

Sl. No. - 3162/2022

I - 2855/2022



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AE 920082

8/2837038/2022

Prayungden
13.28
21.09.22

Yashwanth Disipon.

Aadya Construction
Sybil-Kumar Agarwal
Partner

DEVELOPMENT POWER OF ATTORNEY

(EXECUTED IN RESPECT OF THE DEVELOPMENT AGREEMENT)

THIS INDENTURE IS MADE ON THIS THE 21st DAY OF September
2022 (TWO THOUSAND TWENTY TWO).

Contd..P/2

CERTIFIED THAT THE DOCUMENT IS ADMITTED
TO REGISTRATION IN ACCORDANCE WITH THE
REGISTRATION ACT, 1908 AND THE DOCUMENT
IS A PART OF THE REGISTRATION RECORDS.

ADDL. REGISTRAR
SILIGURI

Prayungden
21/09/2022

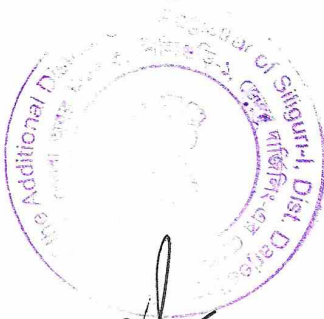
S No. 1773 Date 20/09/2022

Sold to Tapash Biswas

OF Siliguri

Rs. 100/- (Rupees) One hundred Only

B. P. Ghosh
(B. P. Ghosh)
Stamp Vendor
Siliguri Court
L No. R. M./106/1993
Darjeeling



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

21 SEP 2022

Tapas Biswas.

Aadya Construction
Sujit Kumar Agarwal
Partner

KNOW ALL MEN BY THESE PRESENTS THAT I,

SRI TAPASH BISWAS @ TAPAS BISWAS, (PAN No. ADJPB5605L)

Son of Late Haramohan Biswas, Hindu by faith, Indian by nationality, retired govt. employee by occupation, resident of 36/7, Chandra Nath Roy Road, Tiljala, Post Office – Tiljala and Police Station Tiljala, Kolkata, Pin-700039, Dist. South 24 Parganas, in the state of West Bengal, India - hereinafter referred as the “**PRINCIPAL**” do hereby state as follows:

WHEREAS I am the absolute owner of a piece of land measuring **5 Katha 5 Chhatak** more or less, recorded in R.S Khatian No. **799**, comprised in and forming part of R.S Plot No. **12769**, situated within Pargana Baikunthapur, Mouza - **Siliguri**, J.L No. 110 (88), Touzi No. 3 (Ja), Additional District Sub-Registrar Office **Siliguri**, Dist. Darjeeling, Pin-734001, Post Office- Siliguri, within Ward No. **24** of Siliguri Municipal Corporation, Police Station Siliguri, **North Bharat Nagar**, in the state of West Bengal, more fully described in the schedule hereunder written (herein after referred to as “the said premises”)

AND WHEREAS I have decided to develop the said premises by constructing a multistoried building thereon and sell the units comprised therein to prospective purchasers and have for such purpose entered into an Development Agreement on 21/09/2022, Deed No. I-2851/2022..... with “**AADYA CONSTRUCTION**”, (PAN No. **AAYFA5243K**) a partnership firm, having office at Asmi Kunj, Jatin Das Sarani by Lane, Ashrampara, Pin-734001, Siliguri, P.O. & P.S. Siliguri, Dist-Darjeeling, constituted by one of its partners **Sri SUJIT KUMAR AGARWAL**, Son of Late Raj Kumar Agarwal, resident of Asmi Kunj, Jatin Das Sarani by Lane, Ashrampara, Siliguri P.O & P.S Siliguri, Pin – 734001, District Darjeeling for the Development/Construction of a multistoried building at the said premises at its own cost upon terms and conditions as mentioned therein.

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Vijayank Biswas

Aadya Construction
Sujit Kumar Agarwal
Partner

WHEREAS in terms of the said agreement I have further agreed to confer certain necessary powers upon the partner of the said firm for facilitating the construction of the proposed new building at the said premises and to do the matters related and incidental thereto.

NOW THEREFORE BY THESE PRESENTS I, do hereby nominate, constitute and appoint, **AADYA CONSTRUCTION**, a partnership firm, having its office at Asmi Kunj, Block-B, Ashrampara, Post Office and Police Station - Siliguri, represented by one of its partner **SRI. SUJIT KUMAR AGARWAL**, (Son of Late Raj Kumar Agarwal), resident of Asmi Kunj, Ashrampara, Siliguri, P.O & P.S Siliguri, Pin – 734001, District Darjeeling), as my true and lawful **ATTORNEY** for me, in my name and on my behalf to inter alia, do and perform the following acts, deeds and things:-

1. To work, manage, look after and develop, control, invest and supervise all the affairs in respect of the proposed multi-storied building and construction on the below schedule property as per sanction plan, approved by the Siliguri Municipal Corporation, Siliguri and other sanctioning authorities.
2. To deposit Municipal Taxes, Land taxes and apply for the LUCC, building plan as well as sign all the plan sanction related papers and submit the same before the appropriate authority and concerned office in respect of my below described landed-property and also obtain the same in my name and on my behalf.
3. To make all sorts of arrangements for the purpose of constructional work and to develop the below property by engaging labour, masons, engineer and other persons in respect of the scheduled property and to carry out all costs, charges and expenses in all respects for all the items of works for the development of said property including laying-out of drainage, other layout, cables, water pipe and other connection and lightening of passage/roads of the building and other items as per the

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Aadya Construction
Rajesh Kumar Agarwal
Partner

terms and conditions imposed by the Siliguri Municipal Corporation while sanctioning the plan and also other items of works as may be required to be carried out for the purpose of making the below scheduled land fit for construction of said proposed parking plus three storied or parking plus four storied residential building and structures thereon.

4. To receive any amount, either as *baina*/Earnest money or the entire sale-consideration in respect of the different constructed portion i.e. flats, car parking spaces and other spaces/units of the proposed multi-storied building from the Developer's Allocation as per the aforesaid Development Agreement, i.e. except the allocation provide to me of the building according to the terms of the agreement, from the intending Purchaser/s and to give effectual receipts admitting and acknowledging payment of advance or part consideration and entire consideration money from the intending purchaser or purchasers and/or Banks, LIC Housing Finance Ltd, or any other institutions for and on behalf of said purchasers of the flats, car parking spaces with respect to the allotments stands in the name of Developer in terms of agreement in the proposed building, allocation, which are specifically mentioned therein in "Developer's Allocation".
5. To handover the actual, physical land khas possession of different constructed portion of the proposed construction from the 'Developer's Allocation' as per the Agreement to be raised on the below described land to those intending purchasers.
6. To appear and act in all offices, Govt. or Semi-Govt. Department, Settlement & Land Reform Office, Municipal Corporation office pertaining to my below schedule land for the construction purposes.



Vijayank Bismar.

Aadya Construction
Sujit Kumar Agarwal
Partner

7. To inspect any document, to enter into the agreement in relation to the Developer's Allocation with the intending Purchaser/s of the proposed building with respect to the below schedule property.
8. To bear all costs for the purpose of the constructional work as per sanction plan on the below schedule land which will not be payable to the Attorney at any point of time by me or by my any legal heirs.
9. To put and display advertisement board in the name of "AADYA CONSTRUCTION" for the purpose of transferring flats and others constructed area of the building from the Developer's Allocation in some conspicuous place upon the below schedule land.
10. To negotiate on terms for and to agree and enter into and conclude any agreement of Sale/Transfer and to sell/transfer any and all units/flats of the new proposed building at the said premises comprising the area demarcated as the "Developer's Allocation" as per the provision of the Development Agreement unto and in favour of any purchaser or purchasers or transferee/s at such price which my said attorney and in its absolute discretion, thinks proper and to receive earnest money and advance from such purchaser/s.
11. To execute proper Deed of Sale (Conveyance) and any other transfer deeds, *Bainanama* or Deed of Agreement to and in favour of the different intending purchaser/transferee(s), before the appropriate registering authority for the due and valid registration of the instrument(s) and represent himself on behalf of me, and also appearing before all Govt. or semi-Govt. office or authority for the purposes of the registration of the proposed Deed of transfer, in respect of the Developer's area as specifically mentioned in "Developer's Allocation" of the Deed of Agreement in my name. However for the purpose of registration of the sale deed or any transfer deed in

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Vasanth Biswas

Aadya Construction
Suyil-Kemal Agarwal
Partner

respect of units and areas comprised in the “Developers Allocation” of the proposed constructed area in the said premises, the signature of the principal/land owner will not be required and the Attorney-Holder/Developer will have the exclusive right for signing the sale deeds and any other instruments for transfer of those constructed area only from his allocation (i.e. Developer's Allocation) of the proposed building, to be raised covering the below schedule land with subject to full fillment of Terms and conditions of “Development Agreement” on the part of Attorney Holder.

12. To enter into any separate contract or agreement with the Architects or Engineer as may be required for the said building construction and pay their remunerations etc.
13. To apply for temporary and permanent electric connection, if required for the purpose of construction of said proposed building and make necessary payments /expenses thereof.
14. To deliver vacant possession for said Flats, Car parking and other constructed spaces etc, to the intending purchasers/transferees from the Developer`s Allocation after or before the completion of the required registered instruments/deeds for myself and on my behalf.
15. To issue ‘No Objection’ to the intending Buyer(s)/Purchaser of the different constructed areas of the buildings from the Developer`s Allocation for the purposes of obtaining electricity supply directly from the W.B.S.E.D.C. Ltd in the name of those intending Buyer(s)/ Purchasers as per the choice of the intending Buyer(s)/Purchasers.
16. To appoint any Advocate or Deed-Writer/Scribe to prepare the proposed deed of sale/transfer in respect of the Developer`s Area, as specifically mentioned in the “Developer`s Allocation” of the Deed of Agreement in my name.

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Jayanta Biswas.

Aadya Construction
Sujit Kumar Agarwal
Partner

AND GENERALLY to do all acts, deeds and things whatsoever deemed necessary and / or expedient with respect to the said premises in my name and on my behalf as required by law to be done until the completion of the construction of the new building at the premises and the sale of the units/flats/garages thereof.

AND I, HEREBY RATIFY and confirm and also agreeing to ratify and confirm all such acts, matters or things which my said Attorney, shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the matters pertaining to the said premises described in the schedule hereunder written and the construction to be made therein by virtue of this Power of Attorney notwithstanding no express power on that behalf is herein provided.

SCHEDULE OF THE LAND

PROPOSED TO BE DEVELOPED

All that piece or parcel of homestead land measuring **5 Katha 5 Chhatak** more or less, recorded in R.S Khatian No. **799**, comprised in and forming part of R.S Plot No. **12769**, situated within Pargana Baikunthapur, Mouza - **Siliguri**, J.L No. 110 (88), Touzi No. 3 (Ja), Additional District Sub-Registrar Office **Siliguri**, Dist. Darjeeling, Pin-734001, Post Office- Siliguri, within Ward No. **24** of Siliguri Municipal Corporation, Police Station Siliguri, **North Bharat Nagar**, in the state of West Bengal. (Present classification and use of land: Bastu; Proposed use of land: Bastu)

The said premises is presently butted and bounded as follows:-

- By the North : By Land of Kakali Dutta Biswas and Others;
By the South : By Land of Manindra Bhusan Mitra;
By the East : By Siliguri Municipal Road 24 Ft';
By the West : By Sweeper Road and then Nani Gopal Mallik, Now Jiban Mishra.

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IN WITNESSES WHEREOF, the Principal/Executor of this indenture executes this Power of Attorney do hereby set and subscribe their hands, seals & signatures on this the day of 21st th, September 2022.

WITNESSES:-

1. Rajesh Kumar Dey
S/o Lt. Ganesh Ch. Dey
Srabannagar, Siliguri

2. Prakash Kumar
S/o Lt. Bablu Kumar
Ashramnagar, Siliguri

Jayash Biswas

(PRINCIPAL/EXECUTOR)

I accept the Power

Aadya Construction

Sujit Kumar Agawel
Partner


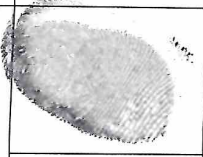

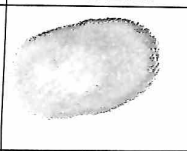


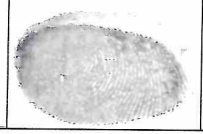




(Attorney Holder)

Drafted typed and explained by me in my office:

Debanik Chandra

Advocate, Siliguri
Enrolment No.












PRINCIPAL/EXECUTANT

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Japank Biswas</i>					
					

Japank Biswas

SIGNATURE

ATTORNEY HOLDER/CLAIMANT

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Aadya Construction Sujit Kumar Agarwal</i>					
					

Partner

*Aadya Construction
Sujit Kumar Agarwal
Partner*

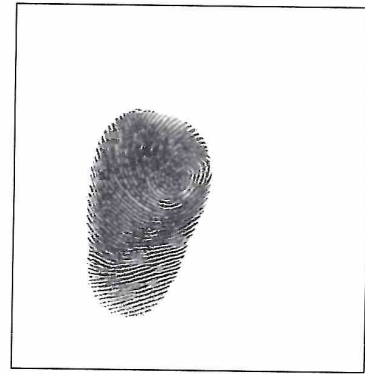
SIGNATURE

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Joyesh Kumar Dey

Signature of Identifier

Major Information of the Deed


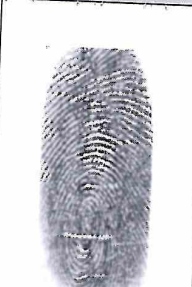
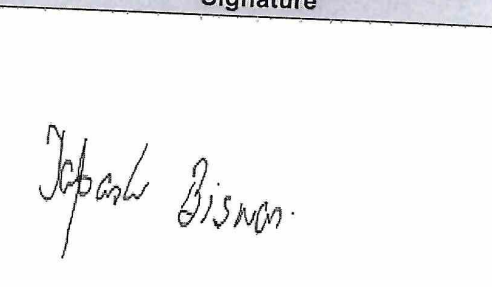
Deed No :	I-0402-02855/2022	Date of Registration	21/09/2022
Query No / Year	0402-8002837038/2022	Office where deed is registered	
Query Date	21/09/2022 1:19:45 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	D Chakraborty Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7319069353, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 1/-		Rs. 81,28,125/-	
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]:- 040202851/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: NORTH BHARAT NAGAR WARD NO.24, Mouza: Siliguri, 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-12769	RS-799	Bastu	Bastu	5 Katha 5 Chatak	1/-	81,28,125/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					8.7656Dec	1 /-	81,28,125 /-	



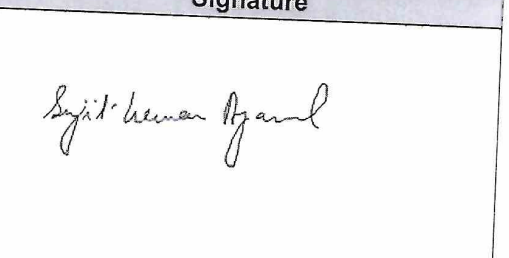
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri TAPASH BISWAS, (Alias: Shri TAPAS BISWAS) (Presentant) Son of Late HARAMOHAN BISWAS Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office	Photo  21/09/2022	Finger Print  LTI 21/09/2022	Signature  21/09/2022
36/7, CHANDRA NATH ROY ROAD, TILJALA, City:- , P.O:- TILJALA, P.S:-Tiljala, District:-South24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AADYA CONSTRUCTION ASHRAMPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India PIN:- 734001 , PAN No.:: AAxxxxxx3K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SUJIT KUMAR AGARWAL Son of Late RAJ KUMAR AGARWAL Date of Execution - 21/09/2022, , Admitted by: Self, Date of Admission: 21/09/2022, Place of Admission of Execution: Office.	Photo  Sep 21 2022 1:55PM	Finger Print  LTI 21/09/2022	Signature  21/09/2022
ASHRAMPARA, SILIGURI, 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, Aadhaar No Not Provided Status : Representative, Representative of : AADYA CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rajesh Kumar Dey Son of Late Ganesh Ch Dey Sarban Nagar, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001			
	21/09/2022	21/09/2022	21/09/2022

Identifier Of Shri TAPASH BISWAS, Shri SUJIT KUMAR AGARWAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri TAPASH BISWAS	AADYA CONSTRUCTION-8.76563 Dec

Endorsement For Deed Number : I - 040202855 / 2022

On 21-09-2022

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.

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

Presented for registration at 13:28 hrs on 21-09-2022, at the Office of the A.D.S.R. SILIGURI by Shri TAPASH BISWAS Alias Shri TAPAS BISWAS,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 81,28,125/-

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

Execution is admitted on 21/09/2022 by Shri TAPASH BISWAS, Alias Shri TAPAS BISWAS, Son of Late HARAMOHAN BISWAS, 36/7, CHANDRA NATH ROY ROAD, TILJALA, P.O: TILJALA, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business

Indetified by Mr Rajesh Kumar Dey, , , Son of Late Ganesh Ch Dey, Sarban Nagar, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

Execution is admitted on 21-09-2022 by Shri SUJIT KUMAR AGARWAL, PARTNER, AADYA CONSTRUCTION, ASHRAMPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Mr Rajesh Kumar Dey, , , Son of Late Ganesh Ch Dey, Sarban Nagar, 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 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1773, Amount: Rs.100/-, Date of Purchase: 20/09/2022, Vendor name: B R Ghosh



Sangha Ratna Syangden
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 0402-2022, Page from 87821 to 87836
being No 040202855 for the year 2022.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN
Date: 2022.09.22 19:09:07 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2022/09/22 07:09:07 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)