

6017/m

I 5953/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 787702

Rm
14/10.
30/8/24



MDS ENCLAVE LLP

Partner

Sanku Agard

GENERAL POWER OF ATTORNEY AFTER DEVELOPMENT AGREEMENT

Q 8002312986/24.

THIS GENERAL POWER OF ATTORNEY IS MADE ON THIS THE
30TH DAY OF AUGUST, 2024

Certified that the Document is admitted to
Registration and the Signature Sheet and
the Endorsement Sheet attached to this
Document are part of this Document

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri



30 AUG 2024

NO 3679 DATED 30/8/24
SOLD TO Santosh Agarnal
OF Siliguri
RUPEES 100/-

S. K. Sarker
(S. K. Sarker)
STAMP VENDOR,
A.D.S.R. Office, Siliguri
I/No-8/1975



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

30 AUG 2024

P

: 2 :

BETWEEN

MDS ENCLAVE LLP

Partner

X Santosh Agarwal

SMT SANTOSH AGARWAL @ SANTOSH DEVI AGARWAL, [(PAN :- AEEPA3541A) & (AADHAAR : 5901 5201 4437)], Wife of Late Kamalesh Kumar Agarwal, Hindu by Religion, Indian by Nationality, residing at Airan House, Sevoke Road, Siliguri, Ward No. 10 of S.M.C., District- Darjeeling, Pin – 734001, in the State of West Bengal – hereinafter called as the **“FIRST PARTY / PRINCIPAL”**

AND

MDS ENCLAVE LLP, [PAN: ABZFM1032E], a LLP, registered under the Limited Liability Partnership Act, 2008, bearing Identification Number-ACE-3285, dated 11/12/2023, having its registered office at C/o Mrinal Agarwal, Flat No 3B, Dwarika Signature Tower, Sevoke Road, Siliguri, P.O.-Sevoke Road, P.S.-Siliguri, District-Darjeeling, Pin-734001, in the State of West Bengal, India and represented by one of its **PARTNER-SRI MRINAL AGARWAL, [PAN:AKSPA1033F & AADHAR: 7138 5840 4131],** Son of Sri Naresh Kumar Agarwal, Hindu by religion, Indian by Nationality, Business by Occupation, residing Opposite HDFC Bank, Cigarette Company Compound, S.F. Road, P.O.-Siliguri Bazar, P.S.-Siliguri, District-Darjeeling, Siliguri, Pin-734005, in the state of West Bengal, India - hereinafter called the **“SECOND PARTY / ATTORNEY”**

WHEREAS SMT. SANTOSH DEVI AGARWAL became the owner of altogether 10(Ten) Kathas of land, forming part of L.R. Plot No. 68 (R.S. Plot No. 396), recorded in L.R. Khatian No. 189 (R.S. Khatian No. 448), in the manner as described below and has decided to enter into this Development Agreement.

I

- A. AND WHEREAS** One **SMT. SANTOSH DEVI AGARWAL**, Wife of Kamalesh Kumar Agarwal, became the absolute owner of all that piece or parcel of total land measuring 2 (Two) Kathas 14 (Fourteen) Chhattaks 30 (Thirty) Sq. Ft. or 0.048 Acre forming part of Plot No. 396, recorded in Khatian No. 448, under Sheet No. 8, J.L. No. 2, Touzi No. 3, situated within Mouza- Dabgram, Pargana- Baikunthapur, P.S. Rajganj (Now Bhaktinagar), District- Jalpaiguri, by virtue of Deed of Conveyance, being **Document No. 3594 for the year 1984**, registered in the Office of the Sadar Joint Sub-Registrar, Jalpaiguri, executed by Banamali Das Sharma, son of Late Premdas Sharma through their constituted Attorneys 1. Sri Kharga Prasad Sharma and 2. Sri Purna Prasad Sharma, both son of Sri Banamali Das Sharma vide General Power of Attorney being Document No 125 for the year 1984 registered at Siliguri S.R. Office and since then having permanent, heritable, transferable right, title and interest therein.





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

30 AUG 2024

MDS ENCLAVE LLP

Partner

[Signature]

Santosh Agarwal

II

- A. **AND WHEREAS** One **SRI MAHENDRA KUMAR AGARWAL**, son of Jainti Parshad Agarwal, became the absolute owner of all that piece or parcel of total land measuring 2 (Two) Kathas 14 (Fourteen) Chhattaks 30 (Thirty) Sq. Ft. or 0.048 Acre forming part of Plot No. 396, recorded in Khatian No. 448, under Sheet No. 8, J.L. No. 2, Touzi No. 3, situated within Mouza- Dabgram, Pargana- Baikunthapur, P.S. Rajganj (Now Bhaktinagar), District- Jalpaiguri, by virtue of Deed of Conveyance, being **Document No. 3593 for the year 1984**, registered in the Office of the Sadar Joint Sub-Registrar, Jalpaiguri, executed by Banamali Das Sharma, son of Late Premdas Sharma through their constituted Attorneys 1. Sri Kharga Prasad Sharma and 2. Sri Purna Prasad Sharma, both son of Sri Banamali Das Sharma vide General Power of Attorney being Document No 125 for the year 1984 registered at Siliguri S.R. Office and since then having permanent, heritable, transferable right, title and interest therein.
- B. **AND WHEREAS** said **SRI MAHENDRA KUMAR AGARWAL**, son of Jainti Parshad Agarwal being owner of land measuring 2 (Two) Kathas 14 (Fourteen) Chhattaks 30 (Thirty) Sq. Ft. or 0.048 Acre, forming part of Plot No. 396, recorded in Khatian No. 448, under Sheet No. 8, J.L. No. 2, Touzi No. 3, situated within Mouza- Dabgram, Pargana- Baikunthapur, P.S. Rajganj (Now Bhaktinagar), District- Jalpaiguri, transferred his total land by virtue of Deed of Gift, being **Document No. 4672 for the year 2017**, registered in the Office of the Additional District Sub-Registrar, Bhakti Nagar, Jalpaiguri, in favour of his mother **Shila Devi Agarwal**, wife of Late Jainti Parshad Agarwal, and since then having permanent, heritable, transferable right, title and interest therein.
- C. **AND WHEREAS** said **SMT SHILA DEVI AGARWAL**, wife of Late Jainti Parshad Agarwal, being owner of land measuring 2 (Two) Kathas 14 (Fourteen) Chhattaks 30 (Thirty) Sq.Ft., forming part of Plot No. 396, recorded in Khatian No. 448, under Sheet No. 8, J.L. No. 2, Touzi No. 3, situated within Mouza- Dabgram, Pargana- Baikunthapur, P.S. Rajganj (Now Bhaktinagar), District- Jalpaiguri, transferred her total land by virtue of Deed of Gift, being **Document No. 6924 for the year 2017**, registered in the Office of the Additional District Sub-Registrar, Bhakti Nagar, Jalpaiguri, in favour of **SMT. SANTOSH AGARWAL**, wife of Late Kamlesh Kumar Agarwal, and since then having permanent, heritable, transferable right, title and interest therein.



: 4 :

MDS ENCLAVE LLP

Partner

✓ Kamlesh Agarwal

III

- A. **AND WHEREAS** One **SRI RAJENDRA KUMAR AGARWAL**, son of Jainti Parshad Agarwal, became the absolute owner of all that piece or parcel of total land measuring 2 (Two) Kathas 1 (One) Chhattaks 15 (Fifteen SqFt) or 0.0345 Acre forming part of Plot No. 396, recorded in Khatian No. 448, under Sheet No. 8, J.L. No. 2, Touzi No. 3, situated within Mouza- Dabgram, Pargana- Baikunthapur, P.S. Rajganj (Now Bhaktinagar), District- Jalpaiguri, by virtue of Deed of Conveyance, being **Document No. 175 for the year 1985**, registered in the Office of the District Sub-Registrar, Jalpaiguri, executed by Banamali Das Sharma, son of Late Premdas Sharma through their constituted Attorneys 1. Sri Kharga Prasad Sharma and 2. Sri Purna Prasad Sharma, both son of Sri Banamali Das Sharma Sharma vide General Power of Attorney being Document No 125 for the year 1984 registered at Siliguri S.R. Office and since then having permanent, heritable, transferable right, title and interest therein.
- B. **AND WHEREAS** said **Sri RAJENDRA KUMAR AGARWAL**, son of Jainti Parshad Agarwal, being owner of land measuring 2 (Two) Kathas 1 (One) Chhattaks 15 (Fifteen) Sq.Ft. or 0.0345 Acre, forming part of Plot No. 396, recorded in Khatian No. 448, under Sheet No. 8, J.L. No. 2, Touzi No. 3, situated within Mouza- Dabgram, Pargana- Baikunthapur, P.S. Rajganj (Now Bhaktinagar), District- Jalpaiguri, transferred his total land by virtue of Deed of Gift, being **Document No. 4673 for the year 2017**, registered in the Office of the Additional District Sub-Registrar, Bhakti Nagar, Jalpaiguri, in favour of his mother **Shila Devi Agarwal**, wife of Late Jainti Parshad Agarwal, and since then having permanent, heritable, transferable right, title and interest therein.
- C. **AND WHEREAS** said **SMT SHILA DEVI AGARWAL**, wife of Late Jainti Parshad Agarwal, being owner of land measuring 2 (Two) Kathas 1 (One) Chhattaks 15 (Fifteen) Sq.Ft. or 0.0345 Acre, forming part of Plot No. 396, recorded in Khatian No. 448, under Sheet No. 8, J.L. No. 2, Touzi No. 3, situated within Mouza- Dabgram, Pargana- Baikunthapur, P.S. Rajganj (Now Bhaktinagar), District- Jalpaiguri, transferred her total land by virtue of Deed of Gift, being **Document No. 6923 for the year 2017**, registered in the Office of the Additional District Sub-Registrar, Bhakti Nagar, Jalpaiguri, in favour of **SMT. SANTOSH AGARWAL**, wife of Late Kamlesh Kumar Agarwal, and since then having permanent, heritable, transferable right, title and interest therein.



IV

- A. **AND WHEREAS** One **Sri JAINTI PARSHAD AGARWAL**, son of Late Ramji Lal Agarwal, became the absolute owner of all that piece or parcel of total land measuring 2 (Two) Kathas 1 (One) Chhattaks 15 (Fifteen) Sq.Ft. or 0.0345 Acre forming part of Plot No. 396, recorded in Khatian No. 448, under Sheet No. 8, J.L. No. 2, Touzi No. 3, situated within Mouza- Dabgram, Pargana- Baikunthapur, P.S. Rajganj (Now Bhaktinagar), District- Jalpaiguri, by virtue of Deed of Conveyance, being **Document No. 176 for the year 1985**, registered in the Office of the District Sub-Registrar, Jalpaiguri, executed by Banamali Das Sharma, son of Late Premdas Sharma by his constituted Attorneys 1. Sri Kharga Prasad Sharma and 2. Sri Purna Prasad Sharma, both are the sons of Sri Banamali Das Sharma vide General Power of Attorney being Document No 125 for the year 1984 registered at Siliguri S.R. Office and since then having permanent, heritable and transferable right, title and interest therein.
- B. **AND WHEREAS** above named **JAINTI PARSHAD AGARWAL**, died on 12.04.2013, intestate leaving behind his wife Smt. Shila Devi Agarwal and three sons namely Kamlesh Kumar Agarwal, Sri Rajendra Kumar Agarwal and Sri Mahendra Kumar Agarwal and a daughter Smt. Anita Agarwal, as his only legal heirs and Successors-in-interest as per Hindu Succession Act, 1956 and they inherited the equal share of land. Further said Kamlesh Kumar Agarwal also died on 21.04.2006, intestate leaving behind his wife Smt. Santosh Devi Agarwal and a daughter Smt. Kavita Sitani as his legal heirs and Successors-in-interest as per Hindu Succession Act, 1956.
- C. **AND WHEREAS** 1. **SRI RAJENDRA KUMAR AGARWAL** son of Late Jainti Parshad Agarwal, 2. **SRI MAHENDRA KUMAR AGARWAL** son of Late Jainti Parshad Agarwal, 3. **SMT. ANITA AGARWAL** daughter of Late Jainti Parshad Agarwal, 4. **SMT. SANTOSH AGARWAL** wife of Late Kamlesh Kumar Agarwal & daughter in law of Late Jainti Parshad Agarwal, 5. **SMT. KAVITA SITANI** daughter of Late Kamlesh Kumar Agarwal & grand daughter of Late Jainti Parshad Agarwal, being legal heirs of Late Jainti Parshad Agarwal inherited 4/5th share of land of Jainti Parshad Agarwal i.e 1 kathas 10 Chhattak 30 Sq.ft. or 1200 Sq.ft. and being owner of their portion of land they transferred their portion of land in favour of **Shila Devi Agarwal**, wife of Late Jainti Parshad Agarwal, (Mother of serial no 1, 2 & 3, Mother In-Law of serial no. 4 and Grand Mother of serial no. 5) by virtue of Deed of Gift, being **Document No. 4803 for the year 2017**, registered in the Office of the Additional District Sub-Registrar, Bhakti Nagar, Jalpaiguri.



Santosh Agarwal

D. AND WHEREAS said **SMT SHILA DEVI AGARWAL**, wife of Late Jointi Parshad Agarwal, being owner of land measuring 2 (Two) Kathas 1 (One) Chhattaks 15 (Fifteen) Sq.Ft. or 0.0345 Acre (As per Deed No 4803 for the year 2017-1 Kathas 10 Chhattaks 30 Sqft or 1200 Sqft and as Per Legal Heir-0.41666 Kathas or 300 Sqft), forming part of Plot No. 396, recorded in Khatian No. 448, under Sheet No. 8, J.L. No. 2, Touzi No. 3, situated within Mouza- Dabgram, Pargana- Baikunthapur, P.S. Rajganj (Now Bhaktinagar), District- Jalpaiguri, transferred her total land by virtue of Deed of Gift, being **Document No. 6925 for the year 2017**, registered in the Office of the Additional District Sub-Registrar, Bhakti Nagar, Jalpaiguri, in favour of **SMT. SANTOSH AGARWAL**, wife of Late Kamlesh Kumar Agarwal, and since then having permanent, heritable, transferable right, title and interest therein.

V. AND WHEREAS the aforesaid **SMT SANTOSH AGARWAL @ SANTOSH DEVI AGARWAL** by virtue of 4 different deeds being Document No 3594 for the years 1984, Document No 6924 for the year 2017, Document No 6923 for the year 2017 & Document No 6925 for the year 2017 became the sole & absolute owner of 10(Ten) Kathas of land fully described in Schedule below.

VI. AND WHEREAS thereafter **SMT SANTOSH AGARWAL** subsequently also recorded the aforesaid land in her name in the record of rights at the Office of B. L. & L. R. O Rajganj, Dist- Jalpaiguri and shall ever since L. R. Khatian, being Khatian No. 189 LR Plot No. 68 was framed in the name of above-named Landowner as per provision of W.B.L.R Act, 1955.

AND WHEREAS First Party/Principal hereof has entered into a Development Agreement dated 30/08/2024 with "**MDS ENCLAVE LLP**", being Document No. I- 5937 for the year 2024 and the same was registered in the office of the Additional District Sub-Registrar Bhaktinagar, in the District of Jalpaiguri.

AND WHEREAS the Principal hereof does hereby nominate, constitute and appoint **SRI MRINAL AGARWAL (Attorney)**, Son of Sri Naresh Kumar Agarwal, partner of **MDS ENCLAVE LLP** Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Cigarette Company Compound, Ward No. 26, S.F Road, P.O Siliguri Bazar, P.S. Siliguri, District - Darjeeling, in the State of West Bengal, as my true and lawful attorney to act in the matters, deeds and things particularly with respect to the Schedule Property.



MDS ENCLAVE LLP

Partner

[Signature]

[Signature]

: 7 :

1. To appear for and represent the Principal/First Party before all Municipal Bodies/ Corporation, SJDA, Fire, Ministry of Aviation, Revenue Office/s, Settlement Office/s, before any Magistrate and in all Courts having civil, criminal, original, appellate, revisional or special jurisdiction, before any Tribunal and/ or other authorities and in all Govt./Semi Govt. Department/office in respect of any matter and execute all documents as may be necessary relating to the scheduled land only.
2. To bring commence, prosecute or defend and carry through Judgment and execution, all actions or any other proceedings throughout India in which I may be interested and for such purpose to appoint Advocates, Barristers, Solicitors, Attorney, Pleaders, Mukhtars, Revenue Agents, or any other class of legal Practitioners and in connection thereof to sign paints, affidavits, written statements, petitions including petition of compromise or to furnish securities if necessary on my behalf or to refer any matter arising therein to arbitration for the Principal/First Party and on its behalf in respect of any matter relating to the scheduled land only.
3. To make payment/deposit of Khazna, installments and/or any other taxes as may be levied with respect to the schedule property by the concerned authority/ies.
4. To receive any advance or bania money thereof in respect of entering into any agreement of Sale of the Developer's Area and to give valid receipts thereof.
5. To employ architects, engineers, labour contractors, site assistants, office staff and other required employees for the development & construction of the proposed building on the aforesaid landed property.
6. To enter into agreement with the suppliers of the building materials and other equipments as required for the construction of the same and to take all necessary steps, actions for the construction of the same.



MDS ENCLAVE LLP

Partner

Mrinal

Santosh Agarwal

: 8 :

7. And generally to do, perform or execute or cause to be done, perform or execute all such further and other acts & things as and when required or deemed expedient or advised to be done for satisfactorily carrying into effect the powers and authorities hereby concerned.

And the Principal/First Party hereby agrees, confirms and ratifies all such acts, deeds and proceedings done legally and in a bona fide manner by the said Attorney in respect of the Commercial Building and Parking Space to be constructed on the below Scheduled land by virtue of these presents and the same shall be binding on me and be of full force and effect as if the same was done/executed by me as far as within the guidelines of the above mentioned points, the power of which is specifically given to Sri Mrinal Agarwal partner of MDS Enclave LLP being attorney of Smt Santosh Agarwal.

**THE SCHEDULE 'A' ABOVE REFERRED TO DESCRIPTION OF THE LAND
BELONGING TO LAND OWNER HEREOF**

All that piece or parcel of vacant land measuring about 10(Ten) Kathas, appertaining to and forming part of RS Plot No. 396 corresponding to L.R. Plot No. 68, recorded in RS Khatian No.448 corresponding L.R. Khatian No. 189, situated within R.S. & L.R. Mouza- Dabgram, R.S. Sheet No.8 corresponding to L.R. Sheet No. 17, J.L No. 2, Police Station- Bhaktinagar, District- Jalpaiguri within Ward No. 43 of Siliguri Municipal Corporation Area Located at Sevoke Road, Road Zone: Payel Cinema Hall to Cosmos Mall, Pin-734001, in the State of West Bengal.

The said land is butted and bounded as follows: -

- By the North : 15 feet Wide Private Road;
By the South : Siliguri Auto Works(Now Known as Bajaj Showroom);
By the East : 60 Feet Wide Sevoke Road;
By the West : Land & House of B. D. Sharma.



: 9 :

IN WITNESS WHEREOF, the abovenamed Principal and Attorney in good health and conscious mind have put our signatures on this power of attorney on this the 30TH day of AUGUST, 2024

WITNESSES:-

1.

Bhimesh Kasinani
S/o Prakash Kasinani
8, Mangtaram Compound
Khalpaha, Siliguri.
P.O. - Siliguri Bazar
P.S. - Siliguri
Dist. - Darjeeling



PRINCIPALS/FIRST PARTY

MDS ENCLAVE LLP



Partner

ATTORNEY/SECOND PARTY

2. Gauram Agarwal
S/o LT Ramdhani Agarwal
Seth Smrital Market
P.O & P.S. - Siliguri
Dist. - Darjeeling

Drafted as per the instruction of the parties,
read over and explained by me and typed in my Office.

Dewanshu Dev Tiwary.

DEWANSHU DEV TIWARY

ADVOCATE, SILIGURI

ENROL. NO. F-279/229 OF 2014



EXECUTANT FINGER PRINT SHEET

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

✓ Lautosh Agnel
Signature

EXECUTANT FINGER PRINT SHEET



Handwritten signature

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

Handwritten signature

Signature

Handwritten flourish

IDENTIFIER FINGERPRINT SHEET

PHOTO



LEFT THUMB IMPRESSION



Rhunezh Kahrani

Signature of Identifier

Major Information of the Deed

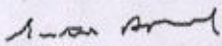
Deed No :	I-0711-05953/2024	Date of Registration	30/08/2024
Query No / Year	0711-8002312996/2024	Office where deed is registered	
Query Date	30/08/2024 11:43:27 AM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Dewanshu Dev Tiwary Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734003, Mobile No. : 9679405651, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 3,20,00,001/-		
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]:- 071105937/2024 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: Sevoke Road, Road Zone : (Payel Cinema hall -- Cosmos mall) , Mouza: Dabgram Sheet No - 8, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-396	RS-448	Bastu	Bastu	10 Katha	3,20,00,001/-	Width of Approach Rrdd: 60 Ft., Adjacent to Metal Road,
Grand Total :				16.5Dec	0 /-	320,00,001 /-	

Principal Details :

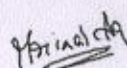
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Jantoshi Agarwal (Presentant) Wife of Late Kamalesh Kumar Agarwal Executed by: Self, Date of Execution: 30/08/2024 , Admitted by: Self, Date of Admission: 30/08/2024 ,Place : Office	 30/08/2024	 Captured 30/08/2024	 30/08/2024

Airan House, Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: aexxxxxx1a, Aadhaar No: 59xxxxxxxx4437, Status :Individual, Executed by: Self, Date of Execution: 30/08/2024 , Admitted by: Self, Date of Admission: 30/08/2024 ,Place : Office

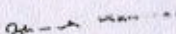
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MDS ENCLAVE LLP SEVOKE ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: ABxxxxxx2E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Mrinal Agarwal Son of Mr Naresh Kumar Agarwal Date of Execution - 30/08/2024 , , Admitted by: Self, Date of Admission: 30/08/2024, Place of Admission of Execution: Office		 Captured	
		Aug 30 2024 12:58PM	LTI 30/08/2024	30/08/2024
	S.F. 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: India, Date of Birth:XX-XX-1XX5 , PAN No.:: akxxxxxx3f, Aadhaar No: 71xxxxxxxx4131 Status : Representative, Representative of : MDS ENCLAVE LLP (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhunesh Karnani Son of Mr Prakash Kumar Karnani Khal Para, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:- Darjeeling West Bengal India. PIN:- 734006		 Captured	
	30/08/2024	30/08/2024	30/08/2024
Identifier Of Mrs Santosh Agarwal, Mr Mrinal Agarwal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Santosh Agarwal	MDS ENCLAVE LLP-16.5 Dec

Endorsement For Deed Number : I - 071105953 / 2024

On 30-08-2024

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 12:46 hrs on 30-08-2024, at the Office of the A.D.S.R. BHAKTINAGAR by Mrs Santosh Agarwal ,Executant.

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 3,20,00,001/-

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

Execution is admitted on 30/08/2024 by Mrs Santosh Agarwal, Wife of Late Kamalesh Kumar Agarwal, Airan House, Sevoke Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr Bhunesh Karnani, , , Son of Mr Prakash Kumar Karnani, Khal Para, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

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

Execution is admitted on 30-08-2024 by Mr Mrinal Agarwal, Partner, MDS ENCLAVE LLP, SEVOKE ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Mr Bhunesh Karnani, , , Son of Mr Prakash Kumar Karnani, Khal Para, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

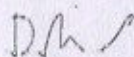
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3679, Amount: Rs.100.00/-, Date of Purchase: 30/08/2024, Vendor name: S K Sarkar



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2024, Page from 124005 to 124021

being No 071105953 for the year 2024.



DM

Digitally signed by BISWARUP GOSWAMI
Date: 2024.09.03 15:25:36 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 03/09/2024

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