

5219 / 2021

I-5088/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 912111

By
 16/07/2021
 D/w. (S) 1251743,
 Mem. No. 758.

শ্রীমতী ইকি কান্তাল

Chaitanya Agard

Chaitanya Agard

Panchnai Real Estate
Partner

Chaitanya Agard

Panchnai Real Estate
Partner

Chaitanya Agard

GENERAL POWER OF ATTORNEY

(AFTER EXECUTION OF DEVELOPMENT AGREEMENT)

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

Chaitanya Agard
 Addl. District Sub-Registrar,
 Siliguri-II at Bagdogra

10 AUG 2021

Contd.....P/2



NON JUDICIAL STAMP

No. 2172 Date 25-6-21
Parties: Chyama Devi
Value Rs. [Signature]

Agarwal Son

S. 5461
(Sudhanshu Saran Roy)
Govt. Stamp vendor
L. No. 173/R.M.
Siliguri Court

रामा देवी अग्रवाल
7425

रामा देवी अग्रवाल
7426

वसिष्ठ अग्रवाल
7427

7428

Panchnai Real Estate
वसिष्ठ अग्रवाल
7425

Panchnai Real Estate
Chirag Agarwal

Partner
JAGMOHAN PODDAR
S/o-Sri Rohit Poddar
Mildan Pally,
P.O & P.S - Siliguri
Dist: Darjeeling.



Addl. Dist. Sub Registrar
Siliguri-II at Bazar, Dist. Darjeeling
16/7/2021



शुभ्या देवी अग्रवाल

Nisith Kumar Agarwal

Chirag Agarwal

Panchnai Real Estate
Nisith Kumar Agarwal
Partner

Panchnai Real Estate
Chirag Agarwal
Partner

KNOW ALL MEN BY THESE PRESENTS, that we **(1) SMT. SHYAMA DEVI AGARWAL**, Wife of Late Bhimraj Agarwala, **(2) SRI. NISITH KUMAR AGARWAL**, & **(3) SRI. SUNIL KUMAR AGARWAL**, No.2 & 3 are Sons of Late Bhimraj Agarwala, No.1 Housewife by occupation and No.2 & 3 Business by occupation, all of them are Indian by Nationality, Hindu by religion, and residents of "Shyama Kunj", Punjabi Para, Siliguri, within Ward No.40 of Siliguri Municipal Corporation, P.O. Haiderpara, P.S. Bhaktinagar, District- Jalpaiguri, in the State of West Bengal, hereinafter collectively called the **PRINCIPALS**, 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. Sukna, 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. Haider para, 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 one BHIMRAJ AGARWALA (since deceased), Son of Late Khyaliram Agarwala, [i.e. the husband/father of the Principals hereof] became the absolute owner in possession of all that landed property measuring 2.63 Acres comprising several Plot No.s including L.R. Plot No.373 (area measuring 0.50 Acre), recorded in R.S. Khatian No.2/1, within Mouza- Panchnai, J.L. No. 29 (old) 27 (New), under P.S. Matigara (now Pradhan Nagar), District Darjeeling by virtue of purchase through a registered Deed of Conveyance being document No.I-2750 for the year 1991 registered at the office of the Sub-Registrar, Siliguri and the said document was executed in his favour by the erstwhile owner in possession of the said concerned land one Sri Ranjit Kumar Dey, Son of Gopal Chandra Dey, and since the date of such purchase said SRI BHIMRAJ AGARWALA (since deceased) had been in actual, khas and physical possession of the aforesaid landed property and by dint of aforesaid purchase said SRI BHIMRAJ AGARWALA (since deceased) had acquired the sole and absolute ownership of the aforesaid land with permanent, heritable and transferable right, title and interest therein which is/was free from all encumbrances and charges whatsoever.

AND WHEREAS while possessing the above purchased land said BHIMRAJ AGARWALA (since deceased) mutated his name at the office of the B.L. & L.R.O. Matigara vide Mutation Case No. 68/IX/RI/CH 2001-2002, dated 28.12.2001 and



श्री श्री देवद्विपदुता
निसिथ कुमार अग्रवाल



Panchnai Real Estate
निसिथ कुमार अग्रवाल
Partner

Panchnai Real Estate
चौराग अग्रवाल
Partner

his name is duly recorded in L.R. Khatian No. 304 of Mouza Panchnai in the District of Darjeeling. Thereafter during his life time said Bhimraj Agarwala had sold and transferred certain portion of land out of his above purchased land and remained in khas possession of his remaining unsold and unutilized land free from all encumbrances and charges whatsoever.

AND WHEREAS subsequently being the owner in possession said Bhimraj Agarwala, Son of Late Khyaliram Agarwala died intestate on 22.05.2012 at Siliguri leaving behind him the following persons as his only legal heirs and successors:

- | | | |
|-----------------------------|-------|-----------|
| 1) Smt. Shyama Devi Agarwal | | Wife; |
| 2) Sri Sanjiv Kumar Agarwal | | Son; |
| 3) Sri Nisith Kumar Agarwal | | Son; |
| 4) Sri Sunil Kumar Agarwal | | Son; |
| 5) Smt. Sangeeta Agarwal | | Daughter. |

AND WHEREAS according to the provisions of Hindu Succession Act, 1956 the aforementioned legal heirs of said Late Bhimraj Agarwala, have jointly and equally inherited the aforesaid landed property each of them having 1/5th undivided share in the same together with permanent, heritable and transferable right, title and interest therein which is/was free from all encumbrances and charges whatsoever.

AND WHEREAS subsequently being the owner of 1/5th undivided share of land each, the above named Sri Sanjiv Kumar Agarwal and Smt. Sangeeta Agarwal through two separate indentures have transferred their entire 1/5th undivided share in the said landed property unto and in favour of the above named Smt. Shyama Devi Agarwal, Sri Nisith Kumar Agarwal and Sri Sunil Kumar Agarwal by way of Deed of Gift being document No.I-7002 for the year 2013 and I- 6753 for the year 2016, both registered at the office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra and by virtue of inheritance as well as the aforesaid two Deed of Gift, the above named Smt. Shyama Devi Agarwal, Sri Nisith Kumar Agarwal and Sri Sunil Kumar Agarwal (i.e. the Principals hereto referred above) became the absolute co-owners in khas possession of remaining unsold/unutilized land which is presently measuring about 0.40 Acres in L.R. Plot No. 373 as described in the Schedule below having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever. The said 0.40 Acres of Land has also been duly mutated in the name of the aforesaid respective principals and accordingly new L.R. Khatians being No. 4261, 4264 & 4267 have been opened by the office of the B.L. & L.R.O. Matigara.



[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

Panchnai Real Estate
[Handwritten signature]
Partner

Panchnai Real Estate
[Handwritten signature]
Partner

AND WHEREAS the Principals hereof being the absolute co-owners of all that landed property measuring 0.40 Acre which is more fully and particularly described in the Schedule herein below, have 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 Principals hereof has entered in to a Deed of Development Agreement with **M/S. PANCHNAI REAL ESTATE**, [I.T.PAN: AAWFP2169H] a partnership firm, having its office address at Ambadhura, Salbari, Opposite Panchnai Enclave, P.O. Sukna, 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-4301** for the year 2021 dated **09/07/2021**.

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 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. Sukna, 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 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:



2025-02-11 11:12:26
Nisheth Agarwal

Shaw

Panchnai Real Estate
Nisheth Agarwal
Partner

Panchnai Real Estate
Chirag Agarwal
Partner

- 1) To do any act or thing as may be necessary to carry out and complete the proposed building(s) on the Principals' 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 Principals with full authority and to present, file and sign any document in connection with the scheduled 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 Principals.
- 4) To engage on behalf of the Principals, 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 Principals in any Court or office in respect of any matter relating to the below scheduled property.



Chiranjeev Agarwal

Niseth Agarwal

Chiranjeev Agarwal

Panchnai Real Estate

Niseth Agarwal
Partner

Panchnai Real Estate

Chiranjeev Agarwal
Partner

- 7) To appoint on behalf of the Principals Advocate/Advocates or Tax Consultant whenever necessary in respect of any matter relating to the below 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 Principals 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 Principals for the same.
- 12) To sign and execute and deliver in the name and on behalf of the Principals 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 Principals 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



27/11/2018

Chirag Agarwal

Chirag

Panchnai Real Estate
Chirag Agarwal
Partner

Panchnai Real Estate
Chirag Agarwal
Partner

of the said Deed or Deeds before the registering authority and to get the same duly registered for and on behalf of the Principals 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 behalf of the Principals 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 Principals 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 Principals 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 PROPERTY

ALL THAT PIECE OR PARCEL of land measuring 0.40 Acre, appertaining to and forming part of L.R. Plot No. 373, recorded in L.R. Khatian No.4261, 4264 & 4267, J.L. No.27, within Gram Panchayat area, Pargana Patharghata, Mouza- Panchnai, under P.S. Matigara (now Pradhan Nagar), District Darjeeling.

The aforesaid land is butted and bounded as follows:

- By North : 20 Feet wide road, land of Sunlight Tradecom Pvt. Ltd. & others in L.R. Plot No.373;
- By South : Land of Biswakarma Real Build;
- By East : 17 Feet wide Panchayat road;
- By West : Land of Sunlight Tradecom Pvt. Ltd. & others.



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

WITNESSES:

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

श्यामा देवी अग्रवाल
शशि ठाकुर अग्रवाल
श्यामा देवी अग्रवाल
PRINCIPALS

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

Panchnai Real Estate
शशि ठाकुर अग्रवाल
Partner
Panchnai Real Estate
श्यामा देवी अग्रवाल
Partner

SIGNATURE OF THE ATTORNEYS

Attested by me:

श्यामा देवी अग्रवाल
शशि ठाकुर अग्रवाल
श्यामा देवी अग्रवाल
PRINCIPALS

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

श्यामा देवी अग्रवाल
Debdip Dutta
Advocate, Siliguri
[DEBDIP DUTTA]
Advocate, Siliguri
Enrol. No. WB/762/ 2003

FINGER PRINTS OF :

SMT SHYAMA DEVI AGARWAL



श्यामा

श्यामा देवी अग्रवाल

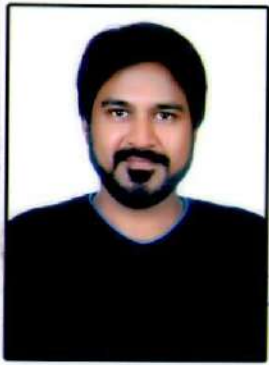
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

श्यामा देवी अग्रवाल

SIGNATURE

FINGER PRINTS OF :

SRI SUNIL KUMAR AGARWAL



श

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

श

SIGNATURE

FINGER PRINTS OF

SRI NISITH KUMAR AGARWAL



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

Nisith Kumar Agarwal

Nisith Kumar Agarwal
SIGNATURE

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

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
Nisith Kumar Agarwal
Partner

Nisith Kumar Agarwal
SIGNATURE
Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHYAMA DEVI AGARWAL
MAHAN CHAND AGARWAL
26/08/1950
Permanent Account Number
ACRPA8318G

श्यामा देवी अग्रवाल
Signature



श्यामा देवी अग्रवाल

ভারত সরকার

Government of India



শ্যামা দেবী আগরওয়াল
SHYAMA DEVI AGARWAL
পতি : ভিমরাজ আগরওয়াল
Husband : BHIMRAJ AGARWAL
জন্মতারিখ / DOB : 26/08/1950
মহিলা / Female



8882 8658 9739



ভারতীয় বাসিন্দা পরিচয় প্রাপ্তকরণ

Unique Identification Authority of India

ঠিকানা:

শ্যামা কুঁজ ওয়ার্ড 40, প্রনামি
মন্দির রোড, শিলিগুড়ি, শিলিগুড়ি
(পৌরসভা), সেবকরোড,
জলপাইগুড়ি, পশ্চিম বঙ্গ, 734001

Address:

shyama kunj ward 40, PRANAMI
MANDIR ROAD, SILIGURI,
Siliguri (M.Corp.), Sevoke Road,
Jalpaiguri, West Bengal, 734001

8882 8658 9739



1947
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

শ্যামা দেবী আগরওয়াল

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 আগরওয়াল
Father : BHIMRAJ AGARWAL
জন্মতারিখ / DOB : 12/01/1972
পুরুষ / Male



4913 0922 2381



আধার

ভারতীয় বাসিন্দা 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

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACCPA8147N



नाम / NAME
SUNIL KUMAR AGARWAL

पिता का नाम / FATHER'S NAME
BHIMRAJ AGARWALA

जन्म तिथि / DATE OF BIRTH
08-03-1976

हस्ताक्षर / SIGNATURE
Sunil Kumar Agarwal

आयकर अधिकारी, प. नं. 11
COMMISSIONER OF INCOME-TAX, W.B. - 11



Sunil Kumar Agarwal



ভারত সরকার

Government of India



সুনিল কুমার আগরওয়াল

SUNIL KUMAR AGARWAL

পিতা : ভিমরাজ অগরওয়াল

Father : BHIMRAJ AGARWAL

জন্মতারিখ / DOB : 08/03/1976

পুরুষ / Male



6113 9419 9249

আধার - সাধারণ মানুষের অধিকার



আধার

ভারতীয় বাণিজ্য পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

শ্যামা কুঁজওয়াড নামবার 40,
প্রনামি স্কুল রোড লাস্ট,
শিলিগুড়ি, শিলিগুড়ি (পৌরসভা),
সেবক রোড, দার্জিলিং, পশ্চিম
বঙ্গ, 734001

Address:

shyama kunj ward number40,
PRANAMI school ROAD last,
SILIGURI, Siliguri (M. Corp),
Sevoke Road, Darjeeling, West
Bengal, 734001

6113 9419 9249



1947

1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in



Panchnai Real Estate
Kishith Kumar Agarwal
Partner

Panchnai Real Estate
Chirag Agarwal
Partner

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
Siliguri
Jalpaiguri
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



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0403000758/2021	Date of Application	26/07/2021
Query No / Year	04038001251743/2021		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Applicant Name of QueryNo	Mr D Dutta		
Stampduty Payable	Rs.50/-		
Registration Fees Payable	Rs.7/-		
Applicant Name of the Visit Commission	Mr D DUTTA		
Applicant Address	SILIGURI		
Place of Commission	SILIGURI		
Expected Date and Time of Commission	26/07/2021 6:00 PM		
Fee Details	J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/-		
Remarks			



16/07/2021

Government of West Bengal

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



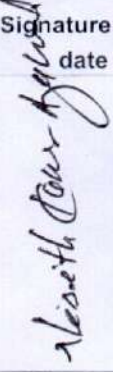


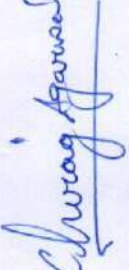


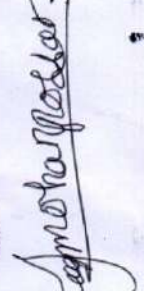
OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04038001251743/2021

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	Shri Shyama Devi Agarwal Shyamakunj,Punjabipara , City:- Siliguri Mc, , P.O:- Haiderpara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006	Principal			
2	Shri Sunil Kumar Agarwal Shyamakunj, Punjabipara, City:- Siliguri Mc, , P.O:- Haiderpara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006	Principal			
3	Shri Nisith Kumar Agarwal Shyamakunj, Punjabipara, City:- Siliguri Mc, , P.O:- Haiderpara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006	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	Shri Nisith Kumar Agarwal Shyamakunj, Punjabipara, City:- Siliguri Mc, , P.O:- Haiderpara, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006	Representative of Attorney [Panchnai Real Estate]			
5	Shri Chirag Agarwal Narayani Bhawan, 27 Sevoke Road, Near Nanak Complex, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Representative of Attorney [Panchnai Real Estate]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Jagmohan Poddar Son of Mr Rohit Poddar Millan Pally, City:- , P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Shri Shyama Devi Agarwal, Shri Sunil Kumar Agarwal, Shri Kumar Agarwal, Shri Nisith Kumar Agarwal, Shri Chirag 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-0403-05088/2021	Date of Registration	10/08/2021
Query No / Year	0403-8001251743/2021	Office where deed is registered	
Query Date	26/07/2021 4:55:27 PM	0403-8001251743/2021	
Applicant Name, Address & Other Details	D Dutta Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832011365, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,06,87,680/-		
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]:- 040304301/2021		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-373	LR-4261	Partnership Farm	Rupni	0.13 Acre		34,73,496/-	Width of Approach Road: 20 Ft., , Project Name :
L2	LR-373	LR-4264	Partnership Farm	Rupni	0.13 Acre		34,73,496/-	Width of Approach Road: 20 Ft., , Project Name :
L3	LR-373	LR-4267	Partnership Farm	Rupni	0.14 Acre		37,40,688/-	Width of Approach Road: 20 Ft., , Project Name :
		TOTAL :			40Dec	0 /-	106,87,680 /-	
	Grand Total :				40Dec	0 /-	106,87,680 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Shyama Devi Agarwal Daughter of Late Bhimraj Agarwal Shyamakunj,Punjabipara, City:- Siliguri Mc, , P.O:- Haiderpara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxx8G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Pvt. Residence

2	<p>Shri Sunil Kumar Agarwal Son of Late Bhimraj Agarwal Shyamakunj, Punjabipara, 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.:: ACxxxxxx7N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Pvt. Residence</p>
3	<p>Shri Nisith Kumar Agarwal (Presentant) Son of Late Bhimraj Agarwal Shyamakunj, Punjabipara, 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 :Individual, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Panchnai Real Estate 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</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Nisith Kumar Agarwal Son of Late Bhimraj Agarwal Shyamakunj, Punjabipara, 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 : Panchnai Real Estate (as Partner)</p>
2	<p>Shri Chirag Agarwal Son of Shri Mohan Kumar Agarwal Narayani Bhawan, 27 Sevoke Road, Near Nanak Complex, 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)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Jagmohan Poddar Son of Mr Rohit Poddar Millan Pally, City:- , P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001</p>			

Identifier Of Shri Shyama Devi Agarwal, Shri Sunil Kumar Agarwal, Shri Nisith Kumar Agarwal, Shri Nisith Kumar Agarwal, Shri Chirag Agarwal

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Shyama Devi Agarwal	Panchnai Real Estate-13 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Sunil Kumar Agarwal	Panchnai Real Estate-13 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri Nisith Kumar Agarwal	Panchnai Real Estate-14 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:- 4261	Owner:শ্যামা দেবী আগরওয়াল, Gurdian:ভীমরাজ , Address:নিজ , Classification:রূপনী, Area:0.13000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 373, LR Khatian No:- 4264	Owner:সুনীল কুমার আগরওয়াল, Gurdian:ভীমরাজ , Address:নিজ , Classification:রূপনী, Area:0.13000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 373, LR Khatian No:- 4267	Owner:নীতীশ কুমার আগরওয়াল, Gurdian:ভীমরাজ , Address:নিজ , Classification:রূপনী, Area:0.14000000 Acre,	Owner Name not selected by applicant.

On 06-08-2021

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

Presented for registration at 13:46 hrs on 06-08-2021, at the Private residence by Shri Nisith Kumar Agarwal , one of the Executants.

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

Execution is admitted on 06/08/2021 by 1. Shri Shyama Devi Agarwal, Daughter of Late Bhimraj Agarwal, Shyamakunj,Punjabipara, P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 2. Shri Sunil Kumar Agarwal, Son of Late Bhimraj Agarwal, Shyamakunj, Punjabipara, P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 3. Shri Nisith Kumar Agarwal, Son of Late Bhimraj Agarwal, Shyamakunj, Punjabipara, P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business

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

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

Execution is admitted on 06-08-2021 by Shri Nisith Kumar Agarwal, Partner, Panchnai Real Estate, Ambadhura, Salbari, City:- , P.O:- Salbari, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734002

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

Execution is admitted on 06-08-2021 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 Jagmohan Poddar, , , Son of Mr Rohit Poddar, Millan Pally, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, 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 09-08-2021

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 1,06,87,680/-

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

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.

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: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 2172, 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 133449 to 133477

being No 040305088 for the year 2021.



Digitally signed by YOGEN TSHERING
BHUTIA

Date: 2021.08.28 12:51:20 +05:30

Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2021/08/28 12:51:20 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)