

2708/18

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2665/2018



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

Z 390128

Handwritten notes:
 13/04/2018
 (1) 104530
 06:45 P.M.



Handwritten signatures:
 Narese Kumar Agarwal
 Manoj Agarwal

OMSJ DEVELOPERS LLP

DESIGNATED PARTNER

OMSJ DEVELOPERS LLP

DESIGNATED PARTNER

GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY IS MADE ON THIS THE 13th DAY
 OF APRIL TWO THOUSAND AND EIGHTEEN

BETWEEN
 Certified that the Document is admitted for
 Registration and the Signatures in respect of
 the Endorsement Sheet attached to this
 Document are part of this Document

Signature of Registrar
 Addl. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

16 APR 2018



Handwritten initials:
 JKS

Visit Commission Case No. 806/2018

NON JUDICIAL STAMP

SI. No. 430 Dated 28/3/2018

Sold To OMSJ Developers Pvt. Ltd.

Address Siliguri

Stamp Value of Rs. 100/- Rupees hundred

Narese Kumar Agarwal



1332

Narese Kumar Agarwal



1333

Manoj Agarwal



1334

OMSJ DEVELOPERS LLP

DESIGNATED PARTNER



1335

OMSJ DEVELOPERS LLP

DESIGNATED PARTNER

Rajesh Kumar Dey
to late Gurnak Ch. Dey
Submajor, Siliguri

R. Chaki
(RITA CHAKI)
Stamp Vendor
Licence No : 347 / RM
A. D. S. R. Office, Bagdogra
Darjeeling



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

13 APR 2018

Narese Kumar Agarwal
Manoj Agarwal

OMSJ DEVELOPERS LLP

DESIGNATED
PARTNER

OMSJ DEVELOPERS LLP

DESIGNATED
PARTNER

- 1) **SRI NARESH KUMAR AGARWAL**, Son of Late Motilal Agarwal, Indian by Nationality, Hindu by religion, Business by occupation, Resident of Pradhan Nagar, P.O. & P.S. Pradhan Nagar, Pin-734003, S.D. &S.R.O. Siliguri in the district of Darjeeling in the State of West Bengal, (PAN No. **ACIPA1621R**)
- 2) **SRI MANOJ AGARWAL**, Son of Late Motilal Agarwal, Indian by Nationality, Hindu by religion, Business by occupation, Resident of Green view Apartment, P.O. Sevoke Road, P.S. Bhaktinagar, Pin-734006, S.R.O. Rajganj (presently Bhaktinagar) in the district of Jalpaiguri in the State of West Bengal, (PAN No. **ACLP A2405N**)

(The parties Sl. No.1 and Sl. No. 2 are hereinafter collectively called as the OWNER/S)

OMSJ DEVELOPERS LLP, (PAN No. **AAFFO5354E**) a partnership firm, having principal office at Asmi Kunj, Block-B, Jatin Das Sarani by Lane, Ashrampara, Siliguri, Post Office and Police Station Siliguri, District Darjeeling hereinafter referred to as "OWNER CUM DEVELOPER" (which term and expression shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include its partners, successors in office, administrators, representatives and assigns) of the "OWNER CUM DEVELOPER", represented in these presents by its partners **Sri. Om Prakash Agarwal**, Son of Late Puran Chand Agarwal, Hindu by religion, Indian by Nationality, Business by occupation, one Resident of Shiv Mandir Road, Near Upkar Medical Store, Punjabi Para, Siliguri, P.O. & P.S. Siliguri, Pin-734001, District-Darjeeling, State - West Bengal, and **Smt. Meenakshi Agarwal** wife of Sri Sujit Kumar Agarwal, Hindu by religion, Indian by Nationality, Business by occupation resident of Asmi Kunj, Block-B, Jatin Das Sarani Bye Lane, Ashrampara, Siliguri, PO & PS: Siliguri, District - Darjeeling, West Bengal.

WHEREAS Sri. Shankarlal Agarwal has executed two separate Deed of sale in favour of OMSJ DEVELOPERS LLP, Sale Deed No.2261 for the year 2018 dated 29/03/2018 registered at the Office of ADSR Bhaktinagar, Dist: Jalpaiguri, recorded in Book No. I, Volume No. 0711-2018, pages from 56154 to 56178 and sale deed no. 2411 for the year 2018 dated 05/04/2018 registered at the Office of ADSR Bhaktinagar, Dist: Jalpaiguri, recorded in Book No. I, Volume No. 0711-2018, pages from 59185 to 59211 for total land measuring 12 Kathas 05 Chhataks more particularly described in the schedule B and having received possession of the land.

Naveen Kumar Agarwal
Manoj Agarwal

OMSJ DEVELOPERS LLP
DESIGNATED
PARTNER

OMSJ DEVELOPERS LLP
DESIGNATED
PARTNER

WHEREAS the lands described in schedule A and Schedule B herein are adjacent to each other and integration of both the plots would ensure proper utilisation of the property.

WHEREAS we have decided to develop the aforesaid land as described in the Schedules A & B hereunder and hereinafter referred to as said premises as described in schedule C and have entered into a Registered Development Agreement (hereinafter referred to as the Development Agreement) vide document No. I-2491/2018, for the year 2018, dated 08/04/2018 registered at the Office of the ADSR Bhaktinagar, Dist Jalpaiguri and have allowed and appointed M/s. **OMSJ DEVELOPERS LLP** to develop the said premises by construction of a multi-storied residential cum commercial complex thereupon.

NOW THEREFORE, in terms of the said agreement for smooth working and execution on necessary documents and the construction work, the Owners do hereby appoint, nominate and constitute Sri. **Om Prakash Agarwal**, Son of Late Puran Chand Agarwal, Hindu by religion, Indian by Nationality, Business by occupation, one Resident of Shiv Mandir Road, Near Upkar Medical Store, Punjabi Para, Siliguri, P.O. & P.S. Siliguri, PIN 734001, District-Darjeeling, State - West Bengal, and Smt. **Meenakshi Agarwal** wife of Sri Sujit Kumar Agarwal, Hindu by religion, Indian by Nationality, Business by occupation resident of Asmi Kunj, Block-B, Jatin Das Sarani Bye Lane, Ashrampara, Siliguri, PO & PS: Siliguri, District - Darjeeling, West Bengal both partners of **OMSJ DEVELOPERS LLP** to do all acts, deeds and things in respect of completion of development of said premises jointly and/or severally on our behalf in the manner as under :-

- 1) To do any act, deed or thing as may be necessary to complete the proposed buildings on our land fully and particularly described in the Schedule 'C' hereunder.
- 2) To submit Plans, Designs, Sketches etc. for alteration and modification and to take them back with alterations on modifications thereof and / or to renew them or any of them before any other competent authority/ies in our name and on our behalf.
- 3) To appear for and represent us before all Courts, Civil, Criminal, Revenue, Collectorate, Settlement, Land Reforms, L.A., Municipal Corporation, Treasury, Registry and Sub-Registry Office and before all other offices of the Govt. or of any Private concern throughout India.

Narese Kumar Agarwal
Manoj Agarwal

OMSJ DEVELOPERS LLP

Manoj Agarwal

DESIGNATED
PARTNER

OMSJ DEVELOPERS LLP

Narese Kumar Agarwal

DESIGNATED
PARTNER

- 4) To bring commence, prosecute or defend and carry through the judgment and execution all actions, suits or any class of legal proceedings including appeals, revisions, review and reference throughout India for us and on our behalf and for such purposes to appoint Pleaders, Advocates and / or any class of the Legal Practitioners and in connection thereof to sign Notices, Plaints, Written Statements, Verifications, Vakalatnama, Petitions including the petition of compromise and to compromise such actions, suits or other legal proceedings as aforesaid and to accept notices, summons for us and on our behalf.
- 5) To negotiate on terms for and to agree to and enter into and execute any Agreement for Sale and any other Agreement for sale or any other Agreement or Documents for us and on our behalf in connection with area as mentioned in the Schedule C hereunder as well as in the Development Agreement.
- 6) To receive from the intending purchaser or purchasers any advance/ baina/earnest money and also the balance consideration money and to give good and valid receipt and discharge for the same, without any liabilities on our part in respect of constructed units/flats etc. area as mentioned in the Schedule C hereunder as well as in the Development Agreement.
- 7) To sign and execute all kind/s of Deed/s or Document/s, Sale, Settlement/s, Exchange/s, Rectification/s, Declaration/s, Gift/s, Partition/s, Agreement/s or Agreement for Sale or otherwise in respect of **One third of the total constructed area** on the plot of land as mentioned in the Schedule C hereunder as well as in the Development Agreement and the said Constituted Attorney shall present such Deeds or documents signed and executed for registration before the proper Registrar, Sub-Registrar or any other Registering Authority concerned and to do other acts, deeds, matters and things necessary to procure the registration of such deeds or documents in respect of One third of the total constructed area or property as mentioned in the Schedule C hereunder.
- 8) To apply for and to obtain Electric connection before and from the West Bengal State Electricity Board in the said premise.

GENERALLY for us and on our behalf to do all acts, deeds, matters and things as may be required to give effect to the true meaning and intent to these presents, we hereby ratify and agree to ratify and confirm all acts whatever our said Lawful Attorney shall do or cause to be done by virtue of these presents.

Manoj

5

Nareesh Kumar Agarwal

Manoj Agarwal

OMSJ DEVELOPERS LLP

DESIGNATED PARTNER

OMSJ DEVELOPERS LLP

DESIGNATED PARTNER

Heerabhi Agarwal

It is hereby made clear that this Power of Attorney is revocable as it is coupled with the interest of the said Developer OMSJ Developers LLP and the Attorneys are the partners of the said OMSJ Developers LLP.

Schedule 'A'

LAND OF SRI NARESH KUMAR AGARWAL & SRI MANOJ KUMAR AGARWAL
(Deed No I-1301/I-1302 of 2000)

All that piece or parcel of homestead land measuring in 24 Kathas 12 Chhataks more or less, recorded in R.S Khatian No. 176/5 (ka) corresponding to L.R Khatian No. 201 & 202, comprised in part of R.S Plot No. 254 corresponding to L.R Plot No. 261 and R.S Plot No. 255 corresponding to L.R Plot No. 261, Sheet No. 07, J.L No. 02, Mouza Dabgram, Pargana Baikunthapur, P.S Bhaktinagar, within ward No. 43 of S.M.C, District Jalpaiguri.

Schedule 'B'

LAND OF OMSJ DEVELOPERS LLP
(DEED NOI-2261 and I-2411 of 2018)

All that piece or parcel of homestead land measuring in 12 Kathas 05 Chhataks or 0.20351 more or less, recorded in R.S Khatian No. 176/5 (ka) corresponding to L.R Khatian No. 201 & 202, comprised in part of R.S Plot No. 254 corresponding to L.R Plot No. 261 (land comprised area measuring 4 Kathas 4 Chhataks) and R.S Plot No. 255 corresponding to L.R Plot No. 261 (land comprised area measuring 8 Kathas 1 Chhatak), Sheet No. 07, J.L No. 02, Mouza Dabgram, Pargana Baikunthapur, P.S Bhaktinagar, within ward No. 43 of S.M.C, District Jalpaiguri.

Schedule 'C'

(The said Premises)

All that piece or parcel of homestead land measuring in 37 Kathas 01 Chhataks more or less, recorded in R.S Khatian No. 176/5 (ka) corresponding to L.R Khatian No. 201 & 202, comprised in part of R.S Plot No. 254 corresponding to L.R Plot No. 261 and R.S Plot No. 255 corresponding to L.R Plot No. 261, Sheet No. 07, J.L No. 02, Mouza Dabgram, Pargana Baikunthapur, P.S Bhaktinagar, at Rajpath Road, within ward No. 43 of S.M.C, District-Jalpaiguri. (Present classification and use of land: Bastu; Proposed use of land: Bastu)

The said land is butted and bounded as follows:-

In the North : Land of Bodhurani Winifred Mary & others;

In the South : Land of Anil Kumar Agarwal;

In the East : Land of Plot Nos. 373 in R.S. Sheet No. 07;

In the West : By 24 Ft' S.M.C Road.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hand this day, month and year first above written.
WITNESSES:

1. *Naresh Kumar Agarwal*
 86 Lote Ganesha Ch. Jay
 Saabamergar, Siliguri

Naresh Kumar Agarwal

 NARESH KUMAR AGARWAL
 (OWNER)

2. *Sunit Agarwal*
 5/1 J P Agarwal
 Panjehipara
 Siliguri

Manoj Agarwal

 MANOJ KUMAR AGARWAL
 (OWNER)

OMSJ DEVELOPERS LLP
Agarwal
 DESIGNATED
 PARTNER

OMSJ DEVELOPERS LLP
 DESIGNATED PARTNER
 (OWNER CUM DEVELOPER)
 OMSJ DEVELOPERS LLP

Manoj Agarwal

 DESIGNATED
 PARTNER

OMSJ DEVELOPERS LLP
 DESIGNATED PARTNER
 (OWNER CUM DEVELOPER)

Drafted by me and prepared in my office and contents read over and explained by me:

Mrigendra Chaturvedi

 MRIGENDRA CHATURVEDI
 Advocate, Siliguri.
 Enrolment No. WB-413-1991

PRINCIPAL/EXECUTANT

1. NARESH KUMAR AGARWAL

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

Nareesh Kumar Agarwal

Nareesh Kumar Agarwal
SIGNATURE

2. MANOJ AGARWAL

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

Manoj Agarwal

Manoj Agarwal
SIGNATURE

ATTORNEY/CLAIMANT

FOR OMSJ DEVELOPERS LLP

1. OM PRAKASH AGARWAL

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

OMSJ DEVELOPERS LLP













DESIGNATED
PARTNER

OMSJ DEVELOPERS LLP

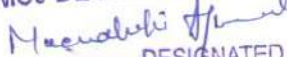

DESIGNATED
PARTNER

SIGNATURE

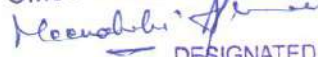
2. MEENAKSHI AGARWAL

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

OMSJ DEVELOPERS LLP


DESIGNATED
PARTNER

OMSJ DEVELOPERS LLP


DESIGNATED
PARTNER

SIGNATURE

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACIPA1621R



नाम /NAME

NARESH KUMAR AGARWAL

पिता का नाम /FATHER'S NAME

MOTILAL AGARWAL

जन्म तिथि /DATE OF BIRTH

03-01-1964

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.नं.-II

COMMISSIONER OF INCOME-TAX, W.B. - II

Nareesh Kumar Agarwal

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / घास कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

कार्ड लेखा संख्या PERMANENT ACCOUNT NUMBER

ACLPA2405M



नाम /NAME

MANOJ AGARWAL

पिता का नाम /FATHER'S NAME

MOTILAL AGARWAL

जन्म तिथि /DATE OF BIRTH

11-11-1972

हस्ताक्षर /SIGNATURE

Manoj Agarwal

आयकर आयुक्त, १.२.-II

COMMISSIONER OF INCOME TAX, W.B. II

Manoj Agarwal

इस कार्ड के खो / गिन जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority:

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta-700 069.

13 APR 2010



OMSJ DEVELOPERS LLP



OMSJ DEVELOPERS LLP

Meenabali
DESIGNATED PARTNER



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XEQ2125896



নির্বাচকের নাম : ওম প্রকাশ আগরওয়াল
Elector's Name : Om Prakash Agarwal
পিতার নাম : পুরন চন্দ্র আগরওয়াল
Father's Name : Puran Chandra Agarwal
লিঙ্গ/Sex : পুং / M
জন্ম তারিখ : 07/08/1957
Date of Birth

XEQ2125896

ঠিকানা:
শিব মন্দির রোড, পাঞ্জাবী পাড়া, শিলিগুড়ি নিউ;
কর্পাস, শিলিগুড়ি, দার্জিলিং-734001

Address:
SHIB MANDIR ROAD, PANJABI PARA,
SILIGURI (M CORP.), SILIGURI,
DARJEELING-734001

Date: 12/01/2017

26 - শিলিগুড়ি নির্বাচন কেন্দ্রের নির্বাচক নিযুক্ত
অধিকারিকের হাতের অস্বাক্ষর

Facsimile Signature of the Electoral
Registration Officer for

26 - Siliguri Constituency

বিধান পরিবর্তন হলে নতুন ঠিকানা খোঁটার সাথে নাম
সঙ্গে ১-একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
জন্য নির্বাচক কেন্দ্রে এই পরিচয়পত্রের নথিটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number 88 / 860


 ভারতের নির্বাচন কমিশন
 শরিচয় পর
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 XEQ1809268




নির্বাচকের নাম : মিনাক্ষী আগরওয়াল
 Elector's Name : Meenakshi Agarwal
 স্বামীর নাম : সুজিত কুমার
 Husband's Name : Sujit Kumar Agarwal
 লিঙ্গ/Sex : ঙী/F
 জন্ম তারিখ : 20/09/1979
 Date of Birth : 20/09/1979

Meenakshi Agarwal

XEQ1809268

ঠিকানা:
 শিব মন্দির রোড, শিলিগুরি সিটি কর্পোরেশন, শিলিগুরি,
 দার্জিলিং-734001

Address:
 SHIB MANDIR ROAD, SILIGURI (M CORP.),
 SILIGURI, DARJEELING-734001

Ch

Date: 26/11/2015

26-শিলিগুরি নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক অফিসারের
 স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 26-Siliguri Constituency

কোন পরিবর্তন হলে যখন ঠিকানা বদলান হলে বা এই
 কার্ডের নতুন পত্রে পরিবর্তন করতে হবে তখন এই কার্ডের নতুন
 পরিবর্তন-পত্রটি উত্তর করুন
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.





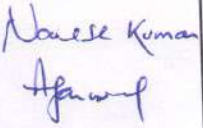


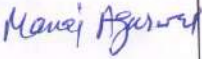


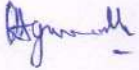
Government of West Bengal

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

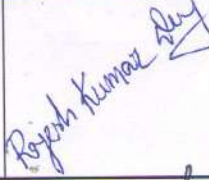
OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

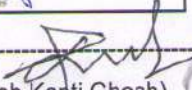
Signature / LTI Sheet of Query No/Year 07111000104550/2018

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 NARESH KUMAR AGARWAL PRADHAN NAGAR, P.O:- PRADHAN NAGAR, P.S:- Pradhan Nagar, Siliguri Mc, District- Darjeeling, West Bengal, India, PIN - 734003	Principal			
2	Shri MANOJ AGARWAL GREEN VIEW APARTMENT, UPPER BHANUNAGAR, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001	Principal			
3	Shri OM PRAKASH AGARWAL SHIV MANDIR ROAD, PUNJABIPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Representative of Principal [OMSJ DEVELOPERS LLP] ,[OMSJ DEVELOPERS LLP]			

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	Smt MEENAKSHI AGARWAL ASHRAMPARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Representative of Principal [OMSJ DEVELOP ERS LLP] [OMSJ DEVELOP ERS LLP]			
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Rajesh Kr Dey Son of Late Ganesh Ch Dey Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001	Shri NARESH KUMAR AGARWAL, Shri MANOJ AGARWAL, Shri OM PRAKASH AGARWAL, Smt MEENAKSHI AGARWAL			


 (Tapash Kanti Ghosh)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 BHAKTINAGAR
 Jalpaiguri, West Bengal

Major Information of the Deed

Deed No :	I-0711-02665/2018	Date of Registration	16/04/2018
Query No / Year	0711-1000104550/2018	Office where deed is registered	
Query Date	10/04/2018 11:43:29 AM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Debasish Chakraborty Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 7478682411, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3,86,65,898/-	Rs. 3,86,65,898/-		
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]:- 071102491/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Rajpath Road, Mouza: Dabgram Sheet No - 7

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-254	RS-176/5	Bastu	Bastu	18 Katha 8 Chatak 22.5 Sq Ft	1,93,32,949/-	1,93,32,949/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	RS-255	RS-176/5	Bastu	Bastu	18 Katha 8 Chatak 22.5 Sq Ft	1,93,32,949/-	1,93,32,949/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
		TOTAL :			61.1531Dec	386,65,898 /-	386,65,898 /-	
		Grand Total :			61.1531Dec	386,65,898 /-	386,65,898 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri NARESH KUMAR AGARWAL (Presentant) Son of Late MOTILAL AGARWAL PRADHAN NAGAR, P.O:- PRADHAN NAGAR, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACIPA1621R, Status :Individual, Executed by: Self, Date of Execution: 13/04/2018 , Admitted by: Self, Date of Admission: 13/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/04/2018 , Admitted by: Self, Date of Admission: 13/04/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-0711-02665/2018-16/04/2018

Shri MANOJ AGARWAL

Son of Late MOTILAL AGARWAL GREEN VIEW APARTMENT, UPPER BHANUNAGAR, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACLPA2405N, Status :Individual, Executed by: Self, Date of Execution: 13/04/2018
 , Admitted by: Self, Date of Admission: 13/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/04/2018
 , Admitted by: Self, Date of Admission: 13/04/2018 ,Place : Pvt. Residence

3 OMSJ DEVELOPERS LLP

ASHRAMPARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAFFO5354E, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	OMSJ DEVELOPERS LLP ASHRAMPARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAFFO5354E, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri OM PRAKASH AGARWAL Son of Late PURAN CHAND AGARWAL SHIV MANDIR ROAD, PUNJABIPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : OMSJ DEVELOPERS LLP (as PARTNER), OMSJ DEVELOPERS LLP (as PARTNER)
2	Smt MEENAKSHI AGARWAL Wife of Shri SUJIT KUMAR AGARWAL ASHRAMPARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : OMSJ DEVELOPERS LLP (as PARTNER), OMSJ DEVELOPERS LLP (as PARTNER)

Identifier Details :

Name & address	
Mr Rajesh Kr Dey Son of Late Ganesh Ch Dey Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri NARESH KUMAR AGARWAL, Shri MANOJ AGARWAL, Shri OM PRAKASH AGARWAL, Smt MEENAKSHI AGARWAL	

Major Information of the Deed :- I-0711-02665/2018-16/04/2018

Transfer of property for L1

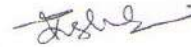
Sl.No	From	To. with area (Name-Area)
1	Shri NARESH KUMAR AGARWAL	OMSJ DEVELOPERS LLP-10.1922 Dec
2	Shri MANOJ AGARWAL	OMSJ DEVELOPERS LLP-10.1922 Dec
3	OMSJ DEVELOPERS LLP	OMSJ DEVELOPERS LLP-10.1922 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri NARESH KUMAR AGARWAL	OMSJ DEVELOPERS LLP-10.1922 Dec
2	Shri MANOJ AGARWAL	OMSJ DEVELOPERS LLP-10.1922 Dec
3	OMSJ DEVELOPERS LLP	OMSJ DEVELOPERS LLP-10.1922 Dec

Endorsement For Deed Number : I - 071102665 / 2018**On 10-04-2018****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 3,86,65,898/-



Tapash Kanti Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR

Jalpaiguri, West Bengal

On 13-04-2018**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 18:45 hrs on 13-04-2018, at the Private residence by Shri NARESH KUMAR AGARWAL, one of the Executants.

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

Execution is admitted on 13/04/2018 by 1. Shri NARESH KUMAR AGARWAL, Son of Late MOTILAL AGARWAL, PRADHAN NAGAR, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business, 2. Shri MANOJ AGARWAL, Son of Late MOTILAL AGARWAL, GREEN VIEW APARTMENT, UPPER BHANUNAGAR, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Major Information of the Deed :- I-0711-02665/2018-16/04/2018

Identified by Mr Rajesh Kr Dey, , Son of Late Ganesh Ch Dey, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

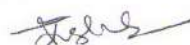
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 13-04-2018 by Shri OM PRAKASH AGARWAL, PARTNER, OMSJ DEVELOPERS LLP, ASHRAMPARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001; PARTNER, OMSJ DEVELOPERS LLP, ASHRAMPARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Mr Rajesh Kr Dey, , Son of Late Ganesh Ch Dey, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Execution is admitted on 13-04-2018 by Smt MEENAKSHI AGARWAL, PARTNER, OMSJ DEVELOPERS LLP, ASHRAMPARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001; PARTNER, OMSJ DEVELOPERS LLP, ASHRAMPARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Identified by Mr Rajesh Kr Dey, , Son of Late Ganesh Ch Dey, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business



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

On 16-04-2018

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: Impressed, Serial no 430, Amount: Rs.100/-, Date of Purchase: 28/03/2018, Vendor name: rita chaki



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

Major Information of the Deed :- I-0711-02665/2018-16/04/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 66077 to 66097

being No 071102665 for the year 2018.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH
Date: 2018.04.19 16:22:01 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 19-04-2018 16:18:37
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)