


Dilak Banskt

 12015

✓ Dilak Banskt
 12017

✓ Nankh Agarwal
 12018

✓ Shashi Agarwal
 12019

✓ Rohit Agarwal
 12020

✓ Rahul Agarwal
 12021

✓ Dishwanje Agarwal
 12022

✓ Nikita Agarwal

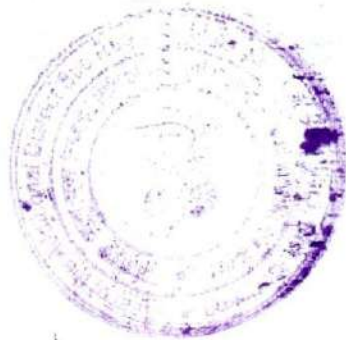
NON JUDICIAL STAMP

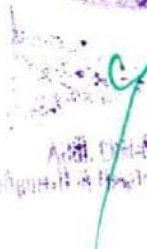
No. 975 Date 11.03.22

Sold Sagarmatha Ventures
PO Box - Maligone, Post - Darjeeling

Value Rs 100/- Tammoy Roy

Govt. Stamp Vendor
Bagdogra
Lic. No. 546/RM
07 / Darjeeling




Asst. District Registrar
Department of Revenue, West Bengal

19 8 MAR 2022

Tilak Banskota
Nana Agarwal
Shashi Agarwal

Rohit Agarwal
Rahul Agarwal
Fishwara Agarwal
Nikita Agarwal

[2]

SAGARMATHA VENTURES
Chirag Agarwal
PARTNERS

1. **SRI TILAK BANSKOTA**, Son of Sri Bhola Nath Banskota, (PAN: AGYPB3214B),
 2. **SRI NARESH AGARWAL**, Son of Sri Ramsingh Agarwal, (PAN: ACHPA8732A),
 3. **SMT SHASHI AGARWAL**, Daughter of Sri Ghisharam Agarwal, (PAN: AEFPB2422Q)
 4. **SRI ROHIT AGARWAL**, son of Sri Roshan Lal Agarwal, (PAN: BLWPA8749N),
 5. **SRI RAHUL AGARWAL**, son of Sri Pawan Agarwal, (PAN: CLDPA9074L),
 6. **SMT AISHWARYA AGARWAL**, daughter of Sri Raj Kamal Agarwal, (PAN:AWNPA4737H),
 7. **SMT NIKITA AGARWAL**, daughter of Sri Kailash Kumar Agarwal, (PAN:AXZPA0682Q)
- all are Hindu by Religion, Indian by Nationality, No. 1,2,4,5,6,7, are Business by Occupation and No. 3 Housewife by Occupation, No.1 Residing at Ambadhura, P.O. Salbari, P.S. Pradhannagar, District Darjeeling, No.2 Residing at Mangal Pandey Road, Khalpara, P.O. Siliguri Bazar, P.S. Siliguri, District Darjeeling and No.3 Resident at Sriram Colony, Sevoke Road, P.O. Siliguri, P.S. Siliguri, District Darjeeling, No.4 & 5 Residents of Khalpara, P.O and P.S. Siliguri, District Darjeeling, No.6 Resident of 34 Radha Kunj, Shiv Mandir Road, P.O Siliguri, P.S Bhaktinagar, District Jalpaiguri, No.7 Resident of Vrindavan Garden, Pranami Mandir Road, P.O and P.S. Siliguri, District Darjeeling, hereinafter called the "PRINCIPALS" .

AND

TO: "SAGARMATHA VENTURES" a Partnership Firm, having its office at Pathargatha Road, Opp. Royal Academy, Gourcharan, Matigara, P.O. and P.S.-Matigara, 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". (PAN : AELFS6663J)

Siddhi Banerjee
Namoh Agarwal
Shashi Agarwal,
Rohit Agarwal
Rahul Agarwal
Fishwarya Agarwal.
Nikita Agarwal

[3]

SAGARMATHA VENTURES
Chirag Agarwal
PARTNERS

Ownership of said property:

AND WHEREAS the above named Principal No.1,2 & 3 along with **Sri Sanjay Kumar Agarwal, Sri Basudeo Adhikary, Sri Joy Agarwal @ Jaoy Agarwal and Smt Sulochana Goyal**, had purchased land measuring 56 Decimals from Sri Tenzing Gelek Lama, son of Sri Chamba Lama, by virtue of a Registered Deed of Conveyance (Sale), dated 21.10.2016, being Document No. I- 6523 for the year of 2016 and the same was registered at the office of the Additional District Sub Registrar Siliguri-II at Bagdogra, in the District of Darjeeling.

AND WHEREAS the above named Principal No.1,2 & 3 along with **Sri Sanjay Kumar Agarwal, Sri Basudeo Adhikary, Sri Joy Agarwal @ Jaoy Agarwal, and Smt Sulochana Goyal**, had also purchased land measuring 25 Decimals from Smt. Nyima Bhuti @ Nyima Bhutia, wife of Sri Sonam Wangchuk Bhutia @ Sonam Wangchuk, by virtue of a Registered Deed of Conveyance (Sale), dated 21.10.2016, being Document No. I- 6521 for the year of 2016 and the same was registered at the office of the Additional District Sub Registrar Siliguri-II at Bagdogra, in the District of Darjeeling

AND WHEREAS the above named Principal No.1,2 & 3 along with **Sri Sanjay Kumar Agarwal, Sri Basudeo Adhikary, Sri Joy Agarwal @ Jaoy Agarwal, and Smt Sulochana Goyal**, had also purchased land measuring 25 Decimals from Smt. Passang Lama, wife of Sri Tshering Topgyal Lama, by virtue of a Registered Deed of Conveyance (Sale), dated 21.10.2016, being Document No. I- 6522 for the year of 2016 and the same was registered at the office of the Additional District Sub Registrar Siliguri-II at Bagdogra, in the District of Darjeeling.

Silak Basak
Sanku Agarwal

Shashi Agarwal,

Robit Agarwal
Rohit Agarwal
Dishuwanj Agarwal,
Nikhil Agarwal

[4]

SAGARMATHA VENTURES
Chirag Agarwal
PARTNERS

WHEREAS the above named Sri Sanjay Kumar Agarwal, Sri Basudeo Adhikary, Sri Joy Agarwal @ Jaoy Agarwal, and Smt Sulochana Goyal thereafter had transferred their 4/7th undivided Land measuring 60.58 Decimals unto and in favour of above named Principal No. 4, 5, 6 & 7, by virtue of three separate Deeds of Sale being Document Nos. (i) I- 4206, (ii) I- 4207 and (iii) I- 3532 all for the year 2020 and all Deeds of Conveyance were registered in the Office of the Additional District Sub-Registrar Siliguri-II at Bagdogra, in the District of Darjeeling.

AND WHEREAS in the manner aforesaid, the abovenamed Principals became the absolute owners in possession of all that piece or parcel of land measuring 106 Decimals more fully described in the schedule given below.

AND WHEREAS the abovenamed Principals, have entered into a Development Agreement dated 15th MAR with "SAGARMATHA VENTURES" a Partnership Firm, being Document No. I- 2971 for the year 2022 and the same was registered in the office of the ADSR Bagdogra, District Darjeeling.

AND WHEREAS We, do hereby nominate, constitute and appoint "SAGARMATHA VENTURES" a Partnership Firm, represented by one of its Partner, SRI CHIRAG AGARWAL, son of Sri Mohan Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, P.O. and P.S.-Siliguri, District - Darjeeling, as our true and lawful attorney to act for us in the matters, deeds and things particularly with respect to the below Schedule Property.

1. To appear for and represent us before all Municipal Bodies/Corporation, SJDA, Panchayat, Revenue Office/s, Settlement Office/s, before any Magistrate and in all Courts having civil, criminal, original, appellate, revisional or special jurisdiction, before any Tribunal and/ or other authorities and in all Govt./Semi Govt. Department/office in respect of any matter relating to the scheduled land only.

Dilak Banerjee
Nand Agarwal
Shashi Agarwal,

Rohit Agarwal
Rahul Agarwal
Pishwanya Agarwal
Nirula Agarwal

[5]

SAGARMATHA VENTURES
Chirag Agarwal
PARTNERS

2. To bring commence, prosecute or defend and carry through Judgment and execution, all actions or any other proceedings throughout India in which I may be interested and for such purpose to appoint Advocates, Barristers, Solicitors, Attorney, Pleaders, Mukhtars, Revenue Agents, or any other class of legal Practitioners and in connection thereof to sign paints, affidavits, written statements, petitions including petition of compromise or to furnish securities if necessary on our behalf or to refer any matter arising therein to arbitration for us and on our behalf in respect of any matter relating to the scheduled land only.
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.
5. And be it noted that this power is being executed in favour of the Attorney to construct residential cum commercial complex on the below Scheduled land.
6. To sell or transfer the approved constructed Commercial Space, Residential flats and parking Space at prevailing market prices (including the land owners Allocation on behalf of the land owners) to be constructed on the below scheduled land with all right, title, interest and easement thereto and to execute and sign proper, Agreement of Sale, sale deed/s in respect of the same and present the sale deed for registration in the DSR, ADSR or any other registration office as mentioned in the Development agreement and the attorney shall after receiving the entire consideration remit the share of the landowners to their respective Bank Accounts.
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 Scheduled land only by virtue of these presents and the same shall be binding on us and be of full force and effect as if the same was done/executed by us.

Dilok Barak
Nand Agarwal

Shashi Agarwal,

Rohit Agarwal
Ravi Agarwal
Dishwarya Agarwal
Nikhil Agarwal

[6]

SAGARMATHA VENTURES
Chirag Agarwal
PARTNERS

SCHEDULE OF LAND

All that piece or parcel of vacant Homestead land measuring 106 Decimals situated within Mouza: Gourcharan, J.L. No. 81, R.S. Plot No.54, within the limits of Matigara, Gram Panchayat, P.S. Matigara, District: Darjeeling. The Khatian wise area is mentioned below.

L.R PLOT NO.	LR.KHATIAN NO.	AREA
65	6178	15 Decimals
65	6177	15 Decimals
65	6176	15 Decimals
65	6503	24.76 Decimals
65	6470	25 Decimals
65	6474	5.38 Decimals
65	6471	5.86 Decimals
	TOTAL	106 Decimals

The said land is bounded and butted by as follows:-

NORTH : Land of Sagarmatha Projects Pvt. Ltd

SOUTH : 14 Feet Wide Road

EAST : Busty Land

WEST : Public Land

[7]

IN WITNESS WHEREOF, We the abovenamed Principals and the Partner of the Attorney in good health and conscious mind have put our signatures on this Development Power of Attorney on this the 16th day of MARCH, 2022.

WITNESSES:-

1. Aspal Roy
868 mi Anneshtan Roy
Fort Chayan Para
P.O - Bhogomati
P.S - Bhaktinagar
Dist - Jalpaiguri

Dilak Banskota
Ram Agarwal
Shashi Agarwal

Rohit Agarwal
Ravi Agarwal
Dishwanee Agarwal
Nikita Agarwal

PRINCIPAL

SAGARMATHA VENTURES
Chirag Agarwal
PARTNERS

ATTORNEY

Drafted by me and printed in my office










Manoj Agarwal

MANOJ AGARWAL

Advocate, Siliguri












Enrl. No. F-505/434/1997

2. Mary Concepts Rozario
D/o Mr. Peter Johnny Rozario
South Eletiasal
P.O - Sevoke Road
P.S - Bhaktinagar
Dist - Jalpaiguri

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












Dilak Banshi

Signature

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

Dilak Agawal

Signature

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

Shashi Agawal

Signature



Rohit Agarwal

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

Rohit Agarwal

Signature



Ravi Ag

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

Ravi Ag

Signature














Dishwanya Agarwal

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












Dishwanya Agarwal

Signature

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

Nikita Agarwal

 Signature

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

SAGARMATHA VENTURES
Chirag Agarwal

 Signature PARTNERS







Government of West Bengal

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













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

Signature / LTI Sheet of Query No/Year 04038000858771/2022

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 TILAK BANSKOTA AMBADHURA, City:- Siliguri Mc, P.O:- SALBARI, P.S:-Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN:- 734009	Principal			
2	Mr NARESH AGARWAL MANGAL PANDEY ROAD KHALPARA, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	Principal			
3	Mrs SHASHI AGARWAL SRIRAM COLONY SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Principal			

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr ROHIT AGARWAL KHALPARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005	Principal			
5	Mr CHIRAG AGARWAL SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Representative of Attorney [SAGARMATHA VENTURES]			
6	Mr RAHUL AGARWAL KHALPARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005	Principal			
7	Mrs AISHWARYA AGARWAL 34 RADHAKUNJ, SHIV MANDIR ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001	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
8	Mrs NIKITA AGARWAL VRINDAVAN GARDEN, PRANAMI MANDIR ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Principal			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Gopal Roy Son of Mr Guneshwar Roy East Chayanpara, City:- , P.O:- Ghogomari, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006	Mr TILAK BANSKOTA, Mr NARESH AGARWAL, Mrs SHASHI AGARWAL, Mr ROHIT AGARWAL, Mr CHIRAG AGARWAL, Mr RAHUL AGARWAL, Mrs AISHWARYA AGARWAL, Mrs NIKITA AGARWAL			

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

Major Information of the Deed

Deed No :	I-0403-03070/2022	Date of Registration	17/03/2022
Query No / Year	0403-8000858771/2022	Office where deed is registered	
Query Date	16/03/2022 1:03:26 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Manoj Agarwal Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832062005, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 2,72,92,032/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040302971/2022		

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Gourcharan-(81), Pin Code : 734010

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	LR-65	LR-6178	Bastu	Bastu	15 Dec		38,62,080/-	Width of Approach Road: 14 Ft., , Project Name :
L2	LR-65	LR-6177	Bastu	Bastu	15 Dec		38,62,080/-	Width of Approach Road: 14 Ft., , Project Name :
L3	LR-65	LR-6176	Bastu	Bastu	15 Dec		38,62,080/-	Width of Approach Road: 14 Ft., , Project Name :
L4	LR-65	LR-6503	Bastu	Bastu	24.76 Dec		63,75,007/-	Width of Approach Road: 14 Ft., , Project Name :
L5	LR-65	LR-6470	Bastu	Bastu	25 Dec		64,36,800/-	Width of Approach Road: 14 Ft., , Project Name :
L6	LR-65	LR-6474	Bastu	Bastu	5.38 Dec		13,85,199/-	Width of Approach Road: 14 Ft., , Project Name :
L7	LR-65	LR-6471	Bastu	Bastu	5.86 Dec		15,08,786/-	Width of Approach Road: 14 Ft., , Project Name :
		TOTAL :			106Dec	0 /-	272,92,032 /-	
		Grand Total :			106Dec	0 /-	272,92,032 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr TILAK BANSKOTA Son of Mr BHOLA NATH BANSKOTA AMBADHURA, City:- Siliguri Mc, P.O:- SALBARI, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxx4B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/03/2022 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/03/2022 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Pvt. Residence
2	Mr NARESH AGARWAL Son of Mr RAMSINGH AGARWAL MANGAL PANDEY ROAD KHALPARA, 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.:: ACxxxxx2A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/03/2022 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/03/2022 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Pvt. Residence
3	Mrs SHASHI AGARWAL Daughter of Mr GHISHARAM AGARWAL SRIRAM COLONY SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxx2Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/03/2022 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/03/2022 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Pvt. Residence
4	Mr ROHIT AGARWAL Son of Mr ROSHAN LAL AGARWAL KHALPARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BLxxxxx9N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/03/2022 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/03/2022 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Pvt. Residence
5	Mr RAHUL AGARWAL Son of Mr PAWAN AGARWAL KHALPARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CLxxxxx4L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/03/2022 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/03/2022 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Pvt. Residence
6	Mrs AISHWARYA AGARWAL Daughter of Mr RAJ KAMAL AGARWAL 34 RADHAKUNJ, SHIV MANDIR ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWxxxxx7H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/03/2022 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/03/2022 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Pvt. Residence

7 **Mrs NIKITA AGARWAL**
 Daughter of Mr KAILASH KUMAR AGARWAL VRINDAVAN GARDEN, PRANAMI MANDIR ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxx2Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/03/2022
 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/03/2022
 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SAGARMATHA VENTURES PARTHARGHATA ROAD, City:- Siliguri Mc, P.O:- MATIGARA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010 , PAN No.:: AExxxxxx3J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr CHIRAG AGARWAL (Presentant) Son of Mr MOHAN KUMAR AGARWAL SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided Status : Representative, Representative of : SAGARMATHA VENTURES

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Gopal Roy Son of Mr Guneshwar Roy East Chayanpara, City:- , P.O:- Ghogomari, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006			
Identifier Of Mr TILAK BANSKOTA, Mr NARESH AGARWAL, Mrs SHASHI AGARWAL, Mr ROHIT AGARWAL, Mr CHIRAG AGARWAL, Mr RAHUL AGARWAL, Mrs AISHWARYA AGARWAL, Mrs NIKITA AGARWAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr TILAK BANSKOTA	SAGARMATHA VENTURES-15 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr NARESH AGARWAL	SAGARMATHA VENTURES-15 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs SHASHI AGARWAL	SAGARMATHA VENTURES-15 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr ROHIT AGARWAL	SAGARMATHA VENTURES-24.76 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr RAHUL AGARWAL	SAGARMATHA VENTURES-25 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs AISHWARYA AGARWAL	SAGARMATHA VENTURES-5.38 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mrs NIKITA AGARWAL	SAGARMATHA VENTURES-5.86 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Gourcharan-(81), Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 65, LR Khatian No:- 6178	Owner:শ্রী তিলক বাসকোটা , Gurdian:বি.এন. বাসকোটা, Address:নিজ , Classification:রূপনী, Area:0.15000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 65, LR Khatian No:- 6177	Owner:শ্রী নরেশ আগরওয়াল, Gurdian:শ্রী রামসিং আগরওয়াল, Address:নিজ , Classification:রূপনী, Area:0.15000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 65, LR Khatian No:- 6176	Owner:শ্রীমতী শশী আগরওয়াল, Gurdian:ধিমারাম আগরওয়াল, Address:নিজ , Classification:রূপনী, Area:0.15000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 65, LR Khatian No:- 6503	Owner:রোহিত আগরওয়াল, Gurdian:রোশন লাল আগরওয়াল, Address:নিজ , Classification:রূপনী, Area:0.24760000 Acre,	Owner Name not selected by applicant.

L5	LR Plot No:- 65, LR Khatian No:- 6470	Owner:রাহুল আগরওয়াল, Gurdian:পবন আগরওয়াল, Address:নিজ , Classification:রূপনী, Area:0.24760000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 65, LR Khatian No:- 6474	Owner:ঐশ্বর্য আগরওয়াল, Gurdian:রাজ কমল আগরওয়াল, Address:নিজ , Classification:রূপনী, Area:0.05380000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 65, LR Khatian No:- 6471	Owner:নিকিতা আগরওয়াল, Gurdian:কৈলাশ কুমার আগরওয়াল, Address:নিজ , Classification:রূপনী, Area:0.05100000 Acre,	Owner Name not selected by applicant.

On 16-03-2022

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

Presented for registration at 16:05 hrs on 16-03-2022, at the Private residence by Mr CHIRAG AGARWAL ..

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 2,72,92,032/-

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

Execution is admitted on 16/03/2022 by 1. Mr TILAK BANSKOTA, Son of Mr BHOLA NATH BANSKOTA, AMBADHURA, P.O: SALBARI, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734009, by caste Hindu, by Profession Business, 2. Mr NARESH AGARWAL, Son of Mr RAMSINGH AGARWAL, MANGAL PANDEY ROAD KHALPARA, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 3. Mrs SHASHI AGARWAL, Daughter of Mr GHISHARAM AGARWAL, SRIRAM COLONY SEVOKE ROAD, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 4. Mr ROHIT AGARWAL, Son of Mr ROSHAN LAL AGARWAL, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 5. Mr RAHUL AGARWAL, Son of Mr PAWAN AGARWAL, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 6. Mrs AISHWARYA AGARWAL, Daughter of Mr RAJ KAMAL AGARWAL, 34 RADHAKUNJ, SHIV MANDIR ROAD, P.O: SILIGURI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 7. Mrs NIKITA AGARWAL, Daughter of Mr KAILASH KUMAR AGARWAL, VRINDAVAN GARDEN, PRANAMI MANDIR ROAD, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr Gopal Roy, , , Son of Mr Guneshwar Roy, East Chayanpara, P.O: Ghogomari, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

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

Execution is admitted on 16-03-2022 by Mr CHIRAG AGARWAL,

Indetified by Mr Gopal Roy, , , Son of Mr Guneshwar Roy, East Chayanpara, P.O: Ghogomari, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

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

On 17-03-2022

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 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 975, Amount: Rs.100/-, Date of Purchase: 11/03/2022, Vendor name: T Roy



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2022, Page from 80558 to 80579

being No 040303070 for the year 2022.



Digitally signed by YOGEN TSHERING
BHUTIA
Date: 2022.03.23 14:02:55 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2022/03/23 02:02:55 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)