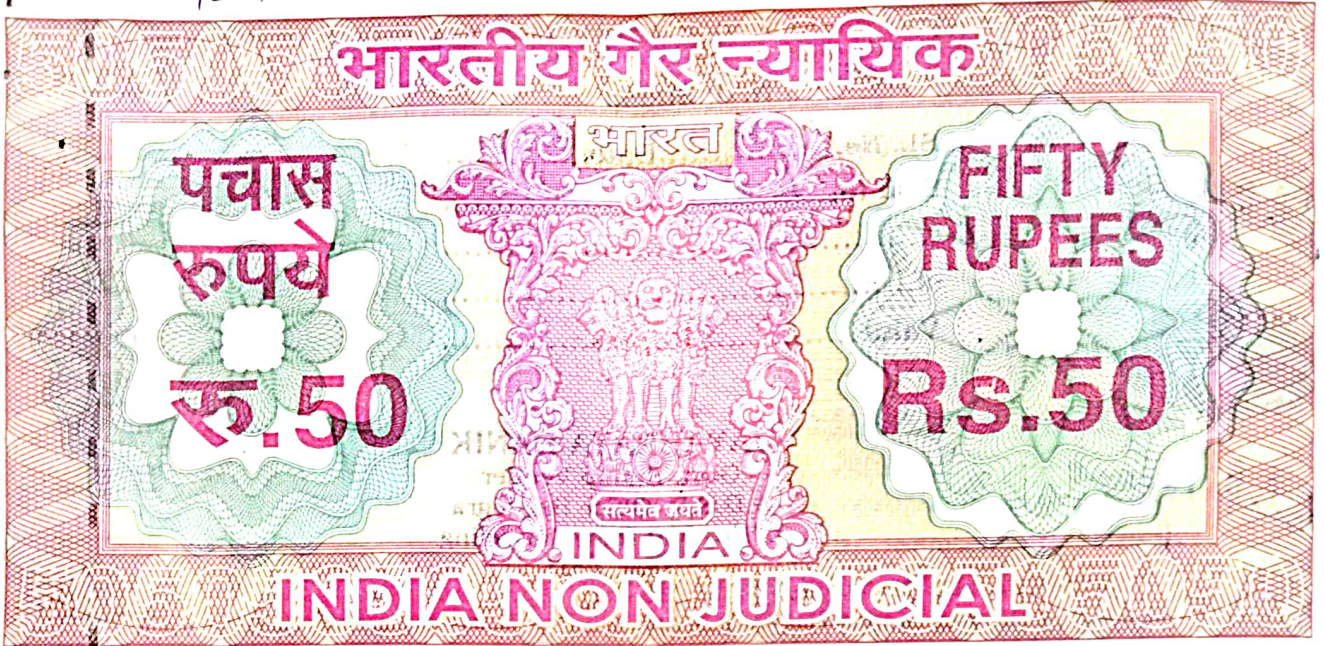


1158/24

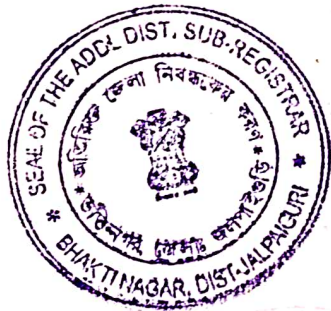
I 12/11/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 482212

DM
19-2-24.
Dw



Abh. Agard.
CRD BUILDERS PRIVATE LIMITED
Dipam Saha
DIRECTOR

GENERAL POWER OF ATTORNEY

THIS INDENTURE IS MADE ON THIS
THE 19th Day of FEBRUARY, 2024

Q 8000453082/24

Contd. ... P/2

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.

DM
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

21 FEB 2024

Visit Commission Case No. 157/24
Dist. Jalpaiguri

N. J. Stamp

SL. No. 10 Date 01/06/23
Sold to A.K. Motwani (Adv)
of Sg
Value 50 Rupees

Ashik Agariel



444

Ashik Agariel

Jank

JAYABRATA BANIK
Govt. Stamp Vender
A.D.S.R. Office Bagdogra
L/No- 539-R.M/Darjeeling
Year 2007



445

CRD BUILDERS PRIVATE LIMITED

Dipansu Samal
DIRECTOR



446

Rupesh Des
Sto. R. Des
Khalpava
Diligini



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist Jalpaiguri

19 FEB 2024

19 FEB 2024

Aditi Agarwal
CRD BUILDERS PRIVATE LIMITED
Dipak Saraf
DIRECTOR

WHEREAS I,

MISS ADITI AGARWAL D/O SRI MANOJ AGARWAL
(PAN - BXUPA6134K) (AADHAR - 7699 2660 4733). Indian by
Citizenship, Hindu by religion, Household by occupation, resident of
Kanchantala, Shopara, P.O. Dhuliyani, P.S. Samsanganj, Dist.
Murshidabad, West Bengal - 742202 am the owner of land measuring 5
Kathas, as fully described in the schedule herein below and am in actual
physical possession of the said landed property.

AND WHEREAS in order to have optimum use of my aforesaid landed
property decided to develop the said land by constructing a multi storied
residential/commercial building and were in look out of a reputed
developer to develop the said property.

AND WHEREAS accordingly after several rounds of discussions and
after considering all aspects I, being the owner decided to enter into and
have entered into a registered development agreement with one
CRD BUILDERS PRIVATE LIMITED, (PAN-AAECC7534N), a
private Limited Company, CIN No. U70109WB2012PTC175149 having
its registered office at Swastik Apartment, Sukanta Sarani, Milanpally,
P.O & P.S Siliguri, Dist-Darjeeling, West Bengal – 734005, represented
by one of its director, SRI DIPAK KUMAR SARAF,
(PAN AJRPS1476Q, AADHAR NO: 4513 6758 4804) S/O SRI RAM
LAL SARAF. Hindu by religion, Business by occupation, resident of
Sukanta Sarani, Milanpally, P.O & P.S Siliguri, Dist-Darjeeling, West
Bengal - 734005 and the aforesaid development agreement containing
mutually agreed terms and conditions was duly registered with the office
of the Additional District Sub Registrar Bhaktinagar, Dist.Jalpaiguri,
recorded in Book No.I, being Document No. I-1068 for the year 2024.

(2)

Aditi Agarwal
CRD BUILDERS PRIVATE LIMITED
Dipankar Saraf
DIRECTOR

AND WHEREAS in the aforesaid development agreement I as owner of the land (being first party/owner therein) agreed to execute and register a general power of attorney where upon empowering the above named developer "CRD BUILDERS PRIVATE LIMITED" to carry on construction works and enter into agreement to sale with the intending purchasers or any other documents and execute necessary Sale Deed/s with respect to the sale of the **developers allocation & owner allocation** as decided and agreed by us in the aforesaid development agreement.

A N D

NOW KNOW ALL MEN BY THESE PRESENTS that I,

MISS ADITI AGARWAL D/O SRI MANOJ AGARWAL (PAN - BXUPA6134K) (AADHAR - 7699 2660 4733), Indian by Citizenship, Hindu by religion, Household by occupation, resident of Kanchantala, Shopara, P.O. Dhuliyar, P.S. Samserganj, Dist. Murshidabad, do hereby nominate, constitute and appoint **SRI DIPAK KUMAR SARAF, (PAN AJRPS1476Q, AADHAR NO: 4513 6758 4804) S/O SRI RAM LAL SARAF**, Hindu by religion, Business by occupation, resident of Sukanta Sarani, Milanpally, P.O & P.S Siliguri, Dist- Darjeeling, West Bengal - 734005, being the partner of the above named Developer "CRD BUILDERS PRIVATE LIMITED (PAN-AAECC7534N)", as my true and lawful Attorney to act for us/me and on my behalf and authorize them to do the following acts and things hereinafter mentioned.

1. To cause and prepare, sign, submit necessary building plans, drawings, elevations plans to the appropriate authorities, Siliguri Municipal Corporation and get the same sanctioned from the appropriate authorities.

①

Abir Agrewal
CRD BUILDERS PRIVATE LIMITED
Pipalwal
DIRECTOR

2. To employ architects, engineers, labour contractors, site assistants, office staffs and other required employees for the development and construction of the multistoried building on the aforesaid landed property.
3. To enter into agreement with the suppliers of the building materials and other equipment as required for the construction of the same and to take all necessary steps, actions for the construction of the same.
4. To construct the above-mentioned building consisting of several Flats, offices, shops, garage/parking spaces and other spaces on our said land according to the Plan to be sanctioned by the Sanction Authority/SMC.
5. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell the Developer's & owner's allocation out of the total constructed area, including all common facilities of the said building together with undivided proportionate share of interest in the land on which the said building will be constructed, to any purchaser or purchasers at such price which our said Attorney in their absolute discretion thinks proper and/or cancel and/or repudiate the same.
6. To receive from the intending purchaser or purchasers any earnest money and/or advance and also the balance of purchase consideration/money and to give good and valid receipt and discharge for the same which will protect the purchaser or purchasers irrespective of the application of the money.
7. Upon such receipt as aforesaid in my name and as my act and deed, to sign, execute and deliver any Conveyance or Conveyances of the said property in favour of the said purchaser/s or his/their nominee/s or assignee/s.
8. To sign and execute all other deeds, instruments and assurances which they will consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and





Abul Hasan
ABUL HASAN BUILDERS PRIVATE LIMITED
Dipankar
DIRECTOR

effectively conveying the said property as I could do myself, if personally present.

9. To admit execution and receipt of consideration before the Sub-Registrar/Additional District Sub-Registrar or Registrar having authority for and to have the said conveyance/s registered and to do all acts, deeds and things which my said attorney shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually in all respect as we could do the same ourselves.
10. To present any such conveyance or conveyances for registration, deeds and things which my said attorney shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually in all respect as we could do the same ourselves.
11. To appear before any Registrar or Sub-Registrar or any other Authority for the purpose of the said transfer and present the deed of Conveyance and any other Instrument before him/them for registration and to admit the execution of the deed or Instrument and to have the same registered according to law.
12. To put the Purchaser/s in possession of the said developer's & owner's allocation as determined in the aforesaid development agreement or any part thereof as the case may be.
13. The said Attorney shall also be entitled to prosecute or defend any suit, complaint or other proceeding in respect of the aforesaid property and for the aforesaid purpose or purposes, to appoint any pleader or advocate on my behalf and to prosecute and defend such legal proceeding in or before any Court, Civil, Criminal and Revenue, or Officer or Appellate or Revisional Court or Authority and for such purpose the said Attorney may accept service of summons or notice issued by any Lawful Authority and the said Attorney is also authorized to sign and verify plaints and written Statements for the aforesaid purpose and also to swear affidavits for the aforesaid purpose.

①


 CRD BUILDERS PRIVATE LIMITED

 DIRECTOR

AND GENERALLY, to do all lawful acts necessary for the aforesaid purpose.

AND I HEREBY AGREE that all acts and things lawfully done by my said Attorney shall considered as acts, and things done by me and I undertake to ratify and confirm all and whatsoever my said Attorney will lawfully do and cause to be done by virtue of this POWER OF ATTORNEY relating to the aforesaid property as mentioned in the Schedule Below.

SCHEDULE OF LAND "A" ABOVE REFERRED TO

All that piece or parcel of Homestead land measuring **5 Kathas**, appertaining to and forming part of R.S. Plot No. 56 Corresponding to L.R Plot No. 143 & 146, recorded in R.S. Khatian No. 757/30 Corresponding to L.R. Khatian No. 862 & 859, situated within Mouza - Dabgram, J. L. No. 02, Sheet No. 15 (R.S) & 168 (L.R), P.S. New Jalpaiguri, Within the Jurisdiction of Siliguri Municipal Corporation of Ward No. 31, Holding No. VL/100/B/38, Dist -Jalpaiguri. As per RoR & Proposed Use of Land Bastu, Situated at Ashok Nagar.

The said land is butted and bounded as follows :

- On the North - Single Storey Residential Building of Tapas Nandi;
- On the South - Single Storey Residential Building of Rekha Nandi;
- On the East - Land and Single Storey Residential Building of Suman Dutta & Subash Roy;
- On the West - 17 ft. wide S.M.C Metal Road;



Aditi Aggarwal

CRD BUILDERS PRIVATE LIMITED

Deepak Singh
DIRECTOR

AND GENERALLY, to do all lawful acts necessary for the aforesaid purpose.

AND I HEREBY AGREE that all acts and things lawfully done by my said Attorney shall considered as acts, and things done by me and I undertake to ratify and confirm all and whatsoever my said Attorney will lawfully do and cause to be done by virtue of this POWER OF ATTORNEY relating to the aforesaid property as mentioned in the Schedule Below.

SCHEDULE OF LAND "A" ABOVE REFERRED TO

All that piece or parcel of Homestead land measuring **5 Kathas**, appertaining to and forming part of R.S. Plot No. 56 Corresponding to L.R Plot No. 143 & 146, recorded in R.S. Khatian No. 757/30 Corresponding to L.R. Khatian No. 862 & 859, situated within Mouza - Dabgram, J. L. No. 02, Sheet No. 15 (R.S) & 168 (L.R), P.S. New Jalpaiguri, Within the Jurisdiction of Siliguri Municipal Corporation of Ward No. 31, Holding No. VL/100/B/38, Dist -Jalpaiguri. As per RoR & Proposed Use of Land Bastu, Situated at Ashok Nagar.

The said land is butted and bounded as follows :

- On the North - Single Storey Residential Building of Tapas Nandi;
- On the South - Single Storey Residential Building of Rekha Nandi;
- On the East - Land and Single Storey Residential Building of Suman Dutta & Subash Roy;
- On the West - 17 ft. wide S.M.C Metal Road;



Aliti Agawal

CRD BUILDERS PRIVATE LIMITED

Dipam Sanyal
DIRECTOR

SCHEDULE "B" ABOVE REFERRED TO
(OWNER'S ALLOCATION)

ALL THAT entire three storied (G+2) building comprises of two flats measuring about 755 Sq. ft. (carpet Area) 835 Sq.ft. (Built up area) & 1000 Sq. ft. (Including Super built up area) being Flat No. 1C & 2D at First Floor, as per plan to be sanctioned constructed on the Schedule-'A' land, flats will be completed in all respect according to sanctioned building plan of the Siliguri Municipal Corporation together with undivided proportionate share of land and common parts of the building and with the below mentioned specifications,

SCHEDULE "C" ABOVE REFERRED TO
DEVELOPER'S ALLOCATION

ALL THAT Building consisting of several flats and parking spaces and other areas (except owner allocation) to be constructed on the Schedule - 'A' land by the Developer according to the sanctioned building plan of the Siliguri Municipal Corporation, together with undivided proportionate share of land and common parts of the building.

IN WITNESS WHERE OF, I have signed this Power of Attorney at Siliguri on this the 19th day of February, 2024.

WITNESSES:

1. *Rupesh Das*
S/o. R. Das
Khalpara
Siliguri

2). *Utsab Basu*
S/o Ujjwal kanti Basu
Deshbandhupara
Siliguri, 734009

Aliti Agawal

SIGNATURE OF EXECUTORS

CRD BUILDERS PRIVATE LIMITED

Dipam Sanyal

SIGNATURE OF ATTORNEY

Drafted and explained by me to parties & printed in my office :

(AJAY KUMAR MITRUKA)

Advocate, Siliguri.

Enrolment No. WB/797/2006

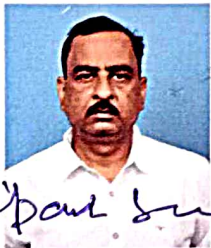
Rules 44A of Indian Registration Act, 1908
 Claimant sheet signature



Aditi Agarwal

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

Signature with date *Aditi Agarwal*
 19/02/2024



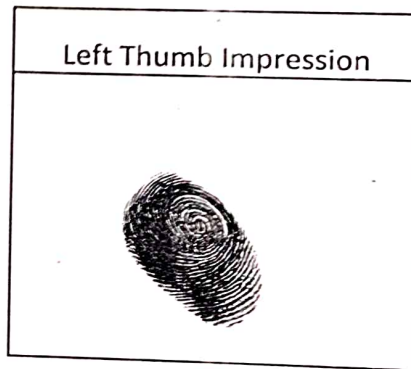
Dipan Sank

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

Signature with date _____

CRD BUILDERS PRIVATE LIMITED
Dipan Sank
 DIRECTOR

IDENTIFIER PHOTO SHEET



Rupesh Dal

Signature with date





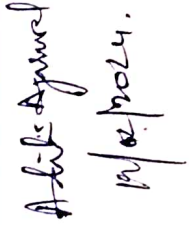


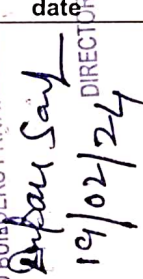


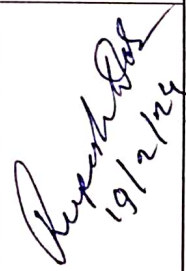
Government of West Bengal

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 07118000453082/2024

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	Miss ADITI AGARWAL KANCHANTALA, SHOPARA, City:- Dhulian, P.O:- DHULIYAN, P.S:- Samsorganj, District:- Murshidabad, West Bengal, India, PIN:- 742202	Principal			 19/02/24
2	Shri DIPAK KUMAR SARAF SUKANTA SARANI, MILANPALLY, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005	Represent ative of Attorney [CRD BUILDER S PRIVATE LIMITED]			 19/02/24 DIRECTOR CRD BUILDERS PRIVATE LIMITED
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr REPESH DAS Son of Mr R Das Khalpara, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004	Miss ADITI AGARWAL, Shri DIPAK KUMAR SARAF			 19/2/24

(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-0711-01211/2024		Date of Registration	21/02/2024
Query No / Year	0711-8000453082/2024		Office where deed is registered	
Query Date	19/02/2024 3:13:19 PM		A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	AJAY KUMAR MITRUKA S F Road , Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832386752, Status :Advocate			
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		Additional Transaction	
Set Forth value			Market Value	
Stampduty Paid(SD)	Rs. 50/- (Article:48(g))		Registration Fee Paid	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 071101068/2024 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: Ashoke Nagar Ward no 31, Mouza: Dabgram Sheet No - 15, Pin Code : 734006

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-56	RS-757/30	Bastu	Bastu	5 Katha		58,50,002/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					8.25Dec	0 /-	58,50,002 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Miss ADITI AGARWAL (Presentant) Daughter of MANOJ AGARWAL KANCHANTALA, SHOPARA, City:- Dhulian, P.O:- DHULIYAN, P.S:-Samserganj, District:-Murshidabad, West Bengal, India, PIN:- 742202 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BXxxxxx4K, Aadhaar No: 76xxxxxxxx4733, Status :Individual, Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 19/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 19/02/2024 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CRD BUILDERS PRIVATE LIMITED SWASTIK APARTMENT, SUKANTA SARANI, MILANPALLY, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 , PAN No.:: AAxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri DIPAK KUMAR SARAF Son of RAM LAL SARAF SUKANTA SARANI, MILANPALLY, City:- Siliguri Mc, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx6Q, Aadhaar No: 45xxxxxxxx4804 Status : Representative, Representative of : CRD BUILDERS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr REPESH DAS Son of Mr R Das Khalpara, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004			
Identifier Of Miss ADITI AGARWAL, Shri DIPAK KUMAR SARAF			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Miss ADITI AGARWAL	CRD BUILDERS PRIVATE LIMITED-8.25 Dec

Endorsomont For Dood Number : I - 071101211 / 2024

On 19-02-2024

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

Presented for registration at 17:00 hrs on 19-02-2024, at the Private residence by Miss ADITI 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 58,50,002/-

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

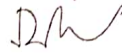
Execution is admitted on 19/02/2024 by Miss ADITI AGARWAL, Daughter of MANOJ AGARWAL, KANCHANTALA, SHOPARA, P.O: DHULIYAN, Thana: Samsorganj, , City/Town: DHULIAN, Murshidabad, WEST BENGAL, India, PIN - 742202, by caste Hindu, by Profession Business

Indotified by Mr REPESH DAS, , , Son of Mr R Das, Khalpara, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 19-02-2024 by Shri DIPAK KUMAR SARAF, DIRECTOR, CRD BUILDERS PRIVATE LIMITED (Private Limited Company), SWASTIK APARTMENT, SUKANTA SARANI, MILANPALLY, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Indetified by Mr REPESH DAS, , , Son of Mr R Das, Khalpara, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Law Clerk



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

On 21-02-2024

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.

Payment of Fees

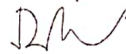
Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10, Amount: Rs.50.00/-, Date of Purchase: 01/06/2023, Vendor name: Jayabrata Banik



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 26032 to 26047

being No 071101211 for the year 2024.



DA

Digitally signed by BISWARUP GOSWAMI
Date: 2024.02.28 13:36:37 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 28/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.