

I. 7204 | 2022



Partner



SL. NO. 11689 Date 15.6.2022

PURCHASER Chandreshwar Prasad & Son
(Partners of Shital Ice Factory And cold storage)

Full Address Siliguri

Total Value 50/-

Stamp Purchased from JPG Treasury-1

STAMP VENDOR

JAYA RANI DAS

Licence No.1 of 99-2000

Add. DSR Office, Rajgarh, Jalpaiguri

Chandreshwar Prasad



2105

For Shital Ice Factory & Cold Storage

Chandreshwar Prasad

Partner



2106

For Shital Ice Factory & Cold Storage

Shanku Devi

Partner



2107

For Shital Ice Factory & Cold Storage

Vikesh Kumar

Partner



2108

For Shital Ice Factory & Cold Storage

Neeraj Kumar

Partner



2109

For Shital Ice Factory & Cold Storage

Viveek Prasad

Partner



2110

For Shital Ice Factory & Cold Storage

Shanku Prasad

Partner



Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

21 JUL 2022

Stamp of the Addl. Dist. Sub-Registrar, Bhakti Nagar, Dist. Jalpaiguri

Stamp of the Addl. Dist. Sub-Registrar, Bhakti Nagar, Dist. Jalpaiguri

Stamp of the Addl. Dist. Sub-Registrar, Bhakti Nagar, Dist. Jalpaiguri



2111

TULSA HOLDINGS

Clara
Partner



2112

Pras
Thantye Prasnas
S/O - R. Prasnas
Sevoke Road, Seliguri or
Doojelling, West Bengal



✓
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

21 JUL 2022

For Shital Ice Factory & Cold Storage

Chandreshwar Prasad
Partner

For Shital Ice Factory & Cold Storage

Shanti Devi
Partner

For Shital Ice Factory & Cold Storage

Vikash Kumar
Partner

For Shital Ice Factory & Cold Storage

Madhuri Devi
Partner

For Shital Ice Factory & Cold Storage

Vivek Prasad
Partner

For Shital Ice Factory & Cold Storage

Vishal Kumar
Partner

TULSA HOLDINGS

Partner

KNOW ALL MEN THESE PRESENTS, We, 1) **SRI CHANDRESHWAR PRASAD (PAN: AEPPP5407D, AADHAR: 724362907915)** Son of Late Baijnath Prasad, Hindu by faith, Business by occupation, residing at Sevoke Road, P.O. & P.S. Siliguri-734001 in the District of Darjeeling 2) **SMT SHANTI DEVI (PAN: ACXPD4960H, AADHAR: 891142424750)** Wife of Sri Nageshwar Prasad, Hindu by faith, Business by occupation, residing at Sevoke Road, P.O. & P.S. Siliguri-734001 in the District of Darjeeling 3) **SRI VIKASH KUMAR (PAN: AEVPK0407J, AADHAR: 405503351696)** Son of Sri Rajeshwar Prasad, Hindu by faith, Business by occupation, residing at Sevoke Road, P.O. & P.S. Siliguri-734001 in the District of Darjeeling and also at Shyam Chak, P.O. & P.S. Chapra-841301, District- Saran, Bihar, 4) **SMT MADHURI DEVI (PAN: AGKPD2637G, AADHAR: 940798857384)** Wife of Late Tarkeshwar Prasad, Hindu by faith, Business by occupation, residing at Sevoke Road, P.O. & P.S. Siliguri-734001 in the District of Darjeeling, 5) **SRI VIVEK PRASAD (AADHAR: 239894182261, PAN: AEOPP4325H)** son of Late Tarkeshwar Prasad, Hindu by faith, Business by occupation, residing at Sevoke Road, P.O. & P.S. Siliguri-734001 in the District of Darjeeling, 6) **SRI VISHAL KUMAR PRASAD (AADHAR: 939939332457, PAN: AEVPK0408H)** son of Sri Rajeshwar Prasad, Hindu by faith, Business by occupation, residing at Sevoke Road, P.O. & P.S. Siliguri-734001 in the District of Darjeeling - being the partners of **SHITAL ICE FACTORY AND COLD STORAGE (PAN: AAVFS4075Q)** {Formerly known as SHITAL JI FACTORY AND COLD STORAGE} a partnership firm, having its registered office at 2 ½ Mile, Sevoke Road, P.O. Siliguri-734001, P.S. Bhaktinagar, District- Jalpaiguri hereinafter jointly and collectively referred to as the "PRINCIPALS"

SENT GREETINGS:-

WHEREAS the Principals herein are the partners of **SHITAL ICE FACTORY AND COLD STORAGE (PAN: AAVFS4075Q)** {Formerly known as SHITAL JI FACTORY AND COLD STORAGE} a partnership firm, having its registered office at 2 ½ Mile, Sevoke Road, P.O. Siliguri-734001, P.S. Bhaktinagar, District- Jalpaiguri and the said partnership firm has indefeasible right, title and interest and possession in respect of ALL THAT the plots of land measuring about 182 decimals appertaining to Plot No. 132, 133/369, 131 (R.S) 526(LR) of Mouza Dabgram of Sheet no. 5(R.S), 4(LR) recorded in the



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Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

21 JUL 2022

For Shital Ice Factory & Cold Storage

Chandeshwar Prasad

Partner

For Shital Ice Factory & Cold Storage

Shanki Devi

Partner

For Shital Ice Factory & Cold Storage

Vikash Kumar

Partner

For Shital Ice Factory & Cold Storage

Nadhi Bani

Partner

For Shital Ice Factory & Cold Storage

Neelam Prasad

Partner

For Shital Ice Factory & Cold Storage

Shanki Devi

Partner

TULSA HOLDINGS

Chandeshwar Prasad

Partner

Khatian No. 83/1, 282/5, 282/3(R.S.) 720(L.R) under the Bhaktinagar Police Station in the District of Jalpaiguri, and the said property is free from all encumbrances. The principals herein also mutated their names in the record of the local Municipal Authority.

AND WHEREAS the principals have decided to develop their demarcated portion of land with structure more fully and particularly described in the First Schedule below, through the Developer.

AND WHEREAS the principals herein are not in a position to execute the work of Development all by themselves and as such have decided to execute the said work of Development through a Developer/Builder and **TULSA HOLDINGS [PAN: AATFT2711N]** A Partnership firm incorporated under the Indian Partnership At 1932, having its office at Shanti Square, 2nd Mile Sevoke Road, Siliguri, P.O. Siliguri-734001, P.S. Bhaktinagar in the District of Jalpaiguri represented by one of its partner **SRI TARANG GARG (PAN: AVRPG5655R)** Son of Sri Sanjay Garg, Hindu be religion, Indian by Nationality, Business by Occupation resident of 209, Raja Garden, P.O. Ramesh Nagar-110015, P.S. Motinagar, New Delhi having come to learn that intention and/or desire of the principals, the said Sri Tarang Garg approached the principals herein for the execution of the work of the Development of the said plot of land as Building, where the principals have got the indefeasible right, title and interest and possession in respect of the said property without any interference and interruption from any person or persons whatsoever.

AND WHEREAS agreed upon the following terms and condition mutually discussed and the Principals having been satisfied with the terms and conditions offered by the Developer and accepted the said proposal, which are reduced in writing in the Development Agreement dated 19/07/2022, which was registered in the Office of the Additional District Sub-Registrar, Bhaktinagar and recorded in Book No. I, being Document No.7077 for the year 2022.

AND WHEREAS as the **PRINCIPALS** herein felt very much expedient to appoint Attorney to look after and manage all affairs relating to the



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Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

21 JUL 2022

For Shital Ice Factory & Cold Storage
Chandrasekhar Basak

Partner

For Shital Ice Factory & Cold Storage

Shanti Devi

Partner

For Shital Ice Factory & Cold Storage

Vikash Kumar

Partner

For Shital Ice Factory & Cold Storage

Nandini

Partner

For Shital Ice Factory & Cold Storage

Vivek Kumar

Partner

For Shital Ice Factory & Cold Storage

Shafiqul Kabir

Partner

TULSA HOLDINGS

Partner

schedule mentioned property and so the **PRINCIPALS** herein, do hereby nominate, appoint and constitute **TULSA HOLDINGS [PAN: AATFT2711N]**, A Partnership firm incorporated under the Indian Partnership At 1932, having its office at Shanti Square, 2nd Mile Sevoke Road, Siliguri, P.O. Siliguri-734001, P.S. Bhaktinagar in the District of Jalpaiguri represented by one of its partner **SRI TARANG GARG (PAN: AVRPG5655R)** Son of Sri Sanjay Garg, Hindu be religion, Indian by Nationality, Business by Occupation resident of 209, Raja Garden, P.O. Ramesh Nagar-110015, P.S. Motinagar, New Delhi as their true and lawful Attorneys to represent the principals to do exercise, execute and perform individually or collectively and every acts, deeds matters and things as mentioned hereunder for the purpose of sanction of plan and to construct the proposed building as per the Schedule as mentioned hereinafter: -

1. To look after, manage, control and supervise the administration of the schedule mentioned property.
2. To sign any application of affidavits and affirm the same on behalf of the Principals herein which may be necessary for the construction of the said building or buildings and to carry correspondence on behalf of the Principals herein with all concerned authorities and body/bodies including the Local Municipal Corporation, Government of West Bengal, Police. Fire brigade etc. in accordance with the said construction and development of the said premises under reference to make sign and submit application, petition, letters and other writings to the appropriate authorities, local bodies for all and any licenses, permission and consents required for the proposed construction and development of the said premises.
3. To present agreement for sale, Deed of conveyance or transfer or assignment on behalf of the Principals herein in respect of Developer's allocation in the said proposed building/buildings to be constructed, and to receive payments, from the intending Purchaser/Purchasers in the name of the developer and grant receipt to them always subject to the terms, condition stipulation and undertaking contained in this Development Agreement.



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Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

21 JUL 2022

For Shital Ice Factory & Cold Storage

Chandrasekhar Basak

Partner
For Shital Ice Factory & Cold Storage

Shant-Dey

Partner

For Shital Ice Factory & Cold Storage

Vikash Kumar

Partner

For Shital Ice Factory & Cold Storage

Naomi Devi

Partner

For Shital Ice Factory & Cold Storage

Neel Prasad

Partner

For Shital Ice Factory & Cold Storage

Shalendra

Partner

TULSA HOLDINGS

Partner

4. To negotiate with the intending Purchasers in respect of Developer's allocation for the flats/ shops/offices/car parking spaces/units of the said proposed building to be constructed by the Attorney on behalf of the Principals at the said Schedule mentioned premises.
5. To present before the Registrar or any registration office namely Registrar of Assurances, Kolkata, District Sub-Registrar, Additional District Sub-Registrar or any other Registrars for the purpose of registration of the Agreement/Agreements, Deed of Conveyance/Conveyances in respect of Developer's allocation of any saleable spaces or parts or portion to be constructed by the said Developer at the Said premises on behalf of the principals.
6. To enter into hold and defend possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof on behalf of the Principals as if the owners are in possession of the land.
7. To develop the said land by construction of buildings and/or structure thereon and for the said purpose to do all soil testing, excavation and all other works whatsoever.
8. To sign and submit all papers, Documents, applications undertaking, declaration, and plans as to be required for having the said proposed plan sanctioned in the name of principals and to have the said Sanctioned Plan modified and/or altered by the Siliguri Municipal Corporation and/or other competent authority and in competent authority and in connection therewith to make, sign execute and submit necessary application and declarations by giving undertakings paying fees, obtaining sanction and such order or orders and permission as be expedient.
9. To appear before the necessary authority including the Siliguri Municipal Corporation, or all other authorities, Fire Brigade and Police Authorities in connection of Sanctioning of plans and other purposes.



Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

21 JUL 2022

For Shital Ice Factory & Cold Storage
Chandreshwar Basak

Partner
For Shital Ice Factory & Cold Storage
Shanti Devi

Partner
For Shital Ice Factory & Cold Storage
Vikash Kumar

Partner
For Shital Ice Factory & Cold Storage
Madhavi

Partner
For Shital Ice Factory & Cold Storage
Veeresh Kumar

Partner
For Shital Ice Factory & Cold Storage
Rajesh Kumar

TULSA HOLDINGS
Partner

10. To apply for and obtained such permission as be necessary for obtaining steel, cement, bricks and other materials for construction of buildings and constructional equipment to appoint Architects and contractors for the purpose of the Development and construction of the said land.
11. To apply for appear before and obtained electricity, gas, telephones, water sewerage and/or other connection of any other utilities from appropriate authorities or from the Local Municipality and/or other competent authorities.
12. To ward off and prohibit, if necessary, proceed against in due form of law against all or any trespassers on the said land or any part thereof and to take appropriate steps whether by actions or otherwise and to abate all nuisance.
13. To accept notice and serving of papers for and on behalf of the principals from any Court/Municipality/Tribunal and/or persons.
14. To pay and/or deposit all moneys including Court fee, and to grant valid receipts and discharges in respect thereof in to name of the principals.
15. To sign and submit papers, applications and documents for having the mutation affected in all public records and with all authorities and/or persons including the said Municipality being appropriate jurisdiction in respect of the said land or any portion thereof and to deal with such authority and/or authorities in any manner to have mutation effected for and on behalf of the principals.
16. To pay all outgoing from the date of execution of these presents including sanction fees of Municipality /Municipal taxes, rent revenue and other charges whatsoever payable for and on account of the said land and building and receive refund and/or other moneys including compensation of any nature from requisition and/or acquisition

For Shital Ice Factory & Cold Storage

Chandreshwar Basad

Partner

For Shital Ice Factory & Cold Storage

Shantideve

Partner

For Shital Ice Factory & Cold Storage

Vikash Kumar

Partner

For Shital Ice Factory & Cold Storage

Nandini Bani

Partner

For Shital Ice Factory & Cold Storage

Vivek Basad

Partner

For Shital Ice Factory & Cold Storage

Shalini

Partner

TULSA HOLDINGS

Partner

Chandreshwar Basad

authorities only in the name of the principals and to grant valid receipts and/or discharges thereof.

17. To take booking from the intending or proposed buyer or buyers to enter into Agreement of the said Developer's Allocation with the intending or proposed buyers or from the nominee/nominees of the Promoter/Developer and to receive booking money or earnest money from the Flats or the constructed portions of the Promoter/Developer allocation full right to take the full amount from the intending buyers and at the same time shall have full right to prepare proper Agreements in favour of the buyer and to issue possession letter for the said sold space namely flats, units and/or car parking spaces in the said proposed project.
18. To affix sign board or install any hoarding on the said schedule plot of the land in the name of the Developer.
19. To advertise, promote and market the project both digitally and print media for procuring Purchaser for selling the flats/units/car parking spaces in the said proposed building on behalf of the owners.
20. To enter into any Agreements in respect of Developer's allocation for the proposed flats/units/car parking spaces and to receive advance/ earnest money/consideration by A/c payee Cheque in the name of the Developer in respect of the said spaces and the undivided proportionate impartible share in the land or any portion thereof for transferring land, conveying the proportionate right, title and interest of the principles in the land to handover the copies of the relevant Documents in regard to title of the owners to such intending buyers as the case may be.
21. For all and any of the purposes herein before stated to appear and represent the Principals before all authorities having jurisdiction and to sign execute and submit papers and documents and the said Attorneys can act in terms of the said Special Power of Attorney.



Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

21 JUL 2022

For Shital Ice Factory & Cold Storage

Chandreshwar Bhasad

Partner

For Shital Ice Factory & Cold Storage

Shanti Devi

Partner

For Shital Ice Factory & Cold Storage

Vikash Kumar

Partner

For Shital Ice Factory & Cold Storage

Nandini Devi

Partner

For Shital Ice Factory & Cold Storage

Veeresh Kumar

Partner

For Shital Ice Factory & Cold Storage

Shanti Devi

Partner

TULSA HOLDINGS

Chandreshwar Bhasad

Partner

22. To appear and represent the Principals before any notary Registrar of Assurance, Metropolitan Magistrate and other Officer/Officers or Authority/ Authorities of having jurisdiction and to present for registration and to acknowledge the registrar or have registered and perfected all deeds, instruments and writings and signed by the said Attorneys in any manner concerning the Agreements of Promoter/Developer's allocation in the said Schedule mentioned premises.

23. And the Principals hereby ratify confirm and agree or undertake to ratify confirm and agree all and whatsoever her said attorneys or agent appointed under this Power in that hereinabove contained shall lawfully do or caused to be done in the right of or by virtue of these present including such confirmations and other works till the completion of the whole deal as per these presents.

SCHEDULE ABOVE REFERRED TO

ALL THAT the vacant plots of land measuring about **182 decimals** appertaining to **Plot No. 132, 133/369, 131 (R.S) 526(LR)** of Mouza **DABGRAM** of Sheet no. **5(R.S), 4(LR)** recorded in the **Khatian No. 83/1, 282/5, 282/3(R.S.) 720(L.R)** under the **BHAKTINAGAR** Police Station in the District of **JALPAIGURI**, butted and bounded as follows:

ON THE NORTH : LAND OF L.R. PLOT NO. 426,
ON THE SOUTH : LAND OF L.R. PLOT NO. 527, 528,
ON THE EAST : LAND OF L.R. PLOT NO. 525, 529,
ON THE WEST : SEVOKE ROAD

Road Zone: Cosmos Mall to Orbit Mall, SMC Ward No. 42, Holding No. 25/294

Plot wise area details are as under:-

R.S. PLOT NO.	AREA IN DECIMAL
132	27.00
133/369	56.00
131	99.00
TOTAL	182.00



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Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

21 JUL 2029



Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

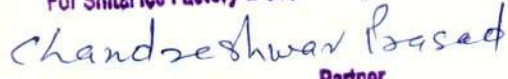
21 JUL 2024

IN WITNESS WHEREOF We, the **PRINCIPALS** herein have hereto signed this Power of Attorney on this the day of July 2022.

SIGNED, SEALED & DELIVERED
at Siliguri in presence of:-

WITNESSES:-

1) 
Shantle Biswas
S/O - R. Biswas
Sevoke Road, Seleguri
Doojelling, West Bengal

For Shital Ice Factory & Cold Storage

Partner
For Shital Ice Factory & Cold Storage


For Shital Ice Factory & Cold Storage
Partner
Vikash Kumar

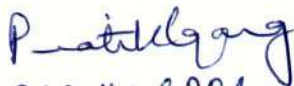
For Shital Ice Factory & Cold Storage
Partner
Mehar Bani

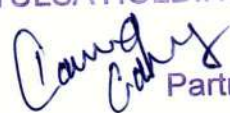
For Shital Ice Factory & Cold Storage
Partner
Vishal Kumar

For Shital Ice Factory & Cold Storage

Partner

SIGNATURE OF THE PRINCIPALS

2) 
PRATIK GARG
S/O SURESH AGARWAL
31 CHURCH ROAD,
SILIGURI - 734001

TULSA HOLDINGS

Partner

SIGNATURE OF ATTORNEY

Drafted by me and printed at my office,



JUGAL SANGHAI
ADVOCATE/SILIGURI
Reg. No. WB/306/2011



✓
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

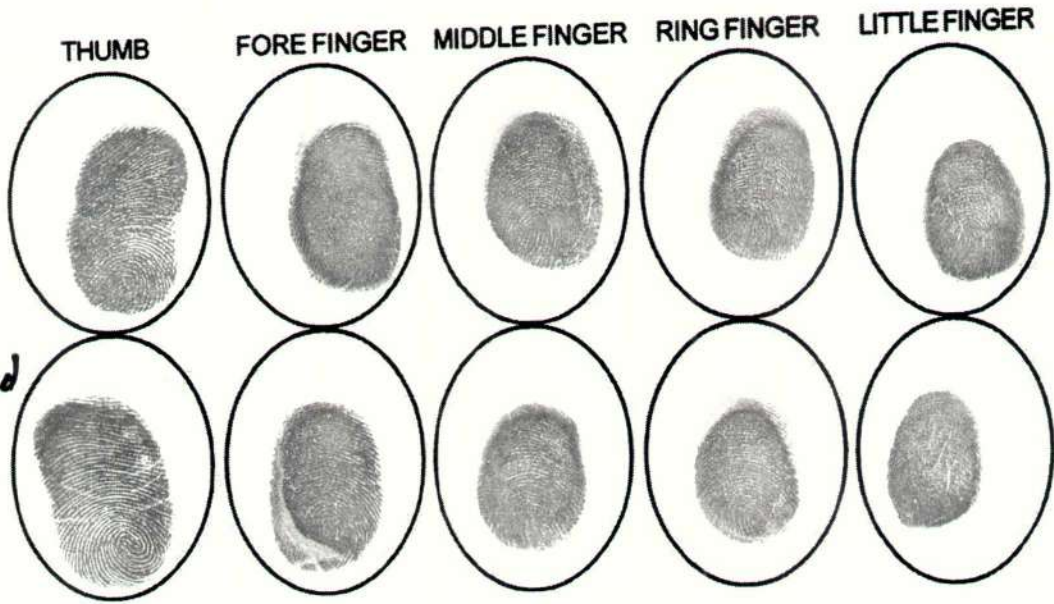
21 JUL 2022

FINGER IMPRESSION



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For Shital Ice Factory & Cold Storage

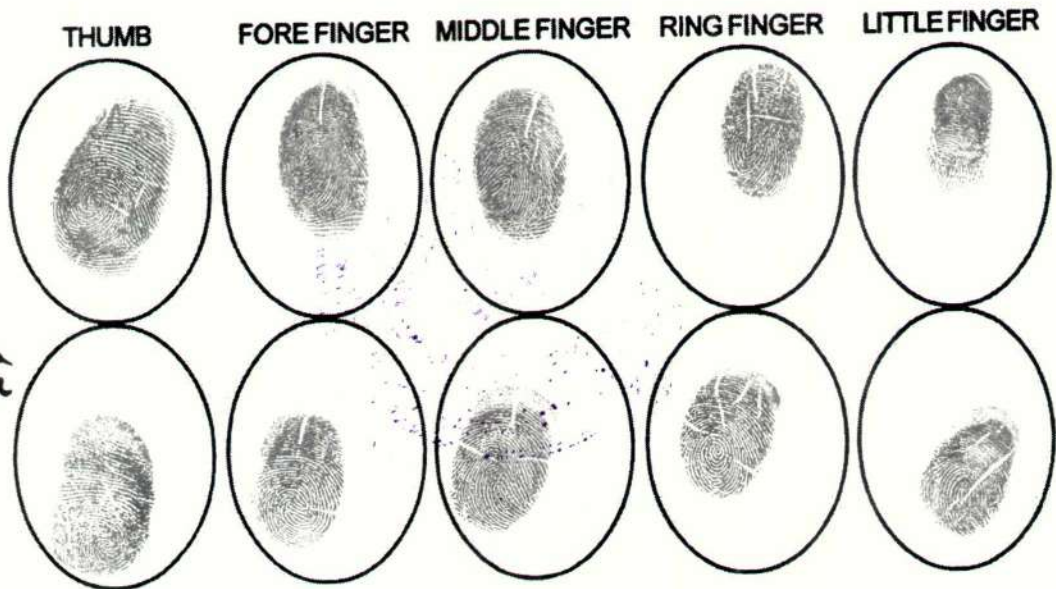
Chandraswar Basak
Partner

SIGN.



LEFT

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For Shital Ice Factory & Cold Storage

Shanti Devi
Partner

SIGN.



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Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

21 JUL 2022

FINGER IMPRESSION

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER

LEFT



RIGHT



Vikash Kumar

For Shital Ice Factory & Cold Storage

Vikash Kumar

SIGN. Partner

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER

LEFT



RIGHT



Madhvi Devi

For Shital Ice Factory & Cold Storage

Madhvi Devi

SIGN. Partner



Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

21 JUL 2022

FINGER IMPRESSION

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT					
RIGHT					



LEFT

RIGHT

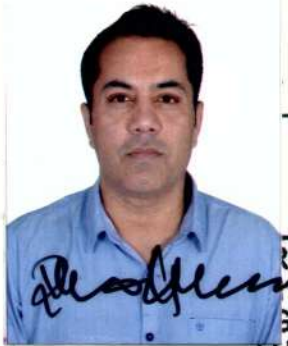
For Shital Ice Factory & Cold Storage

Vivek Desai

Partner

SIGN.

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					



LEFT

RIGHT

For Shital Ice Factory & Cold Storage

Vivek Desai

Partner

SIGN.



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Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

21 JUL 2022

FINGER IMPRESSION



Chandrasekar

LEFT

RIGHT

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

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TULSA HOLDINGS,

Chandrasekar
Partner

SIGN.

THUMB

FORE FINGER

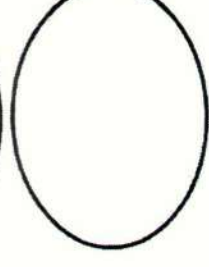
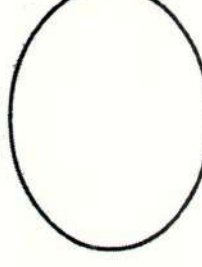
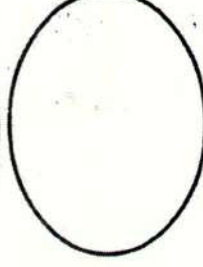
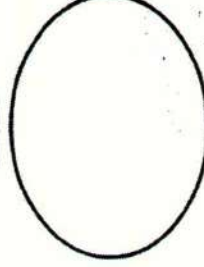
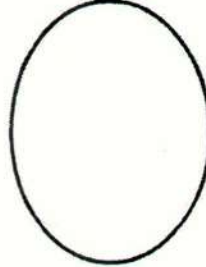
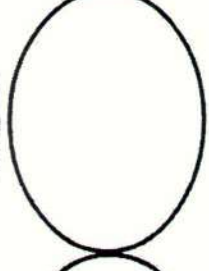
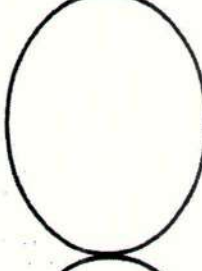
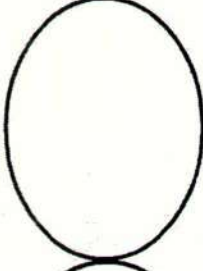
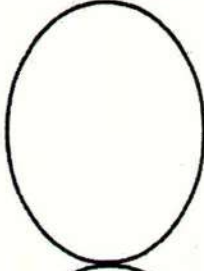
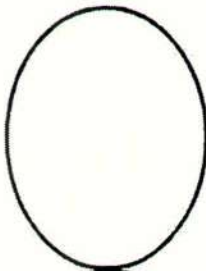
MIDDLE FINGER

RING FINGER

LITTLE FINGER

L

RIGHT



SIGN.

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION

A handwritten signature in blue ink, appearing to read 'Jhantu Biswas'.

Signature of the Identifier
(Jhantu Biswas)



✓

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

21 JUL 2022



✓

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

21 JUL 2022



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 07118002226326/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

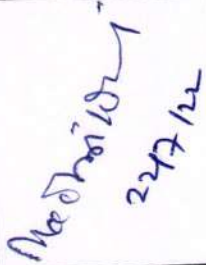
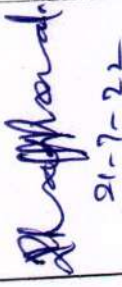
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Chandreshwar Prasad , Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Representative of Principal [Shital Ice Factory And Cold Storage]			Chandreshwar Prasad 21.7.22
2	Mrs Shanti Devi , Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Representative of Principal [Shital Ice Factory And Cold Storage]			Shanti Devi 21.07.22
3	Mr Vikash Kumar , Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Representative of Principal [Shital Ice Factory And Cold Storage]			Vikash Kumar 21/7/22



✓
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

21 JUL 2022

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	Mrs Madhuri Devi , Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Represent ative of Principal [Shital Ice Factory And Cold Storage]			 22/7/22
5	Mr Vivek Prasad , Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Represent ative of Principal [Shital Ice Factory And Cold Storage]			 21-7-22
6	Mr Vishal Kumar Prasad Alias Mr Kumar Vishal , Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Represent ative of Principal [Shital Ice Factory And Cold Storage]			 21-7-22
7	Mr Tarang Garg , 209, Raja Garden,, City:- , P.O:- Ramesh Nagar, P.S:-Jangpura, District:- New Delhi, Delhi, India, PIN:- 110015	Represent ative of Attorney [Tulsa Holdings]			 21-7-22 TULSA HOLDINGS Partner

21 JUL 2023

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

✓



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Jhantu Biswas Son of R Biswas Sevoke Road Siliguri, City:- , P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Mr Chandreshwar Prasad, Shanti Devi, Mr Vikash Ku Mrs Madhuri Devi, Mr Vive Prasad, Mr Vishal Kumar Mr Tarang Garg			 21-7-22

(Biswarup Goswami)

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

Major Information of the Deed

Deed No :	I-0711-07204/2022	Date of Registration	26/07/2022
Query No / Year	0711-8002226326/2022	Office where deed is registered	
Query Date	21/07/2022 4:43:05 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Jugal Sanghai Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9547171801, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 23,54,94,796/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 071107077/2022 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 : (Cosmos Mall -- Orbit Mall) , Mouza: Dabgram Sheet No - 5, Pin Code : 734001

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-132	RS-83/1	Bastu	Bastu	27 Dec		3,49,36,041/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-133/369	RS-282/5	Bastu	Bastu	56 Dec		7,24,59,937/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L3	RS-131	RS-282/3	Bastu	Bastu	99 Dec		12,80,98,818/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			182Dec	0 /-	2354,94,796 /-	
		Grand Total :			182Dec	0 /-	2354,94,796 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shital Ice Factory And Cold Storage 2.5 Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx5Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Tulsa Holdings , Shanti Squire, 2nd Mile Sevoke Road,, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx1N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Chandreshwar Prasad (Presentant) Son of Late , Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7D,Aadhaar No Not Provided Status : Representative, Representative of : Shital Ice Factory And Cold Storage (as Partners)
2	Mrs Shanti Devi Wife of Mr Nageshwar Prasad , Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Female, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, , PAN No.:: ACxxxxxx0H,Aadhaar No Not Provided Status : Representative, Representative of : Shital Ice Factory And Cold Storage (as Partners)
3	Mr Vikash Kumar Son of Mr Rajeshwar Prasad , Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7J,Aadhaar No Not Provided Status : Representative, Representative of : Shital Ice Factory And Cold Storage (as Partners)
4	Mrs Madhuri Devi Wife of Late Tarkeshwar Prasad , Sevoke Road, 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, , PAN No.:: AGxxxxxx7G,Aadhaar No Not Provided Status : Representative, Representative of : Shital Ice Factory And Cold Storage (as Partners)
5	Mr Vivek Prasad Son of Late Tarkeshwar Prasad , Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx5H,Aadhaar No Not Provided Status : Representative, Representative of : Shital Ice Factory And Cold Storage (as Partners)
6	Mr Vishal Kumar Prasad, (Alias Name: Mr Kumar Vishal) Son of Mr Rajeshwar Prasad , Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx8H,Aadhaar No Not Provided Status : Representative, Representative of : Shital Ice Factory And Cold Storage (as Partners)

7	Mr Tarang Garg Son of Mr Sanjay Kunmar Agarwal , 209, Raja Garden,, City:- , P.O:- Ramesh Nagar, P.S:-Jangpura, District:-New Delhi, Delhi, India, PIN:- 110015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx5R,Aadhaar No Not Provided Status : Representative, Representative of : Tulsa Holdings (as Partners)
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Identifier Details :

Name	Photo	Finger Print	Signature
Mr Jhantu Biswas Son of R Biswas Sevoke Road Siliguri, City:- , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001			

Identifier Of Mr Chandreshwar Prasad, Mrs Shanti Devi, Mr Vikash Kumar, Mrs Madhuri Devi, Mr Vivek Prasad, Mr Vishal Kumar Prasad, Mr Tarang Garg

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shital Ice Factory And Cold Storage	Tulsa Holdings-27 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shital Ice Factory And Cold Storage	Tulsa Holdings-56 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shital Ice Factory And Cold Storage	Tulsa Holdings-99 Dec

On 21-07-2022

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

Presented for registration at 21:23 hrs on 21-07-2022, at the Private residence by Mr Chandreshwar Prasad ,.

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 23,54,94,796/-

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

Execution is admitted on 21-07-2022 by Mr Vishal Kumar Prasad, , Mr Kumar Vishal Partners, Shital Ice Factory And Cold Storage, 2.5 Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Mr Jhantu Biswas, , , Son of R Biswas, Sevoke Road Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Execution is admitted on 21-07-2022 by Mr Tarang Garg, Partners, Tulsa Holdings, , Shanti Squire, 2nd Mile Sevoke Road,, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Mr Jhantu Biswas, , , Son of R Biswas, Sevoke Road Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Execution is admitted on 21-07-2022 by Mr Chandreshwar Prasad, Partners, Shital Ice Factory And Cold Storage, 2.5 Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Mr Jhantu Biswas, , , Son of R Biswas, Sevoke Road Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Execution is admitted on 21-07-2022 by Mrs Shanti Devi, Partners, Shital Ice Factory And Cold Storage, 2.5 Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Mr Jhantu Biswas, , , Son of R Biswas, Sevoke Road Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Execution is admitted on 21-07-2022 by Mr Vikash Kumar, Partners, Shital Ice Factory And Cold Storage, 2.5 Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

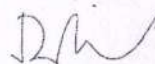
Indetified by Mr Jhantu Biswas, , , Son of R Biswas, Sevoke Road Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Execution is admitted on 21-07-2022 by Mrs Madhuri Devi, Partners, Shital Ice Factory And Cold Storage, 2.5 Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Mr Jhantu Biswas, , , Son of R Biswas, Sevoke Road Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Execution is admitted on 21-07-2022 by Mr Vivek Prasad, Partners, Shital Ice Factory And Cold Storage, 2.5 Mile, Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Mr Jhantu Biswas, , , Son of R Biswas, Sevoke Road Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business



Biswarup Goswami

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

Jalpaiguri, West Bengal

On 26-07-2022

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.

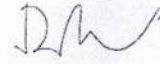
Payment of Fees

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 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 11689, Amount: Rs.50/-, Date of Purchase: 15/06/2022, Vendor name: Jaya Rani Das



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



Digitally signed by BISWARUP
GOSWAMI
Date: 2022.07.28 12:18:32 +05:30
Reason: Digital Signing of Deed.

[Handwritten signature]

(Biswarup Goswami) 2022/07/28 12:18:32 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)