

2526/23

2159/2023



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AN 154389

Dr
1547
154123

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.

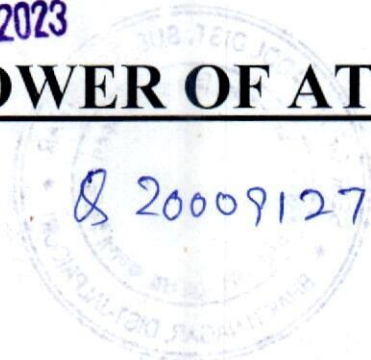
Dr
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

Sonia Kaur Lamba



10 APR 2023

GENERAL POWER OF ATTORNEY



2000912754/23

Dr

NON JUDICIAL STAMP

No. 729. Date 05-04-23.

Sold Sonia Kaur Lamba

Siliguri

Prof

S.S.K.
Sudhangshu Saran Ray
Govt. Stamp Vendor
L. No. 173/RM
Siliguri Court



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

10 APR 2023

Stamp is invalid unless the document is stamped
by the Registrar or the Addl. Sub-Registrar
of the District or the District Registrar
of the District.

10 APR 2023

Sonia Kaur Lamba

Page No. 2

SMT. SONIA KAUR LAMBA ALIAS PARAMJIT KAUR, (PAN : AIEPL4012B), wife of Sri Sanjeet Singh Bindra and daughter of Late Jaspal Singh Lamba alias Jaspal Singh, Sikh by Religion, Indian by Nationality, Advocate by Profession, Resident of Church Road, Siliguri, P.O. and P.S. Siliguri, PIN-734001, District Darjeeling in the State of West Bengal - Hereinafter referred to and called as the "PRINCIPAL".

WHEREAS the Principal named above is the sole absolute owners-in-possession of all that piece or parcel of land measuring about **0.2525 Acre** being more fully described in the **Schedule** given below and have been enjoying the said land in her khas, actual and physical possession, having permanent heritable and transferable right, title and interest therein.

AND WHEREAS the Principal has become desirous to construct a multistoried building complex on her aforesaid land but is not in a position to put her contemplation and scheme into action due to paucity of fund and experience and such have approached the bonafide Developer, **N B DEVELOPERS**, a Partnership Firm, to construct/develop/ promote a multistoried building on her below Schedule land and as such have entered into a registered **DEVELOPMENT AGREEMENT** dated 10.04.2023, being Document No. I-2452 for the year 2023, registered in the Office of the Additional District Sub Registrar Bhaktinagar, District Jalpaiguri, under the certain terms and conditions as mentioned therein.

AND WHEREAS due to preoccupations and change of residence after marriage the Principal has finally decided to appoint a Constituted Attorney to sign, execute and register and to do inter alia the following acts, deeds and things in respect to the multistoried building complex to constructed on below Schedule land of the Principal.

Continued to next page

1/2/23

Sonia Kaur Lamba

NOW KNOW ALL MEN BY THESE PRESENTS THAT I:-

SMT. SONIA KAUR LAMBA ALIAS PARAMJIT KAUR, (the **PRINCIPAL** herein) do hereby **appoint, nominate and constitute my brother SRI PRABJYOT SINGH LAMBA**, (PAN : **ALLPL1654M**), son of Late Jaspal Singh Lamba alias Jaspal Singh, Sikh by Religion, Indian by Nationality, Business by Occupation, Resident of Church Road, Siliguri, P.O. and P.S. Siliguri, PIN-734001, District Darjeeling, in the State of West Bengal - as my true and lawful **"ATTORNEY"** to do all or any other acts, deeds and things hereinafter mentioned with respect to and concerning the multistoried building complex to constructed on below Schedule land of the Principal;

1. To look after, to take care of and to manage every affairs concerning the below Schedule property on behalf of the Principal.
2. To transfer by sale, lease, gift or otherwise the various units/spaces in the multistoried building complex to constructed on the below mentioned Schedule land in part or parts or in whole to any person or party for any consideration whatsoever on behalf of the Principal.
3. To sign and execute any kind of Deed/s or Document/s, Sale Deed/s, Mortgage/s, Settlement/s, Exchange/s, Rectification/s, Declaration/s, Cancellation, Lease, Gift/s, Partition/s, Agreement or Agreements for Sale, Affidavits, undertakings, indemnities and other documents or otherwise, in the name of the Principal on her behalf, transferring the units/spaces in the said multistoried building to be constructed on the below Schedule land to the intending Parties or Purchaser/s thereof, to appear and to present such executed Agreements/Deeds/Documents before the registering authority having jurisdiction to accept such executed Agreements/Deeds/Documents for registration on behalf of the Principal and for her and to admit the execution thereof.
4. To sign and appear and represent the Principal before any Registrar, Sub Registrar, Additional Registrar, District Registrar, Registrar of Assurances and

Sonia Kam Lamba

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other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all Documents, any kind of Deed/s or Document/s, Sale Deed/s, Mortgage/s, Settlement/s, Exchange/s, Rectification/s, Declaration/s, Cancellation, Lease, Gift/s, Partition/s, Agreement or Agreements for Sale, Affidavits, undertakings, indemnities and other documents or otherwise writings signed by the said Attorney by virtue of the powers hereby conferred.

5. To finalise and accept or dispute the market value assessed by the concerned Registrar or the concerned Collector or other concerned authority or authorities and for that to do all acts deeds and things and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of all documents of title, clearances, plans etc. as may be required and found necessary or expedient by the said Attorney.
6. To sign and appear and represent the Principal before any Notary Public, Magistrates and other officer or officers and authorities in connection with affidavit or affirmation of any deed instrument declaration or writing signed or made by the said Attorney by virtue of the powers hereby conferred.
7. To enforce any covenant in any Agreement/s, Deed/s or Document/s or any other documents of transfer executed by the said Attorney by virtue of the powers hereby conferred.
8. To apply before the Authorities of the West Bengal State Electricity Distribution Co. Ltd. for electricity connection and also to the concerned Authorities for water supply connection, to the Authority of the Land Revenue Department for mutation/conversion of the name of the Principal with respect to the below Schedule land in her name and on her behalf.
9. To appear and to represent the Principal before any Court, or any authority of the Government, Semi-Government or any statutory body and local body

which includes the concerned Siliguri Municipal Corporation and Siliguri Jalpaiguri Development Authority, National Highway Authority, or any concerned Authority or Authorities.

10. To bring, commence, prosecute or defend and suit, case or proceedings in respect of the below Schedule property or any part/portion thereof is involved, to sign any plaint, written statement, complaint, petition, including petition for compromises, objection, show cause, verification etc. to swear any affidavit, to furnish any Bond including Indemnity Bond, to deposit any paper or document and to receive and/or take back any Deed/s of Document/s, to sign any receipt therefore, to deposit any money in Court or Office and to receive any money from any Court of Law or Office in the below Schedule property, to refer any matter in Appeal, Review, Revision, Motion, or in Arbitration, to attend, appear and represent the Principal in or before any Court, Judicial Body, Statutory Body etc. and to make any oral or written statement there, to engage any Lawyer or Agent, to sign any Vokatnama or Power, to pay their fees or remuneration with right to dispense with their services as and when necessary, to carry through judgment or to put into Execution of any Decree or Final order, to take in possession any property by Writ of any Court/Judicial Forum, and to do all other acts concerning any suit, case or proceedings, for the Principal and on her behalf.

11. That it may be noted that this Power is given without consideration and no interest in the below Schedule land and building to be constructed thereon is created in favour of the Attorney and that the Attorney shall not be entitled to carry out any developmental work nor shall change the nature and character of the below Schedule land. Furthermore this Power of Attorney is revocable at the will of the Principal.

GENERALLY, to do all other acts, deed, things and matters as may appear necessary to give effect to the powers hereby conferred upon the said Attorney as aforesaid, as effectually as the Principal could do if she would personally present.

Sonia Kaw Lamba

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FURTHER THE PRINCIPAL do hereby agree that all acts and deeds and things lawfully done by her said Attorney shall be construed as acts, deeds and things done by her and the Principal undertake to ratify and confirm all and whatsoever her said Attorney shall lawfully do and cause to be done by virtue of this POWER OF ATTORNEY.

SCHEDULE
(DESCRIPTION OF THE LAND)

All that piece or parcel of vacant **LAND** measuring about **0.2525 ACRE**, situated within **MOUZA DABGRAM**, appertains to and forming part of **R.S. PLOT No. 586/1575** corresponding to **L.R. PLOT No. 17**, under **R.S. SHEET No. 15, L.R. SHEET No. 182**, Recorded in Old Khatian No. **1123/9, R.S. KHATIAN No. 540/4, L.R. KHATIAN No. 21**, J.L. No. 2, Pargana Baikunthapur, within the limits of **WARD No. 32** of Siliguri Municipal Corporation, Tinbatti, un-mentioned road, Police Station **New Jalpaiguri** (previously Bhaktinagar) District Jalpaiguri, in the State of West Bengal. The classification of the said and proposed land is **bastu**.

The said land is bound and butted as follows:-

By the North :- Land of Panna Lal Krishan Lal,
By the South :- Sold land of Tachhiruddin Md.,
By the East :- Union Board Road,
By the West :- State Highway. / Burdwan Road.

Note:- That the photographs and the fingerprints of both the hands of the Principal herein and the Signatory of the Attorney hereto are duly affixed upon sheet/s forming PART of these presents.

Sonia Kaw Lamba

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IN WITNESS WHEREOF the Parties hereof do hereby put their respective signatures on this **POWER OF ATTORNEY** on this the **14TH DAY OF THE MONTH OF APRIL, 2023.**

WITNESSES:-

The contents of this document have been gone through and understood personally

1.

Aman Agarwal

Sri Aman Agarwal,
S/o. Sri Harish Kumar Agarwal,
Partner-N B Developers,
Sevoke Road, Siliguri,
P.O. and P.S. Siliguri,
PIN-734001, District Darjeeling.

Sonia Kaur Lamba

PRINCIPAL ✓

Accepted by:-

2. *Alexis Singh*

S/O:- Monu Lal Prasad

Prakash Nagar, Siliguri

P.O:- Siliguri

P.S:- Bhulchiragar

Dist:- Jalpaiguri












Pradyot Singh

ATTORNEY ✓

Drafted as per instructions, readover and explained by me and printed in my office.

Nikunj Saraf

NIKUNJ SARAF
Advocate :: Siliguri
Regn. No. WB/1287/2008.

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Sonia Kaw Lamba	LEFT HAND					
	RIGHT HAND					














Sonia Kaw Lamba

SIGNATURE

(Handwritten mark)

(Faint handwritten text)

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

Prodyat Singh

SIGNATURE

WITNESS / IDENTIFIER

	<p>LEFT THUMB IMPRESSION</p>	
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Amant Aguil

SIGNATURE

Major Information of the Deed




Deed No :	I-0711-02459/2023	Date of Registration	10/04/2023
Query No / Year	0711-2000912754/2023	Office where deed is registered	
Query Date	08/04/2023 9:07:13 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	N S Associate Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 8637372499, Status :Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 3,58,09,101/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: Jalpaiguri, P.S:- New Jalpaiguri, Municipality: SILIGURI MC, Road: Burdwan Road, Mouza: Dabgram Sheet No - 15, JI No: 2, Pin Code : 734004

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-586/1575	RS-540/4	Bastu	Bastu	0.2525 Acre		3,58,09,101/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
Grand Total :					25.25Dec	0 /-	358,09,101 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Sonia Kaur Lamba, (Alias: Paramjit Kaur) (Presentant) Daughter of Late Jaspal Singh Lamba Executed by: Self, Date of Execution: 10/04/2023 , Admitted by: Self, Date of Admission: 10/04/2023 ,Place : Office			
	10/04/2023	10/04/2023	LTI 10/04/2023	10/04/2023
Church Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Sikh, Occupation: Professionals, Citizen of: India, PAN No.:: aixxxxxx2b, Aadhaar No: 90xxxxxxxx7576, Status :Individual, Executed by: Self, Date of Execution: 10/04/2023 , Admitted by: Self, Date of Admission: 10/04/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Prabjyot Singh Lamba Son of Late Jaspal Singh Lamba Executed by: Self, Date of Execution: 10/04/2023 , Admitted by: Self, Date of Admission: 10/04/2023 ,Place : Office			
	10/04/2023	10/04/2023	LTI 10/04/2023	10/04/2023
Son of Late Jaspal Singh Lamba Church Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: alxxxxxx4m,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/04/2023 , Admitted by: Self, Date of Admission: 10/04/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Aman Agarwal Son of Shri Harish Kumar Agarwal Partner Of N B Developers, Sevoke, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001			
	10/04/2023	10/04/2023	10/04/2023
Identifier Of Smt Sonia Kaur Lamba, Shri Prabjyot Singh Lamba			

On 10-04-2023

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 12:47 hrs on 10-04-2023, at the Office of the A.D.S.R. BHAKTINAGAR by Smt Sonia Kaur Lamba Alias Paramjit Kaur,Executant.

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

Execution is admitted on 10/04/2023 by 1. Smt Sonia Kaur Lamba, Alias Paramjit Kaur, Daughter of Late Jaspal Singh Lamba, Church Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Sikh, by Profession Professionals, 2. Shri Prabjyot Singh Lamba, Son of Late Jaspal Singh Lamba, Church Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Sikh, by Profession Business

Indetified by Shri Aman Agarwal, , , Son of Shri Harish Kumar Agarwal, Partner Of N B Developers, Sevoke, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

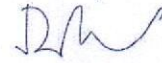
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 729, Amount: Rs.100.00/-, Date of Purchase: 05/04/2023, Vendor name: Sudhangshu Saran Roy



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 0711-2023, Page from 53655 to 53670
being No 071102459 for the year 2023.



DM

Digitally signed by BISWARUP
GOSWAMI
Date: 2023.04.12 13:25:41 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 2023/04/12 01:25:41 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)