

5252/2021

I-5100/2021



By  
10/08/2021  
2001440138/21

पश्चिम बंगाल WEST BENGAL

AE 912112

Sunlight Tradecom Pvt Ltd  
Director  
*Nisith Chandra Aggarwal*

Panchnai Real Estate  
Partner  
*Nisith Chandra Aggarwal*

Panchnai Real Estate  
Partner  
*Chirag Aggarwal*

**GENERAL POWER OF ATTORNEY**

(AFTER EXECUTION OF DEVELOPMENT AGREEMENT)

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGIS. KATHI  
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED  
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

*Chirag*  
Addl. District Sub-Registrar,  
Siliguri-II at Bagdogra

10 AUG 2021

Contd.....P/2

**NON JUDICIAL STAMP**

No. 2173 Date 25.6.21  
Sold Amalgamated Com Pvt Ltd  
of India  
Value Rs

(Sudhangshu Saran Roy) <sup>S.S.Roy</sup>  
Govt. Stamp Vendor  
L. No.173/R.M.  
Biliguri Govt



OP  
Addl. District Registrar  
Biliguri, Balasore, Dist. Dhanbad

10 AUG 2021

Sunlight Tradecom Pvt Ltd  
Director  
Nisith Kumar Agarwal

Panchnai Real Estate  
Partner  
Nisith Kumar Agarwal

Panchnai Real Estate  
Partner  
Chirag Agarwal

KNOW ALL MEN BY THESE PRESENTS, that **SUNLIGHT TRADECOM PRIVATE LIMITED** (I.T. PAN: AALCS9452N), a private limited company incorporated under the Companies Act, 1956 bearing its certificate of incorporation No.U51900WB2008PTC124192, Dated 17.03.2008, having its office at Mittal Bhawan, Seth Srilal Market, P.O. & P.S. Siliguri, District Darjeeling, in the State of West Bengal, represented by one of its Director **SRI NISITH KUMAR AGARWAL**, Hindu by religion, Indian by nationality, Director of the above named Company by occupation, resident of Shyama Kunj, Punjabi Para, P.O. Haiderpara, P.S. Bhaktinagar, District Jalpaiguri, hereinafter called the **PRINCIPAL**, do hereby nominate, constitute and appoint **M/S. PANCHNAI REAL ESTATE**, a partnership firm, having its office address at Ambadhura, Salbari, Opposite Panchnai Enclave, P.O. Salbari, P.S. Pradhan Nagar, Dist. Darjeeling, in the State of West Bengal, represented by its Partners **(1) SRI NISITH KUMAR AGARWAL**, Son of Late Bhimraj Agarwal, and **(2) SRI CHIRAG AGARWAL**, Son of Sri Mohan Kumar Agarwal, both of them are Hindu by religion, Indian by nationality, Business by Occupation, No.1 is resident of Shyama Kunj, Punjabi Para, P.O. Haiderpara, P.S. Bhaktinagar, Dist. Jalpaiguri, and No.2 is resident of Narayani Bhawan, 27 Sevoke Road, Near Nanak Complex, Sevoke Road, P.O. & P.S. Siliguri, Dist. Darjeeling, in the State of West Bengal as my **TRUE AND LAWFUL ATTORNEYS** to do all acts, deeds and things as hereinafter appearing.

**WHEREAS** above named Principal i.e. Sunlight Tradecom Pvt Ltd, has become the absolute owner in khas, actual and physical possession of all that 0.16 Acre of land comprising in L.R. Plot No.373, recorded in Khatian No.2/1, within Mouza-Panchnai, J.L. No. 29 (old) 27 (New), under P.S. Matigara (now Pradhan Nagar), District Darjeeling by way of purchase from Sri Pawan Kumar Agarwala through a registered Deed of Conveyance registered at the office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra recorded in Book No. I, Volume No.0403-2018, Page from 13406 to 13428 being document No.0650 for the year 2018. And by virtue of aforesaid registered deed the Principal Company hereof has acquired permanent, heritable and transferable right, title and interest in the said land free from all encumbrances and charges whatsoever. And moreover after purchasing of the land as mentioned above the above named Principal Company has duly mutated and recorded its name in respect of the said land at the office of the B.L. & L.R.O. Matigara at Shivmandir and accordingly a new L.R. Khatian being No.4044 has been opened in his name by the said authority.

**AND WHEREAS** in the aforesaid manner the Principal Company hereof has become the absolute owners in khas, actual and physical possession of altogether all that 0.16 Acre of land as mentioned above and more fully and particularly described in


Sunlight Tradecom Pvt Ltd  
Nisith Agarwal  
Director

Panchnai Real Estate  
Nisith Agarwal  
Partner

Panchnai Real Estate  
Chirag Agarwal  
Partner

the Schedule below, having with permanent, heritable and transferable right, title and interest in the said land free from all encumbrances and charges whatsoever.

**AND WHEREAS** the Principal Company hereof being the absolute owner of all that landed property measuring 0.16 Acre which is more fully and particularly described in the Schedule herein below, has decided to develop the said landed property according to the Building Plan to be sanctioned by the appropriate authority and in furtherance of such decision the Principal Company hereof has entered in to a Deed of Development Agreement with **M/S. PANCHNAI REAL ESTATE**, a partnership firm, having its office address at Ambadhura, Salbari, Opposite Panchnai Enclave, P.O. Salabri, P.S. Pradhan Nagar, Dist. Darjeeling, in the State of West Bengal, represented by its Partners **(1) SRI NISITH KUMAR AGARWAL**, Son of Late Bhimraj Agarwal, and **(2) SRI CHIRAG AGARWAL**, Son of Sri Mohan Kumar Agarwal, both of them are Hindu by religion, Indian by nationality, Business by Occupation, No.1 is resident of Shyama Kunj, Punjabi Para, P.O. Haiderpara, P.S. Bhaktinagar, Dist. Jalpaiguri, and No.2 is resident of Narayani Bhawan, 27 Sevoke Road, Near Nanak Complex, Sevoke Road, P.O. & P.S. Siliguri, Dist. Darjeeling, in the State of West Bengal, and thereby engaged and appointed the said partnership firm to develop the below scheduled property as per sanctioned building plan on certain terms and conditions and the said **Deed of Development Agreement** has been registered at the office of the A.D.S.R. Siliguri-II at Bagdogra, Dist. Darjeeling, being document No. I- **A-337** for the year 2021 dated **12-07-2021**.

**NOW THEREFORE**, in terms of the said Deed of Development Agreement for smooth working and execution of the construction work as well as for transferring the residential units/car parking spaces, shops etc. in the said proposed building as already agreed up on, the Principal named above, do hereby further appoint, nominate and constitute **M/S. PANCHNAI REAL ESTATE**, a partnership firm, having its office address at Ambadhura, Salbari, Opposite Panchnai Enclave, P.O. Salbari, P.S. Pradhan Nagar, Dist. Darjeeling, in the State of West Bengal, represented by its Partners **(1) SRI NISITH KUMAR AGARWAL**, Son of Late Bhimraj Agarwal, and **(2) SRI CHIRAG AGARWAL**, Son of Sri Mohan Kumar Agarwal, both of them are Hindu by religion, Indian by nationality, Business by Occupation, No.1 is resident of Shyama Kunj, Punjabi para, P.O. Haiderpara, P.S. Bhaktinagar, Dist. Jalpaiguri, and No.2 is resident of Narayani Bhawan, 27 Sevoke Road, Near Nanak Complex, Sevoke Road, P.O. & P.S. Siliguri, Dist. Darjeeling, in the State of West Bengal, to do all acts, deeds and things in respect of construction and

Sunlight Tradecom Pvt Ltd  
Nishith Dhanraj  
Director

Panchnai Real Estate  
Nishith Dhanraj  
Partner

Panchnai Real Estate  
Chirag Agarwal  
Partner

completion of proposed multi storied building on the below scheduled land for it in its name and on its behalf in the manner as hereunder:

- 1) To do any act or thing as may be necessary to carry out and complete the proposed building(s) on the Principal's land as described in the schedule below.
- 2) To appear before any Authority, local body or any other office or offices under the State Government and also under the Central Government and to represent the Principal company with full authority and to present, file and sign any document in connection with the below schedule property.
- 3) To submit Plans, designs, sketches etc. take them back with alterations or modifications thereof and/or to renew the same before the appropriate authority or competent authorities in the name and on behalf of the Principal Company.
- 4) To engage on behalf of the Principal company, Architect(s)/Engineer(s) and also Labourer Contractor/Thikadar and all other skilled persons as per requirement in respect of construction of the proposed building in the below scheduled land and further to dismiss them whenever the said Attorney shall think it proper to do so.
- 5) To advertise in any manner for sale of all flats, shops and car parking spaces etc. in respect of entire proposed building in the below scheduled land as already agreed upon.
- 6) To appear and act in all courts, civil, criminal or revenue, Original and Appellate and in any other office or before any authority and to institute Civil Suits or Criminal cases or any other legal proceedings sign, verify and file plaint, written statements, executions and petitions and to swear affidavits and also to sign, file and present appeals and to give evidence on behalf of the Principal company in any Court or office in respect of any matter relating to the below scheduled property.
- 7) To appoint on behalf of the Principal Company Advocate/Advocates or Tax Consultant whenever necessary in respect of any matter relating to the below



Sunlight Tradecom Pvt Ltd  
*Niseth Paragant*  
Director

Panchnai Real Estate  
*Niseth Paragant*  
Partner

Panchnai Real Estate  
*Chirag Agarwal*  
Partner

scheduled land and to dismiss them whenever the said Attorney shall think it proper to do so.

- 8) To compromise, compound or withdraw any case or refer any matter or case to Arbitration arising out of any matter relating to the said property.
- 9) To withdraw and receive documents or money from any Court or office or opposite party whether in execution or otherwise in connection with any such suits, cases or assessment proceedings relating to the below scheduled land.
- 10) To negotiate on terms for and to agree to and enter into and execute agreement for sale or any other agreement and other documents for and behalf of the Principal for the entire proposed project.
- 11) To receive the advance money or part consideration and/or the entire consideration from the Purchaser/s of the Flat/unit/Shops/car parking space in the proposed building upon the said landed property and to give valid receipt and discharge for the same, without any liability on the part of the Principal for the same.
- 12) To sign and execute and deliver in the name and on behalf of the Principal Company all Deed of Sale or Deed of Conveyance in respect of said residential flat(s)/unit(s)/shops or parking space/s, servant's quarter etc. together with proportionate share of the said land in the said proposed building as already mentioned in the said Development Agreement, and to do all that is necessary in order to convey, grant and assign the said property unto the Purchaser or Purchasers in the manner and upon the terms, conditions and covenants to be contained in the Indenture or Indentures to be made by and between the Principal and the Purchaser or Purchasers.
- 13) To endorse and sign on the Deed or Deeds of Conveyance with respect to of said residential flat(s)/unit(s)/shop(s) or parking space/s, servant's quarter etc. together with proportionate share of the said land as agreed upon, on behalf of the Principal Company in proper and effectual manner upon receipt of the full consideration money from the Purchaser or Purchasers as agreed up on between them and further to present for registration and admit due execution of the said Deed or Deeds before the registering authority and to get the same



Sunlight Tradecom Pvt Ltd  
*Nisith Kumar Agarwal*  
Director

Panchnai Real Estate  
*Nisith Kumar Agarwal*  
Partner

Panchnai Real Estate  
*Chirag Agarwal*  
Partner

duly registered for and on behalf of the Principal Company in respect of aforesaid property.

14) To hand over the possession of the said property to the purchaser(s) and also mutate the same in the name of the purchaser(s) in all the offices/records concerned.

15) To apply and get electric connection and water connection.

GENERALLY for and on my behalf of the Principal Company to do all acts, deeds, matters and things as may be required to give effect to the true meaning and intent of these presents and the Principal Company do hereby ratify and agree to ratify and confirm all acts and deeds whatsoever the said Attorney/s shall do or cause to be done by virtue hereof, as if the things done by the Principal Company to all intents and purposes being personally presents even notwithstanding the facts that no special powers in that behalf is contained in these presents.

#### **SCHEDULE OF THE LAND**


ALL THAT PIECE OR PARCEL of land measuring 0.16 Acre in L.R. Plot No.373, recorded in Khatian No. 4044 (L.R.), within Mouza- Panchnai, Pargana Patharghata, J.L. No. 29(old); 27(New), under P.S. Pradhan Nagar (previously Matigara), District Darjeeling.

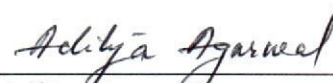
The aforesaid land is butted and bounded as follows:


By North : 20 Feet Wide Road;  
By South : Land of Nisith Kumar Agarwal & Others;  
By East : Land of Nisith Kumar Agarwal & Others;  
By West : Land of Puran Tamang.

IN WITNESSES WHEREOF, the above named Principal do hereunto set and subscribed its hands and seal on this the 12<sup>th</sup> day of July, 2021 at Siliguri.


**WITNESSES:**

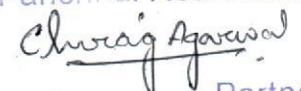
1.   
**Jagmohan Poddar,**  
S/o Mr. Rohit Poddar,  
Millanpally,  
P.O. & P.S. Siliguri,  
Dist- Darjeeling.

2.   
**Aditya Agarwal,**  
S/o Mr. Kishan Kumar  
Agarwal,  
Punjabi Para,  
P.O. & P.S. Siliguri,  
Dist- Darjeeling.


**Sunlight Tradecom Pvt Ltd**  
  
**Director**

**PRINCIPALS**

**Panchnai Real Estate**  
  
**Partner**

**Panchnai Real Estate**  
  
**Partner**

**SIGNATURE OF THE ATTORNEYS**

Attested by me:  
**Sunlight Tradecom Pvt Ltd**  
  
**Director**

**PRINCIPALS**

Drafted as per the instructions of the Principal and explained the contents to him and printed in my chamber.

 12/07/21.

**[DEBDIP DUTTA]**  
Advocate, Siliguri  
Enrol. No. WB/762/ 2003



FINGER PRINTS OF

SRI NISITH KUMAR AGARWAL



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

Sunlight Tradecom Pvt Ltd  
*Sri Nisith Kumar Agarwal*  
 Director

Sunlight Tradecom Pvt Ltd  
*Sri Nisith Kumar Agarwal*  
 SIGNATURE  
 Director

FINGER PRINTS OF

SRI CHIRAG AGARWAL



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

Panchnai Real Estate  
*Chirag Agarwal*  
 Partner

Panchnai Real Estate  
*Chirag Agarwal*  
 SIGNATURE  
 Partner

FINGER PRINTS OF

SRI NISITH KUMAR AGARWAL



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

Panchnai Real Estate  
*Sri Nisith Kumar Agarwal*  
 Partner

Panchnai Real Estate  
*Sri Nisith Kumar Agarwal*  
 SIGNATURE  
 Partner



Sunlight Tradecom Pvt Ltd  
*Kishori Ranjan*  
Director



Panchnai Real Estate  
*Shishu Parag Agarwal*

Partner

Panchnai Real Estate

*Chirag Agarwal*

Partner

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

NISITH KUMAR AGARWAL  
BHIM RAJ AGARWAL

12/01/1972  
Permanent Account Number  
ACCPA8183G

*Nisith Kumar Agarwal*  
Signature

10082016

*Nisith Kumar Agarwal*

ভারত সরকার  
Government of India



নিশিথ কুমার আগরওয়াল  
Nisith Kumar Agarwal  
পিতা : ভিমরাজ অগরওয়াল  
Father : BHIMRAJ AGARWAL  
জন্মতারিখ / DOB : 12/01/1972  
পুরুষ / Male



4913 0922 2381



ভারতীয় বাণিজ্য পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

শ্যামা কুঁজ ওয়াড 40, প্রনামি  
স্কুল রোড লাস্ট, শিলিগুড়ি,  
শিলিগুড়ি (পৌরসভা),  
সেবকরোড, জলপাইগুড়ি, পশ্চিম  
বঙ্গ, 734001

Address:

shyama kunj ward number 40,  
PRANAMI school road last,  
SILIGURI, Siliguri (M.Corp.),  
Sevoke Road, Jalpaiguri, West  
Bengal, 734001

4913 0922 2381



1947  
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

*Nisith Kumar Agarwal*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

CHIRAG AGARWAL

MOHAN KUMAR AGARWAL

13/07/1993

Permanent Account Number

BCAPA6169H

*Chirag Agarwal*  
Signature



05062012

*Chirag Agarwal*



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

Enrolment No.: 2017/00201/00693

To: Chirag Agarwal  
S/O Mohan Kumar Agarwal  
NARAYANI BHAWAN  
27 SEVOKE ROAD  
NEAR NANAK COMPLEX  
SEVOKE ROAD  
Siligun  
Jalpaigun  
West Bengal - 734001  
Mobile: 9749329160

Date: 13/10/2011

Ref. No.: 00000323-00164596-00187972



UB 07428304 3 IN

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

आधार — आम आदमी का अधिकार



भारत सरकार

GOVERNMENT OF INDIA

Chirag Agarwal  
Year of Birth: 1993  
Male



4302 1197 2680



आधार — आम आदमी का अधिकार

*Chirag Agarwal*

# SUNLIGHT TRADECOM PVT LTD

[CIN: U51900WB2008PTC124192]

Extracts of Minutes of the Proceeding of the Board Meeting of the Board of Directors of Sunlight Tradecom Pvt. Ltd., held at the registered office of the Company on 05<sup>th</sup> June, 2020, Resolved that Sri Nisith Kumar Agarwal, a Director of the Company be and is also hereby authorized, with respect to the below scheduled property:

1. To sign agreements, contracts, affidavits, and all other allied documents relating to the Company with local Authorities, Companies, Corporations, Firms, Governments, Semi-Government Departments or any other persons or Body Corporate etc. and to sign and to verify plaints, returns, statements, memorandum of appeals, petitions and applications of all kinds including affidavits and to file them in any court or office and any part of the Union of India and generally to do all such acts in connection with said agreements, contracts or pending suit or suits.
2. To demand, sue for, enforce payment of, recover, receive, collect, realize and give proper receipt and discharge for all monies, debts, goods, effects, securities for moneys, stocks, shares or other properties belonging to or hereinafter belong to our above Company whether from any Government Department, Local Authority, Corporation, Firm, Bank, Company or other person or body corporate or otherwise.
3. To commence, carry on, defending all actions and other proceedings concerning the said property of the Company.
4. To appear, sign and to act in all Courts, Civil, Revenue or otherwise whether original or appellate, in the registration Office, and in any office of the Government or District Board, Municipal Board or Panchayat or notified area or any other Local Authority in regards to matter relating to obtaining necessary approvals for LUCC, Fire NOC, Sanction of Building Plans and all allied matters for and on behalf of our Company.
5. To settle, compromise or compound cases, debts and claims, to confess judgments and to refer cases to arbitration.
6. To apply for, obtain and renew all licenses, permits etc, as may be necessary or requisite for the purpose of carrying on or developing the trade or business of the Company.
7. To prepare, sign and submit all returns and statements e.g. income tax, sales tax, professional tax, municipal tax, and bank return, declarations:

## SCHEDULE OF LAND:-

ALL THAT PIECE OR PARCEL of vacant land measuring 0.16 Acre, appertaining to and forming part of L.R. Plot No.373 corresponding to R.S. Plot No.259, recorded in Khatian No.4044 (L.R.) & 2/1 (R.S.), within Mouza Panchnai, Pargana Patharghata, J.L. No. 29(Old) & 27(New), under P.S. Pradhan Nagar (Previously Matigara), within Gram Panchayat area, B.L. & L.R.O. Matigara, Sub-Division Siliguri, District- Darjeeling.

The aforesaid land is butted and bounded as follows:

By North : 20 feet wide metal road;  
By South : Land of Nisith Kumar Agarwal & Others;  
By East : Land of Nisith Kumar Agarwal & Others;  
By West : Land of Puran Tamang.

SUNLIGHT TRADECOM PVT. LTD.

श्यामा देवी अग्रवाल  
DIRECTOR

(Shyama Devi Agarwal)

SUNLIGHT TRADECOM PVT. LTD.

Sanjiv Kumar Agarwal  
DIRECTOR

(Sanjiv Kumar Agarwal)

SUNLIGHT TRADECOM PVT. LTD.

Nisith Kumar Agarwal  
DIRECTOR

(Nisith Kumar Agarwal)

SUNLIGHT TRADECOM PVT. LTD.

Sunil Kumar Agarwal  
DIRECTOR

(Sunil Kumar Agarwal)

SUNLIGHT TRADECOM PVT. LTD.

Mamta Agarwal  
DIRECTOR

(Mamta Agarwal)

SUNLIGHT TRADECOM PVT. LTD.

Suman Agarwal  
DIRECTOR

(Suman Agarwal)

Mittal Bhawan, Seth Srilal Market,  
Siliguri- 734001, Dist. Darjeeling,  
Ph:- 94347-55255

Sunlight Tradecom Pvt Ltd

Nisith Kumar Agarwal  
Director



## Major Information of the Deed

Deed No :	I-0403-05100/2021	Date of Registration	10/08/2021
Query No / Year	0403-8001440438/2021	Office where deed is registered	
Query Date	10/08/2021 11:12:08 AM	0403-8001440438/2021	
Applicant Name, Address & Other Details	Debdip Dutta Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 8927368550, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 43,20,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040304337/2021		

### Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Panchani, Pin Code : 734002

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-373	LR-4044	Partnership Farm	Rupni	16 Dec	43,20,000/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				16Dec	0 /-	43,20,000 /-	



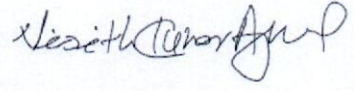


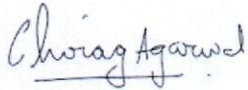
### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Sunlight Tradecom Pvt Ltd</b> Seth Srilal Market, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx2N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

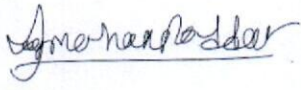
### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Panchnai Real Estate</b> Ambadhura, Salbari, City:- , P.O:- Salbari, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734002 , PAN No.:: AAxxxxxx9H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri Nisith Kumar Agarwal (Presentant)</b> Son of Late Bhimraj Agarwal Date of Execution - 10/08/2021, , Admitted by: Self, Date of Admission: 10/08/2021, Place of Admission of Execution: Office	<b>Photo</b>  Aug 10 2021 11:57AM	<b>Finger Print</b>  LTI 10/08/2021	<b>Signature</b>  10/08/2021
	Shyama Kunj, Punjabi Para, City:- Siliguri Mc, , P.O:- Haiderpara, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx3G,Aadhaar No Not Provided Status : Representative, Representative of : Sunlight Tradecom Pvt Ltd (as director), Panchnai Real Estate (as partner)			
2	<b>Name</b> <b>Shri Chirag Agarwal</b> Son of Shri Mohan Kumar Agarwal Date of Execution - 10/08/2021, , Admitted by: Self, Date of Admission: 10/08/2021, Place of Admission of Execution: Office	<b>Photo</b>  Aug 10 2021 11:58AM	<b>Finger Print</b>  LTI 10/08/2021	<b>Signature</b>  10/08/2021
	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, , PAN No.:: BCxxxxxx9H,Aadhaar No Not Provided Status : Representative, Representative of : Panchnai Real Estate (as partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Jagmohan Poddar</b> Son of Mr Rohit Poddar Millanpally, City:- , P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	 10/08/2021	 10/08/2021	 10/08/2021
Identifier Of Shri Nisith Kumar Agarwal, Shri Chirag Agarwal			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Sunlight Tradecom Pvt Ltd	Panchnai Real Estate-16 Dec

## Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Panchani, Pin Code : 734002

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 373, LR Khatian No:- 4044	Owner:সানলাইট ট্রেডকম প্রাইভেট লিমিটেড, Gurdian:পক্ষে: সুনিল কুমার আগরওয়াল, Address:মিতল ভবন শেঠ শ্রী লাল মার্কেট শিলিগুড়ি, Classification:রূপনী, Area:0.16000000 Acre,	Owner Name not selected by applicant.

**On 10-08-2021**

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

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

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

Presented for registration at 11:45 hrs on 10-08-2021, at the Office of the A.D.S.R. BAGDOGRA by Shri Nisith Kumar 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 43,20,000/-

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

Execution is admitted on 10-08-2021 by Shri Nisith Kumar Agarwal, director, Sunlight Tradecom Pvt Ltd, Seth Srilal Market, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001; partner, Panchnai Real Estate, Ambadhura,

Salbari, City:- , P.O:- Salbari, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734002

Identified by Mr Jagmohan Poddar, , , Son of Mr Rohit Poddar, Millanpally, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Execution is admitted on 10-08-2021 by Shri Chirag Agarwal, partner, Panchnai Real Estate, Ambadhura, Salbari, City:- , P.O:- Salbari, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734002

Identified by Mr Jagmohan Poddar, , , Son of Mr Rohit Poddar, Millanpally, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2173, Amount: Rs.100/-, Date of Purchase: 25/06/2021, Vendor name: S S 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 0403-2021, Page from 136013 to 136033  
being No 040305100 for the year 2021.



Digitally signed by YOGEN TSHERING  
BHUTIA

Date: 2021.08.28 14:59:19 +05:30

Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2021/08/28 02:59:19 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

**(This document is digitally signed.)**