exclusive owner of all that undivided 3.33% share in the aforesaid land measuring 1.542 Acres or 93.45 Kathas ( 3.33% share in the said land measures 3.11 Kathas), having permanent, heritable and transferable right, title and interest therein.

6



MAHENDRA KUMAR MUNDHRA

SUSHILA DEVI MUNDHRA

SHANTI DEVI MUNDHRA

DEEPAK KUMAR MUNDHRA

SANGITA PERSIVAL

P-1

PREMLATA  
MUNDHRA

MANOJ KUMAR MUNDHRA

SUDESH DEVI MUNDHRA,

RAHUL MUNDHRA

: 9 :

X. A) AND WHEREAS by virtue of the aforesaid 20 Gift Deeds, being Document Nos.835, 836, 837, 838, 839, 840, 847, 848, 849, 850, 851, 852, 853, 868, 869, 871, 872, 873, 874 and 875 for the year 2009 and by way of inheritance abovenamed SMT. SUDESH DEVI MUNDHRA, became the sole, absolute and exclusive owner of all that undivided 15.55% share in the aforesaid land measuring 1.542 Acres or 93.45 Kathas ( 15.55% share in the said land measures 14.53 Kathas), having permanent, heritable and transferable right, title and interest therein.

B) AND WHEREAS by way of inheritance, abovenamed SRI NIRAJ KUMAR MUNDHRA became the sole, absolute and exclusive owner of all that undivided 2.225% share in the aforesaid land measuring 1.542 Acres or 93.45 Kathas ( 2.225% share in the said land measures 2.08 Kathas), having permanent, heritable and transferable right, title and interest therein.

C) AND WHEREAS by way of inheritance, abovenamed SRI RAHUL MUNDHRA, became the sole, absolute and exclusive owner of all that undivided 2.225% share in the aforesaid land measuring 1.542 Acres or 93.45 Kathas ( 2.225% share in the said land measures 2.08 Kathas), having permanent, heritable and transferable right, title and interest therein.

XI. A) AND WHEREAS above named SMT. SUSHILA DEVI MUNDHRA, SMT. SHANTI DEVI MUNDHRA, SRI MAHENDRA KUMAR MUNDHRA, SMT. PREMLATA MUNDHRA, SRI MANOJ MUNDHRA, SMT. SUDESH DEVI MUNDHRA, SRI NIRAJ KUMAR MUNDHRA and SRI RAHUL MUNDHRA, thereafter, collectively had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.113 Acres out of their share in the aforesaid land measuring 1.542 Acres, unto and in favour of i) Sri Dilip Kumar Agarwal, son of Late Ram Niwas Agarwal, ii) Sri Sova Chand Agarwal, son of Late Ram Niwas Agarwal, iii) Smt. Usha Agarwal, wife of Sri Dilip Kumar Agarwal and iv) Smt. Anju Agarwal, wife of Sri Sova Chand Agarwal, by virtue of three separate Sale Deeds, all the Deeds executed on 26-08-2010, being Document Nos.2063, 2064 and 2065 for the year 2010, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.

6.

Manoj Kumar Mondhra

Susmita Devi Mondhra

Shanti Devi Mondhra

Abjeet Kumar Mondhra

Sangita Perival

PREMLATA

MANJARA  
Manoj Kumar Mondhra

Sudesh Devi Mondhra.

Rahul Mondhra



: 10 :

B) AND WHEREAS by virtue of the aforesaid three separate Sale Deeds, being Document Nos.2063, 2064 and 2065 for the year 2010, abovenamed i) Sri Dilip Kumar Agarwal, ii) Sri Sova Chand Agarwal, iii) Smt. Usha Agarwal and iv) Smt. Anju Agarwal alias Anju Devi Agarwal, became the sole, absolute and exclusive owners of the aforesaid land measuring 0.113 Acres [ each having 1/4<sup>th</sup> ( One Fourth ) share in it ], having permanent, heritable and transferable right, title and interest therein.

C) AND WHEREAS abovenamed Smt. Anju Agarwal alias Anju Devi Agarwal, wife of Sri Sova Chand Agarwal, thereafter had transferred and made over physical possession of her 1/4<sup>th</sup> ( One Fourth ) share in the aforesaid land measuring 0.113 Acres, unto and in favour of her husband - Sri Sova Chand Agarwal, son of Late Ram Niwas Agarwal, by virtue of Gift Deed, executed on 21-05-2011, being Document No.1426 for the year 2011, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.

AND WHEREAS by virtue of the aforesaid three separate Sale Deeds, being Document Nos.2063, 2064 and 2065 for the year 2010 and Gift Deed, being Document No.1426 for the year 2011, abovenamed - Sri Sova Chand Agarwal, became the sole, absolute and exclusive owner of all that 1/2 ( one-half ) share in the aforesaid land measuring 0.113 Acres, having permanent, heritable and transferable right, title and interest therein.

D) AND WHEREAS abovenamed Sri Sova Chand Agarwal, thereafter had transferred and made over physical possession of his 1/2 ( one-half ) share in the aforesaid land measuring 0.113 Acres, unto and in favour of his brother - Sri Dilip Kumar Agarwal, by virtue of Gift Deed, executed on 28-06-2011, being Document No.1651 for the year 2011, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.





Mahendra Kumar Munda

Susmita Devi Munda

Shanti Devi Munda

Syed. Humayun Munda

Sangita Perival

PREMLATA MUNDHRA

Manoj Kumar Munda

Sudesh devi Munda,

Rahul Munda

: 11 :

E) AND WHEREAS by virtue of the aforesaid three separate Sale Deeds, being Document Nos.2063, 2064 and 2065 for the year 2010 and Gift Deed, being Document No.1651 for the year 2011, abovenamed - Sri Dilip Kumar Agarwal, became the sole, absolute and exclusive owner of all that  $3/4^{\text{th}}$  ( Three Fourth ) share in the aforesaid land measuring 0.113 Acres, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS by virtue of the aforesaid three separate Sale Deeds, being Document Nos.2063, 2064 and 2065 for the year 2010, abovenamed Smt. Usha Agarwal, became the sole, absolute and exclusive owner of all that  $1/4^{\text{th}}$  ( One Fourth ) share in the aforesaid land measuring 0.113 Acres, having permanent, heritable and transferable right, title and interest therein.

F) AND WHEREAS abovenamed Sri Dilip Kumar Agarwal and Smt. Usha Agarwal, thereafter collectively had transferred for valuable consideration and made over physical possession of the aforesaid land measuring 0.113 Acres, unto and in favour of Trimudra Vincom Private Limited, by virtue of two separate Sale Deeds, i) executed on 04-09-2014, being Document No.1800 for the year 2014 and ii) executed on 03-09-2014, being Document No.1816 for the year 2014, both the deeds registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.

G) AND WHEREAS abovenamed Trimudra Vincom Private Limited, thereafter had transferred for valuable consideration and made over physical possession of the aforesaid land measuring 0.113 Acres or 6.848 Kathas, unto and in favour of Delta Realtors, by virtue of five separate Sale Deeds, i) executed on 22-05-2017, being Document No.1331 for the year 2017, ii) executed on 23-06-2017, being Document No.1355 for the year 2017, iii) executed on 21-06-2017, being Document No.1338 for the year 2017, iv) executed on 25-06-2017, being Document No.1547 for the year 2017 and v) executed on 26-06-2017, being Document No.1548 for the year 2017, all the Deeds registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.

C.

MAHENDRA KUMAR MUNDHRA

SUSHILA DEVI MUNDHRA

SHANTI DEVI MUNDHRA

Pradip Kumar Periwal

Sangita Periwal

PREMLATA  
MUNDHRA

Manoj Kumar Mundhra

Sudesh Devi Mundhra,

Rahul Mundhra



: 12 :

XII. AND WHEREAS abovenamed SMT. SUSHILA DEVI MUNDHRA, SMT. SHANTI DEVI MUNDHRA, SRI MAHENDRA KUMAR MUNDHRA, SMT. PREMLATA MUNDHRA, SRI MANOJ MUNDHRA, SMT. SUDESH DEVI MUNDHRA, SRI NIRAJ KUMAR MUNDHRA and SRI RAHUL MUNDHRA, thereafter, collectively had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 3.9 Kathas out of their share in the aforesaid land measuring 1.542 Acres, unto and in favour of Delta Realtors, by virtue of two separate Sale Deeds, i) executed on 04-10-2016, being Document No.2313 for the year 2016 and ii) executed on 05-10-2016, being Document No.2330 for the year 2016, both the Deeds registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.

XIII. A) AND WHEREAS abovenamed SMT. SHANTI DEVI MUNDHRA, out of natural love and affection thereafter had transferred and made over physical possession of all that piece or parcel of land measuring 6 Kathas out of her share in the aforesaid land measuring 1.542 Acres, unto and in favour of her son- SRI RAJESH KUMAR MUNDHRA ( MAHESHWARI ), by virtue of Gift Deed, executed on 16-08-2017, being Document No.1942 for the year 2017, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.

B) AND WHEREAS abovenamed SMT. SHANTI DEVI MUNDHRA, out of natural love and affection thereafter had also transferred and made over physical possession of all that piece or parcel of land measuring 3 Kathas out of her share in the aforesaid land measuring 1.542 Acres, unto and in favour of her daughter - SMT. SANGITA PERIWAL, wife of Sri Pradip Kumar Periwal, by virtue of Gift Deed, executed on 16-08-2017, being Document No.1941 for the year 2017, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.

6



Mahendra Kumar Mundhra

Sushila Devi Mundhra

Smt. Devi Mundhra

Rajesh Kumar Mundhra

Sangita Periwal

PREMLATA MUNDHRA

Ranjit Kumar Mundhra

Sudesh Devi Mundhra

Rahul Mundhra



: 13 :

XIV. A) AND WHEREAS abovenamed SMT. SUDESH DEVI MUNDHRA, out of natural love and affection thereafter had transferred and made over physical possession of all that piece or parcel of land measuring 8 Kathas out of her share in the aforesaid land measuring 1.542 Acres, unto and in favour of her son - SRI RAHUL MUNDHRA, by virtue of Gift Deed, executed on 16-08-2017, being Document No.1939 for the year 2017, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.

B) AND WHEREAS abovenamed SRI NIRAJ KUMAR MUNDHRA out of natural love and affection thereafter had transferred and made over physical possession of his entire share of remaining land which measures 1.8409 Kathas, unto and in favour of his brother - SRI RAHUL MUNDHRA, by virtue of Gift Deed, executed on 16-08-2017, being Document No.1940 for the year 2017, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.

XV. A) AND WHEREAS abovenamed SRI MAHENDRA KUMAR MUNDHRA had transferred his 20% share in all that piece or parcel of land measuring 10.748 Kathas and SRI MAHENDRA KUMAR MUNDHRA, ( The Principal No.1 of these presents ) became the sole, absolute and exclusive owner of all that piece or parcel of land measuring 16.5405 Kathas, having permanent, heritable and transferable right, title and interest therein.

B) AND WHEREAS abovenamed SMT. SUSHILA DEVI MUNDHRA, had transferred her 20% share in all that piece or parcel of land measuring 10.748 Kathas and SMT. SUSHILA DEVI MUNDHRA ( The Principal No.2 of these presents ), became the sole, absolute and exclusive owner of all that piece or parcel of land measuring 16.54 Kathas, having permanent, heritable and transferable right, title and interest therein.

C.

MAHESHWAR KUMAR MUNDHRA  
SUSANNA DEVI MUNDHRA

SHANTI DEVI MUNDHRA

Dr. J. K. Manoj Mundhra  
Sangita Perival

PREMLATA  
MUNDHRA  
Manoj Kumar Mundhra

Sudesh devi Mundhra.

Ravi Mundhra



: 14 :

C) AND WHEREAS abovenamed SMT. SHANTI DEVI MUNDHRA, had transferred her 20% share in all that piece or parcel of land measuring 10.748 Kathas and SMT. SHANTI DEVI MUNDHRA, became the sole, absolute and exclusive owner of all that piece or parcel of land measuring 16.54 Kathas and SMT. SHANTI DEVI MUNDHRA thereafter had gifted all that piece or parcel of land measuring 9 Kathas out of the aforesaid land, unto and in favour of her son and daughter and SMT. SHANTI DEVI MUNDHRA ( The Principal No.3 of these presents ) became the sole absolute and exclusive owner of all that piece or parcel of land measuring 7.54 Kathas, having permanent, heritable and transferable right, title and interest therein.

D) AND WHEREAS SRI RAJESH KUMAR MUNDHRA ( MAHESHWARI ) ( The Principal No.4 of these presents ) by virtue of Gift Deed, being Document No.1942 for the year 2017, became the sole, absolute and exclusive owner of all that piece or parcel of land measuring 6 Kathas, having permanent, heritable and transferable right, title and interest therein.

E) AND WHEREAS SMT. SANGITA PERI WAL ( The Principal No.5 of these presents ) by virtue of Gift Deed, being Document No.1941 for the year 2017, became the sole, absolute and exclusive owner of all that piece or parcel of land measuring 3 Kathas, having permanent, heritable and transferable right, title and interest therein.

F) AND WHEREAS abovenamed SMT. PREMLATA MUNDHRA, had transferred her 16.67% share in all that piece or parcel of land measuring 10.748 Kathas and SMT. PREMLATA MUNDHRA ( The Principal No.6 of these presents ) became the sole, absolute and exclusive owner of all that piece or parcel of land measuring 13.789 Kathas, having permanent, heritable and transferable right, title and interest therein.

G) AND WHEREAS abovenamed SRI MANOJ MUNDHRA, had transferred his 3.33% share in all that piece or parcel of land measuring 10.748 Kathas and SRI MANOJ MUNDHRA ( The Principal No.7 of these presents ) became the sole, absolute and exclusive owner of all that piece or parcel of land measuring 2.752 Kathas, having permanent, heritable and transferable right, title and interest therein.





Makendra Kumar Mundhra  
Sushruba Devi Mundhra

Sparate Devi Mundhra

Prasad. Kumar Mundhra

Sangita Periwal

1

PREMALATA  
MUNDHRA

Mangj Kumar Mundhra

Sudesh devi Mundhra .

Rahul Mundhra

Rajendra

: 15 :

H) AND WHEREAS abovenamed SMT. SUDESH DEVI MUNDHRA had transferred her 15.55% share in all that piece or parcel of land measuring 10.748 Kathas and SMT. SUDESH DEVI MUNDHRA became the sole, absolute and exclusive owner of all that piece or parcel of land measuring 12.8587 Kathas and SMT. SUDESH DEVI MUNDHRA thereafter had gifted all that piece or parcel of land measuring 8 Kathas out of the aforesaid land unto and in favour of her son and SMT. SUDESH DEVI MUNDHRA ( The Principal No.8 of these presents ) became the sole absolute and exclusive owner of all that piece or parcel of land measuring 4.8587 Kathas, having permanent, heritable and transferable right, title and interest therein.

I) AND WHEREAS abovenamed SRI RAHUL MUNDHRA, had transferred his 2.225% share in all that piece or parcel of land measuring 10.748 Kathas and SRI RAHUL MUNDHRA ( The Principal No.9 of these presents ) became the sole, absolute and exclusive owner of all that piece or parcel of land measuring 1.8409 Kathas and by virtue of two separate Gift Deeds, being Document Nos.1939 and 1940 for the year 2017, SRI RAHUL MUNDHRA ( The Principal No.9 of these presents ) also became the sole, absolute and exclusive owner of all that piece or parcel of land measuring 9.8409 Kathas, therefore SRI RAHUL MUNDHRA ( The Principal No.9 of these presents ) became the sole, absolute and exclusive owner of all that piece or parcel of land in total measuring 11.6818 Kathas, having permanent, heritable and transferable right, title and interest therein.

J) AND WHEREAS abovenamed DELTA REALTORS, by virtue of seven separate Sale Deeds, i) being Document No.2313 for the year 2016, ii) being Document No.2330 for the year 2016, iii) being Document No.1331 for the year 2017, iv) being Document No.1338 for the year 2017, v) being Document No.1355 for the year 2017, vi) being Document No.1547 for the year 2017 and vii) being Document No.1548 for the year 2017, became the sole, absolute and exclusive owner of all that piece or parcel of land measuring 10.748 Kathas, having permanent, heritable and transferable right, title and interest therein.

6

Pratender Kumar mundhra

Sushila devi mundhra

Shanti Devi mundhra

Rajesh Kumar Mundhra

: 16 :

Sangita Periwal

PREMLATA MUNDHRA

Manoj Kumar Mundhra

Sudesh devi Mundhra,

Rahul mundhra



XVI. AND WHEREAS SRI MAHENDRA KUMAR MUNDHRA, SMT. SUSHILA DEVI MUNDHRA, SMT. SHANTI DEVI MUNDHRA, SRI RAJESH KUMAR MUNDHRA, SMT. SANGITA PERIWAL, SMT. PREMLATA MUNDHRA, SRI MANOJ MUNDHRA, SMT. SUDESH DEVI MUNDHRA, SRI RAHUL MUNDHRA ( The Principal No.1 to 9 of these presents ) along with DELTA REALTORS, being desirous of constructing a multistoried building complex on their aforesaid land have thereafter amalgamated their respective land in total measuring 93.45 Kathas, for the better utilization of the land and to give better shape to the building to be constructed thereon vide Agreement of Amalgamation, Dated 05-11-2019, solemnly affirmed before the Ld. Executive Magistrate at Siliguri.

XVII. AND WHEREAS the abovenamed Principals along with DELTA REALTORS are presently in physical possession of all that piece or parcel of land measuring about 88.054 Kathas out of the aforesaid land measuring 93.45 Kathas and the abovenamed Principals along with DELTA REALTORS further intend to gift all that piece or parcel of land measuring about 5.539 Kathas out of the aforesaid land unto and in favour of Siliguri Municipal Corporation for the widening of road on the Southern side and the Western side of the aforesaid land.

XVIII. AND WHEREAS under the above circumstances, the abovenamed Principals along with DELTA REALTORS are now constructing the said multistoried building complex divided into several independent units on all that piece or parcel of land measuring about 82.515 Kathas, more particularly described in the Schedule given hereinbelow, the plan prepared for which was approved by the appropriate authority, vide Plan No.604, Dated 31-08-2019, sanctioned on 07-01-2021 and revised Building Plan No.13 ( Site Plan No.7 ) Dated 06-04-2023, approved on 11-09-2023 for a Ground Floor plus Eleven storied Residential Building ( Block-1 ) & Two Basement Floors plus Ground Floor plus Four storied Commercial Building ( Block-2 ).

C.



Manoj Kumar Mundhra

Sushila Devi Mundhra

Shanti Devi Mundhra

Prasad Kumar Mundhra

Sangita Poojwal

PREMLATA

MUNDHRA

Manoj Kumar Mundhra

Sudesh Devi Mundhra

Rahul Mundhra



: 17 :

XIX. AND WHEREAS the abovenamed Principals, being preoccupied in their daily course of work, are unable to look after their respective shares in the said units constructed / under construction in the said multistoried building erected on the Scheduled land.

XX. KNOW ALL MEN BY THESE PRESENTS that the abovenamed Principals do hereby nominate, constitute and appoint - **SRI NIMIT MUNDHRA**, son of Sri Kamal Kumar Mundhra, as their true and lawful Attorney to act for them in the following matters, deeds and things particularly with respect to their share in the said units constructed / under construction in the said multistoried building erected on the Scheduled land.

1. To appear for and represent them before all Municipal Bodies/Corporation, Revenue Office/s, Settlement Office/s, before any Magistrate and in all courts having civil, criminal, original, appellate, revisional or special jurisdiction, before any Tribunals and/or other authorities and in all Govt./Semi-Govt. department/office and to sign, execute, verify and file plaints, written statements and petitions, and also to present appeals in any court, and to accept services of all summons, notices and other processes of law.
2. To further get the plans, elevations, designs, drawings and specifications prepared and approved from appropriate authority if required and to sign all papers/documents and to represent with respect to the above in getting the plan sanctioned as well as for obtaining occupation certificate from the authority concerned.
3. To make payment/deposit of Khazna, installments and/or any other taxes as may be levied by the concerned authority/ies.
4. To advertise in the media and/or publish brochure, etc., for sale of the said units in the said multistoried building erected on the Scheduled land.



Mohendra Kumar Mundhra

Susmita devi mundhra

Shanti Devi mundhra

Deepak Kumar Mundhra

Sangita Periwala

: 18 :

PREMLATA MOY DIXITA

Rangj Kumari Mundhra

Sudesh devi Mundhra.

Rahul mundhra



5. To sell the share of the Principals in all the units in the said multistoried building erected on the Scheduled land, with all right, title, interest and easement thereto together with undivided proportionate right in the Scheduled land and to execute and sign proper documents/sale deeds in this connection and to incorporate assurances in the documents/sale deeds relating to perfectness of the title to the property and to give assurance and to include any indemnity clauses in such deeds as may be necessary.

6. To receive baina money, balance of the consideration amount against sale and to give valid receipt/s thereof and discharge the intending purchaser/s from the payment thereof and to admit such receipt/s before the registering authority or any other concerned authority/ies.

7. To receive consideration on the transfer of the share of the Principals in the units in the said multistoried building erected on the Scheduled land and to remit the consideration received on the transfer of the said units in the Bank Account/s of the Principals as per their share.

8. To present the documents/sale deeds on their behalf before the registering authority and admit execution thereof and to sign such papers, affidavits, vouchers, documents and registers as may be necessary and do such other things for registration of documents/sale deeds as the said attorney shall consider necessary for properly and legally conveying the properties to the Purchaser/s as fully and effectually in all respect as the Principals could have done the same themselves.


9. To appoint, engage on their behalf pleaders, advocates or solicitors whenever the said attorney shall think proper to do so and to discharge and/or terminate his/her or their appointment.





Manoj Kumar Mundhra  
Sushila devi mundhra  
Sangeeta Devi mundhra  
Ajay. Kumar Mundhra

: 19 :

Sangeeta Periwal  
PREMLATA MUNDHRA  
Manoj Kumar Mundhra  
Sudesh devi Mundhra .  
Rahul Mundhra  


10. To execute and do all other acts, deeds or things for the assurance of the Purchaser/s and/or any other person/s and to apply and appear before any authority/ies for the purpose of giving effect to the transfer of the property/ies with appurtenances, etc. in favour of the Purchaser/s and/or any other person/s as may be necessary, appropriate or expedient.


11. To deliver / take the possession of the said units for them and on their behalf as may be required in the circumstances in such manner as may be appropriate and sign any document on their behalf to bind them in this connection.

12. And generally to do, perform or execute or cause to be done, performed or executed all such further and other acts, deeds and things as and when required or deemed expedient or advised to be done for satisfactorily carrying into effect the powers and authority/ies hereby conferred.

13. And be it noted that this Power is being executed in favour of the Attorney without any consideration and no interest or right of the Attorney is created in the share of the Principals in the units in the said multistoried building erected on the Scheduled land by virtue of these presents. The Attorney shall have no right to do any construction or development work with respect to the share of the Principals in the Scheduled land.

14. And the Principals hereby agree, confirm and ratify all such acts, deeds and proceedings done legally and in a bona-fide manner by the said Attorney by virtue of these presents and the same shall be binding on the Principals and be of full force and effect as if the same was done/executed by the Principals.

15. That this Power of Attorney is revocable at the will of the Principals.



Mahesh Kumar Mondhra

Sushila Devi Mondhra

Spariti Devi Mondhra

Devid. Kaman Mondhra

Sangita Periwel

: 20 :

PRINCE MLATA MUNDHRA

Manoj Kumar Mondhra

Sudesh Devi Mondhra.

Rahul Mondhra



### SCHEDULE

All that piece or parcel of land measuring about 82.515 Kathas, forming part of R.S. Plot No.7202, recorded in R.S. Khatian No.1028, situated within Mouza - Siliguri, J.L. No.110(88), Pargana - Baikunthapur, P.S. - Siliguri, located between the Road Zone - Electric Office & Fire Brigade Point to Siliguri Police Station, bearing Holding No. 7/860/82/97/63 in Ward No.27 of Siliguri Municipal Corporation, in the District of Darjeeling.

The said land is bound and butted as follows :-

By North : 100 Feet wide S.F. Road and Siliguri Thana,

By South : 22 Feet wide S.M.C. Road,

By East : Common Passage and Batayan Apartment,

By West : 25 Feet wide Sree Maa Sarani.

The Principals' share in the Scheduled land measures about 73.025 Kathas.





IN WITNESSES WHEREOF THE ABOVENAMED PRINCIPALS AND THE ATTORNEY IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THIS POWER OF ATTORNEY ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :

1. Bharat Mundhra

S/o Rajesh Kumar Mundhra

Anand Mohan Basu Road,

Near Toshramai School,

Bahupara, Siliguri,

Dist: Jalpaiguri - 734004

2. Bijukhosu

Co. Lt. Binay Ghosh

Fulebani Bazar

Bharat Nagar

Siliguri - 734006

The contents of this document have been personally gone through and understood by the Principals and the Attorney hereto.

Mahendra Kumar Mundhra

Susmita Devi Mundhra

Shanti Devi Mundhra

Rajesh Kumar Mundhra

Sangita Periwal

PREMLATA MUNDHRA

Manoj Kumar Mundhra

Sudesh devi Mundhra.

Rahul Mundhra

PRINCIPALS



ATTORNEY

Mahendra Kumar Mundhra

Susmita Devi Mundhra

Shanti Devi Mundhra

Rajesh Kumar Mundhra

Sangita Periwal

PREMLATA MUNDHRA

Manoj Kumar Mundhra

Sudesh devi Mundhra.

Rahul Mundhra.

SIGNATURE OF THE ATTORNEY IS ATTESTED BY THE PRINCIPALS

Drafted as per the instructions of the parties hereto and printed in the Office of Kamal Kumar Kedia & Associates, Siliguri.

Read over and explained by me.



Rahul Kedia

Advocate, Siliguri.

Enr.No.F/1379/1449/2017.



Mahendra Kumar Mundhra

FINGER PRINTS OF SRI MAHENDRA KUMAR MUNDHRA ( PRINCIPAL NO.1 )

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



Sushila Devi Mundhra

Mahendra Kumar Mundhra

SIGNATURE

FINGER PRINTS OF SMT. SUSHILA DEVI MUNDHRA ( PRINCIPAL NO.2 )

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

Sushila devi mundhra

SIGNATURE





*Shanti Devi Mundhra*

**FINGER PRINTS OF SMT. SHANTI DEVI MUNDHRA ( PRINCIPAL NO.3 )**

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



*Raj*

*Rajesh Kumar Mundhra*

*Shanti Devi Mundhra*  
**SIGNATURE**

**FINGER PRINTS OF SRI RAJESH KUMAR MUNDHRA ( MAHESHWARI ) ( PRINCIPAL NO.4 )**

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

*Rajesh Kumar Mundhra*  
**SIGNATURE**

Sangita Periwal



FINGER PRINTS OF SMT. SANGITA PERIWAL ( PRINCIPAL NO.5 )

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



PREMLATA MUNDHRA

Sangita Periwal  
SIGNATURE

FINGER PRINTS OF SMT. PREMLATA MAHESHWARI alias PREMLATA MUNDHRA ( PRINCIPAL NO.6 )

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

PREMLATA MUNDHRA  
SIGNATURE





Manoj Kumar Mundhra

FINGER PRINTS OF SRI MANOJ KUMAR MUNDHRA alias MANOJ MUNDHRA ( PRINCIPAL NO.7 )

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



Manoj Kumar Mundhra

SIGNATURE

FINGER PRINTS OF SMT. SUDESH DEVI MUNDHRA ( PRINCIPAL NO.8 )

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

Sudesh Devi Mundhra

SIGNATURE



Rahul Mundhra

FINGER PRINTS OF SRI RAHUL MUNDHRA ( PRINCIPAL NO.9 )

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



Nimit Mundhra

Rahul Mundhra

SIGNATURE

FINGER PRINTS OF SRI NIMIT MUNDHRA ( ATTORNEY )

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

Nimit Mundhra 05-10-23

SIGNATURE



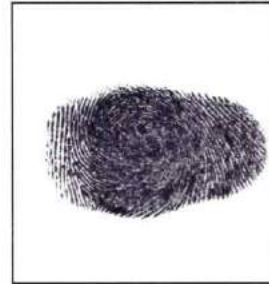
**PHOTO AND LEFT THUMB IMPRESSION OF**  
**SRI BHARAT MUNDHRA ( IDENTIFIER )**

**PHOTO**



*Sri Bharat Mundhra*  
=

**THUMB IMPRESSION**



*Sri Bharat Mundhra*  
=

---

**SIGNATURE OF THE IDENTIFIER**







Government of West Bengal

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

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










Signature / LTI Sheet of Query No/Year 04022002537860/2023

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



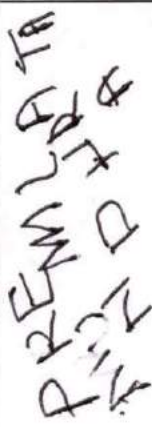


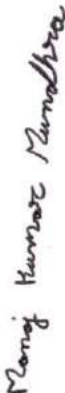



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri MAHENDRA KUMAR MUNDHRA Space Town, 7th Floor, Sevoke Road, Siliguri, Flat No: N7, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001	Principal			Mahendra Kumar Mundhra
2	Smt SUSHILA DEVI MUNDHRA Space Town, 7th Floor, Sevoke Road, Siliguri,, Flat No: K7, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001	Principal			Sushila devi mundhra



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



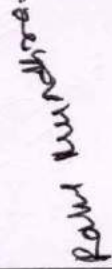





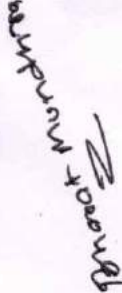
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Smt SHANTI DEVI MUNDHRA Ananda Mohan Basu Road ( Bye-lane ), Babupara, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004	Principal			
4	Shri RAJESH KUMAR MUNDHRA Alias RAJESH KUMAR MAHESHWARI Ananda Mohan Basu Road ( Bye-lane ), Babupara, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004	Principal			
5	Smt SANGITA PERIWAL C/o - Shri Balaji Krishi Bhandar, Near Police Station, Station Feeder Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	Principal			

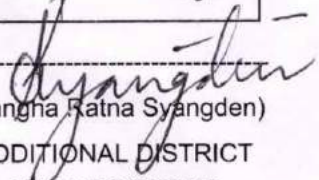
**I. Signature of the Person(s) admitting the Execution at Private Residence.**

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Smt PREMLATA MUNDHRA Alias PREMLATA MAHESHWARI Satpal Singh Building, Near Dimapur Municipal Council, Kalibari Road,, City:- Not Specified, P.O:- Dimapur, P.S:- SUBURBAN, District:- Dimapur, Nagaland, India, PIN:- 797112	Principal			
7	Shri MANOJ KUMAR MUNDHRA Alias MANOJ MUNDHRA Satpal Singh Building, Near Dimapur Municipal Council, Kalibari Road,, City:- Not Specified, P.O:- Dimapur, P.S:- SUBURBAN, District:- Dimapur, Nagaland, India, PIN:- 797112	Principal			
8	Smt SUDESH DEVI MUNDHRA Station Feeder Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	Principal			



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
9	Shri RAHUL MUNDHRA Station Feeder Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	Principal			
10	Shri NIMIT MUNDHRA Hillman House, Vidya Sagar Road, Khalpara, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	Attorney			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Smt Bharat Mundhra Son of Shri Rajesh Kumar Mundhra Anand Mohan, Basu Road, Babupara, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004	Shri MAHENDRA KUMAR MUNDHRA, Smt SUSHILA DEVI MUNDHRA, Smt SHANTI DEVI MUNDHRA, Shri RAJESH KUMAR MUNDHRA, Smt SANGITA PERIWAL, Smt PREMLATA MUNDHRA, Shri MANOJ KUMAR MUNDHRA, Smt SUDESH DEVI MUNDHRA, Shri RAHUL MUNDHRA, Shri NIMIT MUNDHRA			

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

### Major Information of the Deed

Deed No :	I-0402-02748/2023	Date of Registration	06/10/2023
Query No / Year	0402-2002537860/2023	Office where deed is registered	
Query Date	05/10/2023 11:25:11 AM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Kamal Kumar Kedia And Associates S.F. Road, Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 8972198324, Status :Solicitor firm		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
	Rs. 55,49,08,230/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: S.F ROAD, Road Zone : (Ellectric off.&Fire Brigade point -- Siliguri P.S) , Mouza: Siliguri, JI No: 88, Pin Code : 734005

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-7202	RS-1028	Commerci al use	Bastu	73.025 Katha		55,49,08,230/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					120.4913Dec	0 /-	5549,08,230 /-	

#### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri MAHENDRA KUMAR MUNDHRA (Presentant )</b> Son of Late Sohan Lal Mundhra Space Town, 7th Floor, Sevoke Road, Siliguri, Flat No: N7, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx8Q, Aadhaar No: 69xxxxxxxx6406, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence
2	<b>Smt SUSHILA DEVI MUNDHRA</b> Wife of Late Mahabir Prasad Mundhra Space Town, 7th Floor, Sevoke Road, Siliguri,, Flat No: K7, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx5B, Aadhaar No: 98xxxxxxxx8330, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence



3	<p><b>Smt SHANTI DEVI MUNDHRA</b>  Wife of Shri Sitaram Mundhra Ananda Mohan Basu Road ( Bye-lane ), Babupara, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx8A, Aadhaar No: 47xxxxxxx1058, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023  , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/10/2023  , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence</p>
4	<p><b>Shri RAJESH KUMAR MUNDHRA, (Alias: RAJESH KUMAR MAHESHWARI)</b>  Son of Shri Sitaram Mundhra ( Maheshwari ) Ananda Mohan Basu Road ( Bye-lane ), Babupara, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx2E, Aadhaar No: 80xxxxxxx5538, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023  , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/10/2023  , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence</p>
5	<p><b>Smt SANGITA PERIHAL</b>  Wife of Shri Pradip Kumar Perihal C/o - Shri Balaji Krishi Bhandar, Near Police Station, Station Feeder Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx4N, Aadhaar No: 93xxxxxxx2384, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023  , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/10/2023  , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence</p>
6	<p><b>Smt PREMLATA MUNDHRA, (Alias: PREMLATA MAHESHWARI)</b>  Wife of Late Binod Kumar Mundhra Satpal Singh Building, Near Dimapur Municipal Council, Kalibari Road,, City:- Not Specified, P.O:- Dimapur, P.S:-SUBURBAN, District:-Dimapur, Nagaland, India, PIN:- 797112 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx6J, Aadhaar No: 26xxxxxxx7613, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023  , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/10/2023  , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence</p>
7	<p><b>Shri MANOJ KUMAR MUNDHRA, (Alias: MANOJ MUNDHRA)</b>  Son of Late Binod Kumar Mundhra Satpal Singh Building, Near Dimapur Municipal Council, Kalibari Road,, City:- Not Specified, P.O:- Dimapur, P.S:-SUBURBAN, District:-Dimapur, Nagaland, India, PIN:- 797112 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9H, Aadhaar No: 61xxxxxxx1576, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023  , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/10/2023  , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence</p>
8	<p><b>Smt SUDESH DEVI MUNDHRA</b>  Wife of Late Basant Kumar Mundhra Station Feeder Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATxxxxxx5R, Aadhaar No: 42xxxxxxx3387, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023  , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/10/2023  , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence</p>
9	<p><b>Shri RAHUL MUNDHRA</b>  Son of Late Basant Kumar Mundhra Station Feeder Road, Siliguri, 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, PAN No.:: APxxxxxx0N, Aadhaar No: 71xxxxxxx8186, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023  , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/10/2023  , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence</p>

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri NIMIT MUNDHRA</b> Son of Shri Kamal Kumar Mundhra Hillman House, Vidya Sagar Road, Khalpara, Siliguri, 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, PAN No.:: bcxxxxx4b, Aadhaar No: 84xxxxxxxx0780, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Smt Bharat Mundhra</b> Son of Shri Rajesh Kumar Mundhra Anand Mohan, Basu Road, Babupara, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004			
Identifier Of Shri MAHENDRA KUMAR MUNDHRA, Smt SUSHILA DEVI MUNDHRA, Smt SHANTI DEVI MUNDHRA, Shri RAJESH KUMAR MUNDHRA, Smt SANGITA PERIWAL, Smt PREMLATA MUNDHRA, Shri MANOJ KUMAR MUNDHRA, Smt SUDESH DEVI MUNDHRA, Shri RAHUL MUNDHRA, Shri NIMIT MUNDHRA			



**Endorsement For Deed Number : I - 040202748 / 2023**

**On 05-10-2023**

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

Presented for registration at 20:00 hrs on 05-10-2023, at the Private residence by Shri MAHENDRA KUMAR MUNDHRA , one of the Executants.

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

Execution is admitted on 05/10/2023 by 1. Shri MAHENDRA KUMAR MUNDHRA, Son of Late Sohan Lal Mundhra, Space Town, 7th Floor, Sevoke Road, Siliguri, Flat No: N7, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Smt SUSHILA DEVI MUNDHRA, Wife of Late Mahabir Prasad Mundhra, Space Town, 7th Floor, Sevoke Road, Siliguri,, Flat No: K7, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 3. Smt SHANTI DEVI MUNDHRA, Wife of Shri Sitaram Mundhra, Ananda Mohan Basu Road ( Bye-lane ), Babupara, Siliguri, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession House wife, 4. Shri RAJESH KUMAR MUNDHRA, Alias RAJESH KUMAR MAHESHWARI, Son of Shri Sitaram Mundhra ( Maheshwari ), Ananda Mohan Basu Road ( Bye-lane ), Babupara, Siliguri, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 5. Smt SANGITA PERIWAL, Wife of Shri Pradip Kumar Periwal, C/o - Shri Balaji Krishi Bhandar, Near Police Station, Station Feeder Road, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession House wife, 6. Smt PREMLATA MUNDHRA, Alias PREMLATA MAHESHWARI, Wife of Late Binod Kumar Mundhra, Satpal Singh Building, Near Dimapur Municipal Council, Kalibari Road,, P.O: Dimapur, Thana: SUBURBAN, , Dimapur, NAGALAND, India, PIN - 797112, by caste Hindu, by Profession House wife, 7. Shri MANOJ KUMAR MUNDHRA, Alias MANOJ MUNDHRA, Son of Late Binod Kumar Mundhra, Satpal Singh Building, Near Dimapur Municipal Council, Kalibari Road,, P.O: Dimapur, Thana: SUBURBAN, , Dimapur, NAGALAND, India, PIN - 797112, by caste Hindu, by Profession Business, 8. Smt SUDESH DEVI MUNDHRA, Wife of Late Basant Kumar Mundhra, Station Feeder Road, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession House wife, 9. Shri RAHUL MUNDHRA, Son of Late Basant Kumar Mundhra, Station Feeder Road, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 10. Shri NIMIT MUNDHRA, Son of Shri Kamal Kumar Mundhra, Hillman House, Vidya Sagar Road, Khalpara, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Smt Bharat Mundhra, , Son of Shri Rajesh Kumar Mundhra, Anand Mohan, Basu Road, Babupara, Siliguri, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

*Syngden*

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

**On 06-10-2023**

**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 (d) 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 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 349, Amount: Rs.50.00/-, Date of Purchase: 04/10/2023, Vendor name: S  
GHOSH

*Sangha Ratna Syangden*

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2023, Page from 70036 to 70074

being No 040202748 for the year 2023.



*Syangden*

Digitally signed by SANGHA RATNA SYANGDEN  
Date: 2023.10.11 11:05:07 +05:30  
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 11/10/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.