

54-651/2016

T-621/2016

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

20.3.26
19/3/26

पश्चिम बंगाल WEST BENGAL

AM 984198

1 Shukri Kant Mandalayam

2 Anu Ram

3 Deepak Prasad

4 Gaurav Tandon

5 Anil Kumar

6 Anil Kumar Mandalayam

7 Anil Kumar

8 Anil Kumar

9 Anil Kumar

FOR M/S JHULELAL BUILDERS
Anil Kumar
Partner

DEVELOPER'S POWER OF ATTORNEY

This Power of Attorney is made on this
the 19th Day of MARCH, TWO THOUSAND & TWENTY SIX.



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

ADDL. DIST. SUB-REGISTRAR
GURGAON
19/03/26

Contd. P/2

S.L.NO. 44896 Date 18.3.2026
PURCHASER Sri Shashi Kant Mondhyani & others
Full Address M. Lempally, Sg
Total Value Rs. / Rs. only
Stamp Purchased from JPC Treasury-1 RB

STAMP VENDOR
JAYARANI DAS
Licence No. 1 of 99-2000
Addl. DSR Office, Rajganj
Bhaktinagar, Jalpaiguri



Addl. Dist Sub-Registrar
Siliguri-1, Dt. Darjeeling

19 MAR 2026

- 1 Shashi Kant Mandhyani
- 2 Anil Kumar
- 3 Deepak Mulchandani
- 4 Santosh Kumar Mandhyani
- 5 Anil Kumar Mandhyani
- 6 Ajay Kumar Mandhyani
- 7 Atanand
- 8 Anil Kumar
- 9 Anand Mandhyani

FOR M/S JHULELAL BUILDERS

Atanand
Partner**KNOWN ALL MEN BY THESE PRESENTS**

That We,

1. **SRI SHASHI KANT MANDHYANI**, S/o Late Ashok Kumar Mandhyani, Indian by Nationality, Hindu by faith, Business by occupation, resident of Mangalam Apt, Block-A/B-2, Mukunda Das Road, Milanpally, P.O. Siliguri Bazar, P.S. Siliguri, Dist. Darjeeling. Pin No. 734005 in the State of West Bengal ;
2. **SRI AJIT KUMAR**, S/o Late Mansa Ram, Indian by Nationality, Hindu by faith, Business by occupation, resident of Vrindavan Garden Apartment, Flat No. 1A, Sukanta Sarani, Near Children Park, Milanpally. P.O. Siliguri Bazar, P.S. Siliguri, Dist. Darjeeling, Pin No.734005 in the State of West Bengal ;
3. **SRI DEEPAK MULCHANDANI**, S/o Sri Devidas Mulchandani, Indian by Nationality, Hindu by faith, Business by occupation, resident of Nanda Apartment, Sukanta Sarani, Milanpally, Siliguri, P.O. Siliguri Bazar, P.S. Siliguri, Dist. Darjeeling, Pin No.734005 in the State of West Bengal ;
4. **SRI SANTOSH KUMAR MANDHYANI**, S/o Late Ashok kumar Mandhyani, Indian by Nationality, Hindu by faith, Business by occupation, resident of Block-2 C/4, Siddhi Vatika, Burdwan Road, P.O. Siliguri Bazar, P.S. Siliguri, Dist. Darjeeling, Pin No.734005 in the State of West Bengal ;
5. **SRI ANIL KUMAR MANDHYANI**, S/o Harpal Das Mandhyani, Indian by Nationality, Hindu by faith, Business by occupation, resident of Amla Tola, P.O. & P.S. Katihar, in the State of Bihar, PIN 854105 ;
6. **SRI AJAY KUMAR MANDHYANI**, S/o Shri Harpal Das Mandhyani, Indian by Nationality, Hindu by faith, Business by occupation, resident of Amla Tola, P.O. & P.S. Katihar, in the State of Bihar. PIN 854105 ;

1 Shri Kant Mandal
2 Anu Kumar
3 Deepak Nishchandan
4 Jyoti Mandal
5 Anu Mandal
6 Smt. Nandhyani
7 At Jyoti Mandal
8 Smt. Smt.
9 Smt. Nandhyani

FOR M/S JHULELAL BUILDERS

At Jyoti Mandal
Partner

7. **SRI AMIT KUMAR MANDHYANI**, S/o Harpal Das Mandhyani, Indian by Nationality, Hindu by faith, Business by occupation, resident of H.D Villa. Sukanta Sarani, Babu para, Near Alu Choudhury More, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling in the State of West Bengal, PIN 734004 ;

8. **SMT. DROPADI DEVI**, W/o Harpal Das Mandhyani, Indian by Nationality, Hindu by faith, Business by occupation, resident of H. No. 014 / 0103 Amla Tola, Katihar, P.O. & P.S. Katihar, in the State of Bihar, PIN 854105 ;

9. **SRI SANDEEP KUMAR MANDHYANI**, S/o Late Ashok Kumar Mandhyani, India by Nationality, Hindu by faith, Business by occupation, resident of Block No.2 C/4, Siddhi Vatika, Burdwan Road, P.O. Siliguri Bazar, P.S. Siliguri, Dist. Darjeeling, Pin No.734005 in the State of West Bengal ;

(Hereinafter called as **PRINCIPALS** or **LAND OWNERS**) do hereby appoint , nominate and constitute **JHULELAL BUILDERS**, (PAN- AARFJ3674Q) A Partnership Firm , represented by one of its partners **SRI AMIT KUMAR MANDHYANI**, S/o Harpal Das Mandhyani, Both are Indian by Nationality , Hindu by religion , Business by occupation , resident of H. D. Villa, Sukanta Sarani, Near Alu Choudhury More, Babupara, Siliguri, P.O. Siliguri Town , P.S. Siliguri, Dist. Darjeeling , PIN-734004 in the State of West Bengal (herein after called as the **ATTORNEY/DEVELOPER**) as our Attorney to do all acts deeds and things in respect of the property as described in the Schedule-B below.

WHEREAS the Land Owners No. 1 to 4 became owners of a piece or parcel of land measuring 18.25 Decimals, appertaining to and forming part of R.S. Plot No.66 , corresponding to L.R Plot No.111 (area measuring about 12.15 decimals) and L.R Plot No 102/245 (area measuring 6.10 decimals) recorded under L.R. Khatian No.162 , situated in Mouza Gokhma, J.L. No.87, P.O & P.S. Pradhan Nagar, under Ward No. 02 of the Siliguri Municipal Corporation and District Darjeeling in the State of West Bengal, by virtue of purchase from **MRS. LHADOM WANGDI**, W/o Late Sonam Wangdi , vide registered Sale Deed being No. I-2353, dated. 05/08/2022 , registered before the Office of A.D.S.R. Siliguri, Dist. Darjeeling for the year 2022 and thereby acquired the said land having permanent, heritable and transferable right, title and interest therein free from all encumbrances.

1 Shree Kant Choudhary

2 Ankur

3 Deepak Choudhary

4 Goutam Choudhary

5 Anshu Choudhary

6 Ajay Kumar Mondal

7 Atyannam

8 Atyannam

9 Sandeep Mondal

FOR M/S JHULELAL BUILDERS

Atyannam
Partner

WHEREAS the Land Owners Nos. 5 to 8 also became owners of a piece or parcel of land measuring 26 Decimals , appertaining to and forming part of R.S. Plot No. 66 , corresponding to L.R Plot No. 111, recorded under L.R. Khatian No.153 , situated within Mouza Gokhma, J.L. No.87, P.O & P.S. Pradhan Nagar , under Ward No. 2 of the Siliguri Municipal Corporation and District Darjeeling in the State of West Bengal, by virtue of purchase from **SRI HARSH VARDHAN SHRINGLA** , S/o Late Tshering Tendufla @ T. T. La , vide registered Sale Deed being No. I-2354, dated. 05/08/2022 , registered before the Office of A.D.S.R. Siliguri, Dist. Darjeeling for the year 2022 and thereby acquired the said land having permanent, heritable and transferable right, title and interest therein free from all encumbrances.

WHEREAS the Land Owners Nos. 6 , 8 & 9 also became owners of a piece or parcel of land measuring 12 Decimals , appertaining to and forming part of R.S. Plot No.44/123 (area- 6 Decimals), R.S. Plot No.44/124 (63) (area- 3 Decimals) and R.S. Plot No.66 (area- 3 Decimals) , corresponding to L.R. Plot Nos. 109 , 110 and 111 , recorded under L.R. Khatian No.259 , R.S. Khatian No. 188 , situated within Mouza Gokhma, J.L. No.87, P.O & P.S. Pradhan Nagar , under Ward No. 2 of the Siliguri Municipal Corporation and District Darjeeling in the State of West Bengal , by virtue of purchase from **MRS. LHADOM WANGDI** , W/o Late Sonam Wangdi, vide registered Sale Deed being No. I-2286, dated. 28/08/2023 , registered before the Office of A.D.S.R. Siliguri, Dist. Darjeeling for the year 2023 and thereby acquired the said land having permanent, heritable and transferable right, title and interest therein free from all encumbrances.

WHEREAS thereafter from the Office of B.L. & L.R.O. , Siliguri , Dist. Darjeeling the aforesaid land duly recorded in the name of land owners nos. 1 to 9 , comprised in part of **L.R. Plot Nos. 111 , 102/245 , 109 & 110** now recorded under **L.R. Khatian Nos. 228 , 229 , 230 , 231 , 272 , 273 , 275 , 224 , 225 , 226 & 227** , situated at Mouza - GHOKMA , J.L. No. 87 , at Pradhan Nagar, Siliguri , Ward No. 02 of Siliguri Municipal Corporation , P.O. & P.S. Pradhan Nagar , Dist. Darjeeling.

1. Shashi Kant Mandhyani
 2. Ajit Kumar
 3. Deepak Mulchandani
 4. Santosh Kumar Mandhyani
 5. Anil Kumar Mandhyani
 6. Ajay Kumar Mandhyani
 7. Amit Kumar Mandhyani
 8. Smt. Dropadi Devi
 9. Sandeep Kumar Mandhyani

FOR M/S JHULELAL BUILDERS
 Atgammal
 Partner

WHEREAS THUS 1. SRI SHASHI KANT MANDHYANI , 2. SRI AJIT KUMAR , 3. SRI DEEPAK MULCHANDANI , 4. SRI SANTOSH KUMAR MANDHYANI , 5. SRI ANIL KUMAR , MANDHYANI , 6. SRI AJAY KUMAR MANDHYANI , 7. SRI AMIT KUMAR , MANDHYANI , 8. SMT. DROPADI DEVI , 9. SRI SANDEEP KUMAR MANDHYANI , (LAND OWNERS No. 1 to 9 of this presents) have acquired their aforesaid land and further amalgamated their land as one Plot vide Deed of Amalgamation , dated. 16/10/2023 , said plot as morefully described in the First Schedule below having permanent, heritable and transferable right, title and interest therein free from all encumbrances.

THAT for the purpose of an integrated development of the said premises, the said PRINCIPALS have approached the Developer herein to develop the said premises by constructing a multistoried commercial cum residential building thereupon to which the Developer has agreed and accordingly an "DEVELOPMENT AGREEMENT/CONSTRUCTION AGREEMENT" has been entered in to between the PRINCIPALS as First Party thereof and the ATTORNEY/DEVELOPER as the Second Party thereof duly registered before the Office of Addl. District Sub-Registrar , Siliguri , Dist. Jalpaiguri vide document No. T- 616 , dated. 19.03.2026

THAT by virtue of said registered "DEVELOPMENT AGREEMENT/CONSTRUCTION AGREEMENT" the Developer /Attorney hereof has been empowered to construct a multistoried commercial cum residential Building at its own cost on the below schedule land of the PRINCIPALS and as such the PRINCIPALS shall be entitled to number of Flats (as Owners' Allocation) as enumerated in the said Agreement.

SIMILARLY the DEVELOPER/ATTORNEY shall be entitled to the Developer's Allocation shall mean the remaining flats/commercial spaces/portions or entire rest portion of the said building (flats , commercial spaces , parking togetherwith proportionate share in staircases , landings , top roof and all the common rights and amenities attached with the said land & Building) togetherwith proportionate share in the Schedule-A land except the flats area as to be allocated to the owners as described above.

1. Smt. Kant Madhyani

2. A.P. Kumar

3. Jeapok Panchanandi

4. Smt. T. Madhyani

5. A.K. Madhyani

6. A.P. Kumar Madhyani

7. A.P. Kumar

8. Smt. T. Madhyani

9. Smt. Madhyani

FOR M/S JHULELAL BUILDERS

A.P. Kumar
Partner

WHEREAS due to pre occupancy of us and also as per the terms of the aforesaid Development Agreement/Construction Agreement , We do hereby empower and authorize **JHULELAL BUILDERS**, (PAN- AARFJ3674Q) A Partnership Firm , represented by one of its partners **SRI AMIT KUMAR MADHYANI** , S/o Harpal Das Madhyani, Both are Indian by Nationality , Hindu by religion , Business by occupation , residents of H. D. Villa, Sukanta Sarani, Near Alu Choudhury More, Babupara, Siliguri, P.O. Siliguri Town , P.S. Siliguri, Dist. Darjeeling , PIN-734004 in the State of West Bengal (who is the DEVELOPER) to do the following acts and things in connection with all that area of the "Developer's Allocation" on our behalf that is to say:

1. To look after and manage all that area of "Developer's Allocation" in the said property and to make all sorts of correspondences with the concerned Government Department or any other appropriate authorities /concerned with respect of said property.
2. To look for and pursue with any intended purchaser for the sale of the area of "Developer's Allocation" or any part thereof and to execute an agreement for sale on our behalf with any terms & conditions , which our said attorney may deem fit.
3. To receive the advance , earnest money or full & final consideration /price of the area of "Developer's Allocation" , as the case may be , and keep the said amount with him as his part of the consideration in lieu of constructing the entire building at their own cost.
4. To sale, transfer, convey, mortgage, lease out, gift, release, exchange the said area of "Developer's Allocation" and to make all shorts of agreements in respect thereof to any intended purchasers , firm , company or financial institution on any terms , conditions and on any consideration and to complete the deal and registration of any document/s and to execute and sign on our behalf for the purpose of Registration of the Deed thereof and present it before the appropriate Register /Sub Registrar and admit the execution and the contents therein to be true and correct.

Shri Kant Mandal
 2 Anu Kumar
 3 Deepak Prasad
 4 Sumit Mandal
 5 Shikha Mandal
 6 Arun Kumar Mandal
 7 Atan Mandal
 8 Anu Kumar
 9 Anu Kumar
 FOR M/S JHULELAL BUILDERS
 Atan Mandal
 Partner

5. To appear and act in all the Courts, Civil, Criminal Revenue Original, Provisional or appellate Courts including the Income Tax Department, Municipal offices, Land and land Reforms offices, and in any other office to sign, verify and file any papers, documents, complaints, Memo of Appeal, Written Statement, Written objections, Review applications, Writ petitions etc. and swear Affidavits, submit Bonds, depose and obtain any copies of Records, and represent us in all matters things concerning area of "Developer's Allocation".
6. To commence, carry on or defend all actions and other proceeding concerning area of "Developer's Allocation" or any part thereof.
7. To demand, sue for enforce payment or recover, receive all moneys, debts, goods, effects in connection with area of "Developer's Allocation".
8. To execute, sign any of the Deeds, papers in connection with area of "Developer's Allocation" in the said property on our behalf and get the same legally done under his/her/their own signature as our constituted attorney of the said property for all purposes and things whatever shall be needed for the better interests.
9. This Power of Attorney will remain operative till the completion of and registration of this project (Developer's Allocation only).

AND Generally to do execute and perform any other act, deed, matter or thing whatsoever which in the opinion of our said attorney ought to be done, executed and performed in relation to area of Developer's Allocation as fully and effectually as we could do the same if We were personally present.

1 Shree Kant Mondyans

2 Anu K

3 Deepak Panchabanti

4 Guntam Mondyans

5 Anu K Mondyans

6 Anu K Mondyans

7 Anu K Mondyans

8 Anu K Mondyans

9 Anu K Mondyans

FOR M/S JHULELAL BUILDERS

Anu K Mondyans
Partner**SCHEDULE OF THE LAND OF PRINCIPALS**All that piece or parcel of land measuring **56.25 DECIMALS**

R.S. PLOT	R.S. Khatian	L.R. PLOT	AREA
66	51	111	12.15 Decimals
66	51	102/245	6.10 Decimals
66	96	111	26 Decimals
66	188	111	3 Decimals
44/123	188	109	6 Decimals
44/124	188	110	3 Decimals
		Total	56.25 Decimals

situated at Mouza – GHOKMA , J.L. No. 87 at Pradhan Nagar, Siliguri , Ward No. 02 of Siliguri Municipal Corporation , P.O. & P.S. Pradhan Nagar , PIN-734003 , Dist. Darjeeling.

The aforesaid land in L.R. comprised in part of **L.R. Plot Nos. 111 , 102/245 , 109 , 110** , recorded in **L.R. Khatian Nos. 228 , 229 , 230 , 231 , 272 , 273 , 275 , 224 , 225 , 226 & 227** situated at Mouza – GHOKMA , J.L. No. 87 at Pradhan Nagar, Siliguri , Ward No. 02 of Siliguri Municipal Corporation , P.O. & P.S. Pradhan Nagar , PIN-734003 , Dist. Darjeeling.

(Road – Patel Road from H. C. Road to Nivedita Road)

The said land is being bound and butted as follows :-

On the North : Land of Smt. Tamdin Choden Shringla and Land & House of Shri Tolaram Gidra & Others and Land & House of Shri Lhaweng Tshering ;

On the South : Land and House of Lhadom Wangdi and by 24 feet wide Patel Road and Land & House of Smt. Rita Gurung ;

On the East : Land & House of Smt. Rita Gurung and others ;

On the West : 20 Feet wide S.M.C. Road and Land of Smt. Tamdin Choden Shringla and Land and House of Lhadom Wangdi.

(ROR of the above land is BASTU and proposed land use is BASTU)

1. *Shri Kant Rajan*
2. *Amren*
3. *Jepok Panchanari*
4. *Govind Rajan*
5. *Shri K. K. Rajan*
6. *Shri K. K. Rajan*
7. *Shri K. K. Rajan*
8. *Shri K. K. Rajan*
9. *Shri K. K. Rajan*

FOR M/S JHULELAL BUILDERS
Shri K. K. Rajan
Partner

SCHEDULE OF THE AREA of DEVELOPER'S ALLOCATION

(In the proposed building being constructed on the above land)

(In respect of which Power is Given)

SL No.	Name of Developer	Block	Floor	Flat No.	Flat Type	Area in Super Build up	Area in Carpet
1	M/s Jhulelal Builders	A	1ST	Commercial		5948.59	3166.66
2	M/s Jhulelal Builders	A	2ND	Commercial		1636.54	928.71
3	M/s Jhulelal Builders	A	2ND	AS1	2BHK	1154.18	665.32
4	M/s Jhulelal Builders	A	2ND	AS2	3BHK	1668.01	992.11
5	M/s Jhulelal Builders	A	2ND	AS3	2BHK	1513.55	899.44
6	M/s Jhulelal Builders	A	3RD	ATH1	3BHK	1529.96	924.73
7	M/s Jhulelal Builders	C	2ND	CS1	3BHK	1798.3	1192.33
8	M/s Jhulelal Builders	C	2ND	CS2	3BHK	1904.46	1262.27
9	M/s Jhulelal Builders	C	2ND	CS3	3BHK	1740.19	1137.13
10	M/s Jhulelal Builders	C	3RD	CTH1	3BHK	1798.3	1192.33
11	M/s Jhulelal Builders	C	3RD	CTH2	3BHK	1904.46	1262.27
12	M/s Jhulelal Builders	C	3RD	CTH3	3BHK	1740.19	1137.13

Developer's Allocation shall include the entire rest portion of the said building except the area as to be allocated to the owner along with all rights and amenities attached with the said land & building together with proportionate share in the First Schedule above written.

IN WITNESSES WHEREOF the parties hereto have put their respective signature on these presents on the day month and year first above written.

WITNESSES :

1. Subham Dey
Sfor Dey
Milanpally
P.S - Sitiguri
Dist. Darjiling
2. Indrajit Tarakbar
S/o Crojen Tarakbar
Pani Kouni
Rajgarh

FOR M/S JHULELAL BUILDERS

At gannamant
Partner

Signature of the Attorney attested by us and this Development Power of Attorney is executed by us

1. *Shri Kest H. Pandey*
2. *Am. K.*
3. *Jeeprak Pandey*
4. *Sunita Pandey*
5. *Anita Pandey*
6. *Ajay Kumar Pandey*
7. *At gannamant*
8. *श्रीवत्स देवी.*
9. *Sandeep Pandey*

PRINCIPALS/EXECUTANTS

Drafted by me & typed in computer in my office

Bipul Kumar Sharma

Bipul Kumar Sharma
(Advocate / Siliguri)
WB/1093/2000

EXECUTANT SHEET

FINGER PRINT SHEET OF PRINCIPALS

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	.Left Hand					
	.Right Hand					

Shakti Kant Mahajan
Signature with Date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	.Left Hand					
	.Right Hand					

Alex Kumar
Signature with Date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	.Left Hand					
	.Right Hand					

Jeetesh Nishadani
Signature with Date

EXECUTANT SHEET

FINGER PRINT SHEET OF PRINCIPALS

 Jankar Tardhyani		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Jankar Tardhyani
Signature with Date

 Anil Kumar Handal		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Anil Kumar Handal
Signature with Date

 Ajay Kumar Handal		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Ajay Kumar Handal
Signature with Date

EXECUTANT SHEET

FINGER PRINT SHEET OF PRINCIPALS

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>A. S. Gamm</i>	Left Hand					
	Right Hand					

A. S. Gamm
Signature with Date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>S. S. S. S.</i>	Left Hand					
	Right Hand					

S. S. S. S.
Signature with Date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Sandeep Mandya</i>	Left Hand					
	Right Hand					

Sandeep Mandya
Signature with Date

CLAIMANT SHEET

FINGER PRINTS OF ATTORNEY

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

FOR M/S JHULELAL BUILDERS


Partner

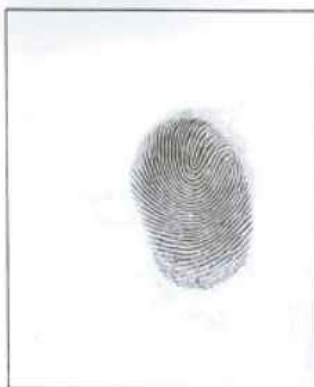
Signature

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Subham Dey

Signature of Identifier

Major Information of the Deed

Deed No :	I-0402-00621/2026	Date of Registration	19/03/2026
Query No / Year	0402-8000721487/2026	Office where deed is registered	
Query Date	19/03/2026 1:20:08 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Bipul Kumar Sharma Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7679232595, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 11,93,18,175/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 200/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040200616/2026		

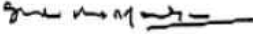
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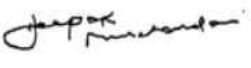
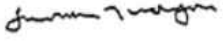
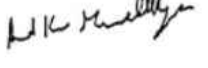
District: Darjeeling, P.S:- Pradhan Nagar, Municipality: SILIGURI MC, Road: PATEL ROAD FROM H.C.ROAD TO NIVEDITA ROAD, Mouza: Ghokma, Pin Code : 734003

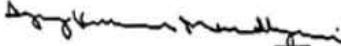
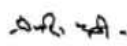
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-66	RS-51	Bastu	Bastu	12.15 Dec		2,57,72,726/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-66	RS-51	Bastu	Bastu	6.1 Dec		1,29,39,393/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L3	RS-66	RS-96	Bastu	Bastu	26 Dec		5,51,51,512/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L4	RS-66	RS-188	Bastu	Bastu	3 Dec		63,63,636/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L5	RS-44/123	RS-188	Bastu	Bastu	6 Dec		1,27,27,272/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :

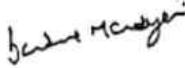
L6	RS-44/124	RS-188	Bastu	Bastu	3 Dec	63,63,636/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			56.25Dec	0 /-	1193,18,175 /-
		Grand Total :			56.25Dec	0 /-	1193,18,175 /-

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Shashi Kant Mandhyani (Presentant) Son of Late Ashok Kumar Mandhyani Executed by: Self, Date of Execution: 19/03/2026 , Admitted by: Self, Date of Admission: 19/03/2026 ,Place : Office		 Captured	
	19/03/2026	LTI 19/03/2026	19/03/2026	
Mangalam Apartment, Mukunda Das Road, Block/Sector: Milanpally, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: ADxxxxxx2A, Aadhaar No: 21xxxxxxxx8515, Status :Individual, Executed by: Self, Date of Execution: 19/03/2026 , Admitted by: Self, Date of Admission: 19/03/2026 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri Ajit Kumar Son of Late Mansa Ram Executed by: Self, Date of Execution: 19/03/2026 , Admitted by: Self, Date of Admission: 19/03/2026 ,Place : Office		 Captured	
	19/03/2026	LTI 19/03/2026	19/03/2026	
Vrindavan Garden Apt, Near Children Park, Block/Sector: Sukanta Sarani, Milanpally, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: ANxxxxxx7N, Aadhaar No: 84xxxxxxxx5209, Status :Individual, Executed by: Self, Date of Execution: 19/03/2026 , Admitted by: Self, Date of Admission: 19/03/2026 ,Place : Office				

3	Name Shri Deepak Mulchandani Son of Devidas Mulchandani Executed by: Self, Date of Execution: 19/03/2026 , Admitted by: Self, Date of Admission: 19/03/2026 ,Place : Office	Photo  19/03/2026	Finger Print  Captured LTI 19/03/2026	Signature  19/03/2026
Nanda Apt , Sukanta Sarani, Block/Sector: Milanpally, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AIxxxxxx4B, Aadhaar No: 39xxxxxxxx1913, Status :Individual, Executed by: Self, Date of Execution: 19/03/2026 , Admitted by: Self, Date of Admission: 19/03/2026 ,Place : Office				
4	Name Shri Santosh Kumar Mandhyani Son of Late Ashok Kumar Mandhyani Executed by: Self, Date of Execution: 19/03/2026 , Admitted by: Self, Date of Admission: 19/03/2026 ,Place : Office	Photo  19/03/2026	Finger Print  Captured LTI 19/03/2026	Signature  19/03/2026
Siddhi Vatika, Block/Sector: Burdwan Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: AIxxxxxx2C, Aadhaar No: 31xxxxxxxx8803, Status :Individual, Executed by: Self, Date of Execution: 19/03/2026 , Admitted by: Self, Date of Admission: 19/03/2026 ,Place : Office				
5	Name Shri Anil Kumar Mandhyani Son of Harpaldas Mandhyani Executed by: Self, Date of Execution: 19/03/2026 , Admitted by: Self, Date of Admission: 19/03/2026 ,Place : Office	Photo  19/03/2026	Finger Print  Captured LTI 19/03/2026	Signature  19/03/2026
Amla Tola, Block/Sector: Katihar, City:- , P.O:- Katihar, P.S:-KATIHAR, District:-Katihar, Bihar, India, PIN:- 854105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: ADxxxxxx2G, Aadhaar No: 79xxxxxxxx3353, Status :Individual, Executed by: Self, Date of Execution: 19/03/2026 , Admitted by: Self, Date of Admission: 19/03/2026 ,Place : Office				

6	Name Shri Ajay Kumar Mandhyani Son of Harpaldas Mandhyani Executed by: Self, Date of Execution: 19/03/2026 , Admitted by: Self, Date of Admission: 19/03/2026 ,Place : Office	 19/03/2026	 LTI 19/03/2026 Captured	 19/03/2026
Amla Tola, Block/Sector: Katihar, City:- , P.O:- Katihar, P.S:-KATIHAR, District:-Katihar, Bihar, India, PIN:- 854105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: ADxxxxxx4A, Aadhaar No: 74xxxxxxxx1037, Status :Individual, Executed by: Self, Date of Execution: 19/03/2026 , Admitted by: Self, Date of Admission: 19/03/2026 ,Place : Office				
7	Name Shri Amit Kumar Mandhyani Son of Harpaldas Mandhyani Executed by: Self, Date of Execution: 19/03/2026 , Admitted by: Self, Date of Admission: 19/03/2026 ,Place : Office	 19/03/2026	 LTI 19/03/2026 Captured	 19/03/2026
H D Villa, Near Alo Choudhury More, Block/Sector: Babupara, Sukanta Sarani, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: ADxxxxxx3H, Aadhaar No: 87xxxxxxxx4539, Status :Individual, Executed by: Self, Date of Execution: 19/03/2026 , Admitted by: Self, Date of Admission: 19/03/2026 ,Place : Office				
8	Name Smt Dropadi Devi Wife of Harpaldas Mandhyani Executed by: Self, Date of Execution: 19/03/2026 , Admitted by: Self, Date of Admission: 19/03/2026 ,Place : Office	 19/03/2026	 LTI 19/03/2026 Captured	 19/03/2026
Amla Tola, Block/Sector: Katihar, City:- , P.O:- Katihar, P.S:-KATIHAR, District:-Katihar, Bihar, India, PIN:- 854105 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: ACxxxxxx2M, Aadhaar No: 28xxxxxxxx3499, Status :Individual, Executed by: Self, Date of Execution: 19/03/2026 , Admitted by: Self, Date of Admission: 19/03/2026 ,Place : Office				

9	Name	Photo	Finger Print	Signature
	Shri Sandeep Kumar Mandhyani Son of Late Ashok Kumar Mandhyani Executed by: Self, Date of Execution: 19/03/2026 , Admitted by: Self, Date of Admission: 19/03/2026 ,Place : Office		 Captured	
		19/03/2026	LTI 19/03/2026	19/03/2026
Siddhi Vatika, Block/Sector: Burdwan Road, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: AJxxxxxx7D, Aadhaar No: 98xxxxxxxx4384, Status :Individual, Executed by: Self, Date of Execution: 19/03/2026 , Admitted by: Self, Date of Admission: 19/03/2026 ,Place : Office				

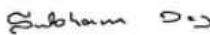
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	JHULELAL BUILDERS H D Villa, Sukanta Sarani, Block/Sector: Near Alu Choudhury More , Babupara, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Date of Incorporation:XX-XX-2XX1 , PAN No.: AAxxxxxx4Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Amit Kumar Mandhyani Son of Harpal Das Mandhyani Date of Execution - 19/03/2026 , , Admitted by: Self, Date of Admission: 19/03/2026, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td></td> <td>Mar 19 2026 2:32PM</td> <td>LTI 19/03/2026</td> <td>19/03/2026</td> </tr> </tbody> </table> H D Villa, Sukanta Sarani, Block/Sector: Near Alu Choudhury More, Babupara, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: ADxxxxxx3H, Aadhaar No: 87xxxxxxxx4539 Status : Representative, Representative of : JHULELAL BUILDERS (as Partner)	Name	Photo	Finger Print	Signature	Shri Amit Kumar Mandhyani Son of Harpal Das Mandhyani Date of Execution - 19/03/2026 , , Admitted by: Self, Date of Admission: 19/03/2026, Place of Admission of Execution: Office		 Captured			Mar 19 2026 2:32PM	LTI 19/03/2026	19/03/2026
Name	Photo	Finger Print	Signature										
Shri Amit Kumar Mandhyani Son of Harpal Das Mandhyani Date of Execution - 19/03/2026 , , Admitted by: Self, Date of Admission: 19/03/2026, Place of Admission of Execution: Office		 Captured											
	Mar 19 2026 2:32PM	LTI 19/03/2026	19/03/2026										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subham Dey Son of Ratan Dey Milanpally, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001		 Captured	

	19/03/2026	19/03/2026	19/03/2026
Identifier Of Shri Shashi Kant Mandhyani, Shri Amit Kumar Mandhyani, Shri Ajit Kumar, Shri Deepak Mulchandani, Shri Santosh Kumar Mandhyani, Shri Anil Kumar Mandhyani, Shri Ajay Kumar Mandhyani, Shri Amit Kumar Mandhyani, Smt Dropadi Devi, Shri Sandeep Kumar Mandhyani			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Shashi Kant Mandhyani	JHULELAL BUILDERS-3.0375 Dec
2	Shri Ajit Kumar	JHULELAL BUILDERS-3.0375 Dec
3	Shri Deepak Mulchandani	JHULELAL BUILDERS-3.0375 Dec
4	Shri Santosh Kumar Mandhyani	JHULELAL BUILDERS-3.0375 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Shashi Kant Mandhyani	JHULELAL BUILDERS-1.525 Dec
2	Shri Ajit Kumar	JHULELAL BUILDERS-1.525 Dec
3	Shri Deepak Mulchandani	JHULELAL BUILDERS-1.525 Dec
4	Shri Santosh Kumar Mandhyani	JHULELAL BUILDERS-1.525 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri Anil Kumar Mandhyani	JHULELAL BUILDERS-6.5 Dec
2	Shri Ajay Kumar Mandhyani	JHULELAL BUILDERS-6.5 Dec
3	Shri Amit Kumar Mandhyani	JHULELAL BUILDERS-6.5 Dec
4	Smt Dropadi Devi	JHULELAL BUILDERS-6.5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri Ajay Kumar Mandhyani	JHULELAL BUILDERS-1 Dec
2	Smt Dropadi Devi	JHULELAL BUILDERS-1 Dec
3	Shri Sandeep Kumar Mandhyani	JHULELAL BUILDERS-1 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri Ajay Kumar Mandhyani	JHULELAL BUILDERS-2 Dec
2	Smt Dropadi Devi	JHULELAL BUILDERS-2 Dec
3	Shri Sandeep Kumar Mandhyani	JHULELAL BUILDERS-2 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri Ajay Kumar Mandhyani	JHULELAL BUILDERS-1 Dec
2	Smt Dropadi Devi	JHULELAL BUILDERS-1 Dec
3	Shri Sandeep Kumar Mandhyani	JHULELAL BUILDERS-1 Dec

Endorsement For Deed Number : I - 040200621 / 2026

On 19-03-2026

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 13:29 hrs on 19-03-2026, at the Office of the A.D.S.R. SILIGURI by Shri Shashi Kant Mandhyani , one of the Executants.

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 11,93,18,175/-

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

Execution is admitted on 19/03/2026 by 1. Shri Shashi Kant Mandhyani, Son of Late Ashok Kumar Mandhyani, Mangalam Apartment, Mukunda Das Road, Sector: Milanpally, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 2. Shri Ajit Kumar, Son of Late Mansa Ram, Vrindavan Garden Apt, Near Children Park, Sector: Sukanta Sarani, Milanpally, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 3. Shri Deepak Mulchandani, Son of Devidas Mulchandani, Nanda Apt , Sukanta Sarani, Sector: Milanpally, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 4. Shri Santosh Kumar Mandhyani, Son of Late Ashok Kumar Mandhyani, Siddhi Vatika, Sector: Burdwan Road, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 5. Shri Anil Kumar Mandhyani, Son of Harpaldas Mandhyani, Amla Tola, Sector: Katihar, P.O: Katihar, Thana: KATIHAR, , Katihar, BIHAR, India, PIN - 854105, by caste Hindu, by Profession Business, 6. Shri Ajay Kumar Mandhyani, Son of Harpaldas Mandhyani, Amla Tola, Sector: Katihar, P.O: Katihar, Thana: KATIHAR, , Katihar, BIHAR, India, PIN - 854105, by caste Hindu, by Profession Business, 7. Shri Amit Kumar Mandhyani, Son of Harpaldas Mandhyani, H D Villa, Near Alo Choudhury More, Sector: Babupara, Sukanta Sarani, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 8. Smt Dropadi Devi, Wife of Harpaldas Mandhyani, Amla Tola, Sector: Katihar, P.O: Katihar, Thana: KATIHAR, , Katihar, BIHAR, India, PIN - 854105, by caste Hindu, by Profession Business, 9. Shri Sandeep Kumar Mandhyani, Son of Late Ashok Kumar Mandhyani, Siddhi Vatika, Sector: Burdwan Road, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Mr Subham Dey, , Son of Ratan Dey, Milanpally, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 19-03-2026 by Shri Amit Kumar Mandhyani, Partner, JHULELAL BUILDERS, H D Villa, Sukanta Sarani, Block/Sector: Near Alu Choudhury More , Babupara, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004

Indetified by Mr Subham Dey, , Son of Ratan Dey, Milanpally, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) and Registration Fees paid by by online = Rs 200/-, by POS = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/03/2026 2:14PM with Govt. Ref. No: 192025260521970038 on 19-03-2026, Amount Rs: 200/-, Bank: SBI EPay (SBIEPay), Ref. No. 8473170149935 on 19-03-2026, Head of Account 0030-03-104-001-16

Description of Payment

By POS on 19/03/2026 2:40PM with Govt. Ref. No: 192025260522043816 on 19-03-2026, Amount Rs: 0/-, Bank: SBI, Ref. No. 04028000721487/02/2026 on 19-03-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 50.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 44896, Amount: Rs.50.00/-, Date of Purchase: 18/03/2026, Vendor name: Jayarani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/03/2026 2:14PM with Govt. Ref. No: 192025260521970038 on 19-03-2026, Amount Rs: 0/-, Bank: SBI
EPay (SBlePay), Ref. No. 8473170149935 on 19-03-2026, Head of Account

Parijat Roy Choudhury

Parijat Roy Choudhury
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2026, Page from 15556 to 15582
being No 040200621 for the year 2026.



Parijat Roy Choudhury

Digitally signed by PARIJAT ROY CHOUDHURY
Date: 2026.03.24 17:57:05 +05:30
Reason: Digital Signing of Deed.

(Parijat Roy Choudhury) 24/03/2026
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.