

Sl. No. 1664/2023

I - 1629/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 964639

8/1626082/2023

Chyangan
 13:24
 23.06.23

Moulick km. Barda.

MSN BUILDERS
 Partner
pppindia

DEVELOPMENT POWER OF ATTORNEY

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURES AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

Chyangan
 ADDL. DIST. REGISTRAR
 CALCUTTA
 23/06/2023

1734 DATED 27/6/23
PAID TO MSN Builders
OF Siliguri
RUPEES 100/-

[Signature]
G. K. Barua
STAMP VENDOR,
A.D.S.R. Office, Siliguri
1/22/7/1975



[Signature]
Addl. Dist. Sub-Registrar
Siliguri-1, Dt. Darjeeling

23 JUN 2023

: 2 :

BETWEEN

SRI KAILASH KUMAR KANDOI, [(PAN :- AEUPK9102P) & (AADHAAR :9696 4487 1297)], Son of Late Om Prakash kandoi, Hindu by Religion, Business by Occupation, Indian by Nationality, residing at Agrasen Road, Khalpara, Siliguri, P.O. Siliguri Bazar, P.S. Siliguri, Pin - 734005, District Darjeeling, in the State of West Bengal - hereinafter called as the **"FIRST PARTY / PRINCIPAL"**

AND

SRI MRINAL AGARWAL, (Aadhar No: 7138 5840 4131 & Pan No: AKSPA1033F), son of Sri Naresh Kumar Agarwal, partner of **MSN BUILDERS** Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Cigaratte Company Compound, S.F Road, P.O Siliguri Bazar, P.S. Siliguri, District Darjeeling, in the State of West Bengal - hereinafter called the **"SECOND PARTY / ATTORNEY"**

AND WHEREAS one Rohitash Prasad Agarwala son of Mamchand Agarwala became the owner of total land measuring 0.27 Acres as per RS Khatian No. 1427/1 in part of RS Plot No. 2946 situated within Mouza - Siliguri, J.L. No.110, Touzi No. 3(JA), Pargana- Baikunthapur, P.S. Siliguri, in the District of Darjeeling, having permanent, heritable, transferable right, title and interest therein.

AND WHEREAS thereafter the aforesaid Rohitash Prasad Agarwala son of Late Mamchand Agarwala had transferred a piece or parcel of land measuring 1 Bigha recorded in RS Khatian No. 1427/1 in part of RS Plot No. 2946 situated within Mouza - Siliguri, J.L. No.110, Touzi No. 3(JA), Pargana-Baikunthapur, P.S. Siliguri, in the District of Darjeeling, by virtue of Deed of Sale, being Document No 117 for the year 1964, recorded in Book No I, Volume No 13, Pages from 284 to 288 and registered at the office of the Sub-registrar, Calcutta, unto and in favor of M/S Mamchand Loknath represented by its proprietor Sri Jagdish Prasad Agarwal and having permanent, heritable, transferable right, title and interest therein.

AND WHEREAS thereafter the aforesaid M/S Mamchand Loknath represented by its proprietor Sri Jagdish Prasad Agarwal had transferred a piece or parcel of land measuring 15 Kathas & 11 Chhataks recorded in RS Khatian No. 1427/1 in part of RS Plot No. 2946 situated within Mouza -

Kailash Kumar Kandoi.

MSN BUILDERS

Partner

Mrinal Agarwal



Handwritten signature
Addl. Dist. Sub-Registrar
Siliguri-I, Dist. Darjeeling

23 JUN 2023

: 3 :

Kailash Kumar Kandoi

MSN BUILDERS

Partner

[Signature]

Siliguri, J.L. No.110, Touzi No. 3(JA), Pargana- Baikunthapur, P.S. Siliguri, in the District of Darjeeling, by virtue of Deed of Conveyance, being Document No 563 for the year 1978, recorded in Book No I, Volume No 45, Pages from 286 to 292 and registered before the office of The Registrar of Assurance, Calcutta, unto and in favor of Om Prakash Kandoi, son of Late Daluram Kandoi and having permanent, heritable, transferable right, title and interest therein.

AND WHEREAS the above named Omprakash Kandoi had died leaving behind a **WILL** on 19/11/2007 and that **WILL** aforesaid property goes to her wife Smt Bimla Devi Kandoi for her life and then to his eldest son Sri Kailash Kumar Kandoi absolutely.

AND WHEREAS the above named Bimla Devi Kandoi had died on 12/11/2008.


AND WHEREAS thereafter LD. Additional District Judge, 1st Court at Siliguri was pleased to grant Probate of the said **Will on 20th of November, 2013** in MISC. JUDICIAL (L.A.) CASE No. 76 OF 2009 & O.C. SUIT NO. 7 of 2010 in favour of **Sri Kailash Kumar Kandoi**.

AND WHEREAS thereafter the above named **Sri Kailash Kumar Kandoi** has mutate his aforesaid land Vide Mutation Case No. 2074/IX-II/13-14, dated 22/01/2014 from appropriate authority as per West Bengal Land Reform Act, 1955 and Land measuring 0.27 Acres was recorded in the name of Sri Kailash Kumar Kandoi recorded in RS Khatian No. 1427/1 in part of RS Plot No. 2946 situated within Mouza - Siliguri, J.L. No.110, Pargana-Baikunthapur, P.S. Siliguri, in the District of Darjeeling.

AND WHEREAS the above name Sri Kailash Kumar Kandoi also recorded the aforesaid Bastu/Commercial Bastu Land in his name in the Record of Rights at the office of the Land & Land Reform Office, Siliguri, District-Darjeeling and shall ever since one LR Khatian, being Khatian No. 9775 was framed in the name of Sri Kailash Kumar Kandoi as per provisions of West Bengal Land Reform Act, 1955.

AND WHEREAS the aforesaid Sri Kailash Kumar Kandoi had also obtained a separate Holding No. from Siliguri Municipal Corporation against the




Addl. Dist. Sub-Registrar
Singur-1, Dt. Darjeeling

23 JUN 2023

: 4 :

Madhulima Bhandari

MSN BUILDERS

Partner

Pravindya

aforesaid land, being Holding No. 81/272/258/232, under jurisdiction of Ward No. IX of Siliguri Municipal Corporation.

AND WHEREAS First Party/Principal hereof has entered into a Development Agreement dated 23/06/2023 with "**MSN BUILDERS**", being Document No. I-01624 for the year 2023 and the same was registered in the office of the Additional District Sub-Registrar Siliguri, in the District of Darjeeling.

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

1. To appear for and represent the Principal/First Party before all Municipal Bodies/ Corporation, SJDA, Panchayat, Revenue Office/s, Settlement Office/s, before any Magistrate and in all Courts having civil, criminal, original, appellate, revisional or special jurisdiction, before any Tribunal and/ or other authorities and in all Govt./Semi Govt. Department/office in respect of any matter and execute all documents as may be necessary relating to the scheduled land only.
2. To bring commence, prosecute or defend and carry through Judgment and execution, all actions or any other proceedings throughout India in which I may be interested and for such purpose to appoint Advocates, Barristers, Solicitors, Attorney, Pleaders, Mukhtars, Revenue Agents, or any other class of legal Practitioners and in connection thereof to sign paints, affidavits, written statements; petitions including petition of compromise or to furnish securities if necessary on my behalf or to refer any matter arising therein to arbitration for the Principal/First Party and on its behalf in respect of any matter relating to the scheduled land only.



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

23 JUN 2023

: 5 :

Kabeer Kumar Khandelwal

MSM BUILDERS

Partner



3. To make payment/deposit of Khazna, installments and/or any other taxes as may be levied with respect to the schedule property by the concerned authority/ies.
4. To receive any advance or bania money thereof in respect of entering into any agreement of Sale of the Developer's Area and to give valid receipts thereof.
5. And be it noted that this power is being executed in favour of the attorney to construct Commercial Building and Parking Space and that the attorney has the power to execute and present for registration of Sale Deeds, Lease Deeds, Mortgage or any other document in respect of Developers area only as mentioned in the Development Agreement.
6. To sell or transfer the Commercial Building and Parking Space of the Developer's Allocation fully described in the Schedule 'C' of the Development agreement being **Document No I-01624** of the year **2023** to be constructed on the below Scheduled land with all right, title, interest and easements thereto and to execute and sign proper sale deed/s in respect of the total constructed area and present the sale deed for Registration in the D.S.R., A.D.S.R. or any other registration office as mentioned in the Development Agreement.
7. And generally to do, perform or execute or cause to be done, perform or execute all such further and other acts, deeds & things as and when required or deemed expedient or advised to be done for satisfactorily carrying into effect the powers and authorities hereby concerned.



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

23 JUN 2023

: 6 :

Ms. Kalyani Khande

MSN BUILDERS

Partner

[Handwritten Signature]

And the Principal/First Party hereby agrees, confirms and ratifies all such acts, deeds and proceedings done legally and in a bona fide manner by the said Attorney in respect of the Commercial Building and Parking Space to be constructed on the below Scheduled land by virtue of these presents and the same shall be binding on me and be of full force and effect as if the same was done/executed by me.

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

ALL that piece or parcel of vacant homestead land measuring 15 Kathas 11 Chhataks situated at **Burdwan Road (Road Zone: Jhankarmore to Jalpaimore)**, within R.S. Mouza- Siliguri corresponding to L.R. Mouza- Siliguri Madhya Paschim, R.S. Plot No. 2946 corresponding to L.R. Plot No. 6657, recorded in R.S. Khatian No. 1427/1 corresponding to L.R. Khatian No. 9775, R.S. J.L. No.-110 corresponding to L.R. J.L. No-90, P.S. Siliguri, District: Darjeeling within the limits of Ward No. 9 of Siliguri Municipal Corporation Area.

The said entire land is bounded and butted as follows :-

North: Land and House of Bhagwati Devi Agarwala;

South: 25 feet wide Agrasen Road;

East: Passage of Smt Bhagwati Devi Agarwala & Others

West: 60 feet wide Burdwan Road



Handwritten signature of the official.

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

23 JUN 2023

: 7 :

IN WITNESS WHEREOF, the abovenamed Principal and Attorney in good health and conscious mind have put our signatures on this power of attorney on this the 23rd day of June, 2023

WITNESSES:-

1.

Bhuresh Kannari
S/o Prakash Kannari
B, Mangtutan Compound
Siliguri - 734005

Kalish Kumar Kunder.

PRINCIPALS/FIRST PARTY

MSN BUILDERS

Minal De

Partner

ATTORNEY/SECOND PARTY

2.

Sudhin Choudhary
S/o Ishwar Choudhary
Santoshi Nagar
Siliguri

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

Dewanshu Dev Tiwary

**DEWANSHU DEV TIWARY
ADVOCATE, SILIGURI
ENROL. NO. F-279/229 OF 2014**



[Handwritten signature]

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

23 JUN 2023



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

MSN BUILDERS

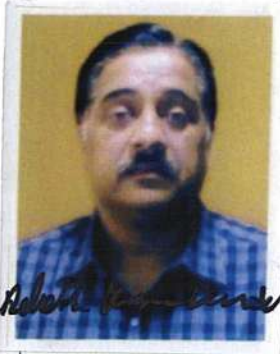
Partner











Signature



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

23 JUN 2023



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

Kailash Kumar Khandel
Signature



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

23 JUN 2023

IDENTIFIER PHOTO SHEET

PHOTO




LEFT THUMB IMPRESSION



Bhunesh Kainani

Signature of Identifier




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

23 JUN 2023

Major Information of the Deed



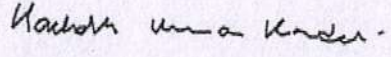
Deed No :	I-0402-01629/2023	Date of Registration	23/06/2023
Query No / Year	0402-8001626082/2023	Office where deed is registered	
Query Date	23/06/2023 1:08:58 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Dewanshu Dev Tiwary Dagapur, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9679405651, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 12,70,68,739/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040201624/2023 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: BURDWAN ROAD, Road Zone : (Jhankar More -- Jalpai More) , Mouza: Siliguri, , Ward No: 09 Pin Code : 734005

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2946	RS-1427/1	Commerci al use	Danga	15 Katha 11 Chatak		12,70,68,739/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					25.8844Dec	0 /-	1270,68,739 /-	



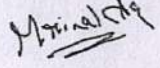
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Kailash Kumar Kandoi (Presentant) Son of Late Om Prakash Kandoi Executed by: Self, Date of Execution: 23/06/2023 , Admitted by: Self, Date of Admission: 23/06/2023 ,Place : Office	 <small>23/06/2023</small>	 <small>LTI 23/06/2023</small>	 <small>23/06/2023</small>
Agrasen Road, Khalpara, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx2P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/06/2023 , Admitted by: Self, Date of Admission: 23/06/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	MSN BUILDERS Platinum Square, S.F. Road, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 , PAN No.:: AAxxxxxx3G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Mrinal Agarwal Son of Shri Naresh Kumar Agarwal Date of Execution - 23/06/2023, , Admitted by: Self, Date of Admission: 23/06/2023, Place of Admission of Execution: Office	 <small>Jun 23 2023 1:46PM</small>	 <small>LTI 23/06/2023</small>	 <small>23/06/2023</small>
Cigarette Company Compound, S.F. Road, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx3F,Aadhaar No Not Provided Status : Representative, Representative of : MSN BUILDERS (as PARTNER)				

[Faint header text, possibly a title or address]

[Faint paragraph of text]

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[Faint paragraph of text]

[Faint paragraph of text]

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Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhunesh Karnani Son of Shri Prakash Kumar Karnani 8, Mangtaram Compound, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005			
	23/06/2023	23/06/2023	23/06/2023

Identifier Of Shri Kailash Kumar Kandoi, Shri Mrinal Agarwal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Kailash Kumar Kandoi	MSN BUILDERS-25.8844 Dec

STATE OF NEW YORK
IN SENATE
January 15, 1903.
REPORT
OF THE
COMMISSIONERS OF THE LAND OFFICE
IN ANSWER TO A RESOLUTION PASSED BY THE SENATE
MAY 18, 1902.

ALBANY:
PUBLISHED BY THE
UNIVERSITY OF THE STATE OF NEW YORK,
1899.
PRICE, FIFTY CENTS.

Endorsement For Deed Number : I - 040201629 / 2023

On 23-06-2023

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:24 hrs on 23-06-2023, at the Office of the A.D.S.R. SILIGURI by Shri Kailash Kumar Kandoi ,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 12,70,68,739/-

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

Execution is admitted on 23/06/2023 by Shri Kailash Kumar Kandoi, Son of Late Om Prakash Kandoi, Agrasen Road, Khalpara, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Mr Bhunesh Karnani, , , Son of Shri Prakash Kumar Karnani, 8, Mangtaram Compound, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

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

Execution is admitted on 23-06-2023 by Shri Mrinal Agarwal, PARTNER, MSN BUILDERS, Platinum Square, S.F. Road, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Indetified by Mr Bhunesh Karnani, , , Son of Shri Prakash Kumar Karnani, 8, Mangtaram Compound, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, 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 1734, Amount: Rs.100.00/-, Date of Purchase: 17/04/2023, Vendor name: S K Sarkar

Syangden

**Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal**

1. [Illegible text]

2. [Illegible text]

3. [Illegible text]

4. [Illegible text]

5. [Illegible text]

6. [Illegible text]

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2023, Page from 44554 to 44569

being No 040201629 for the year 2023.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN

Date: 2023.06.28 14:55:31 +05:30

Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2023/06/28 02:55:31 PM

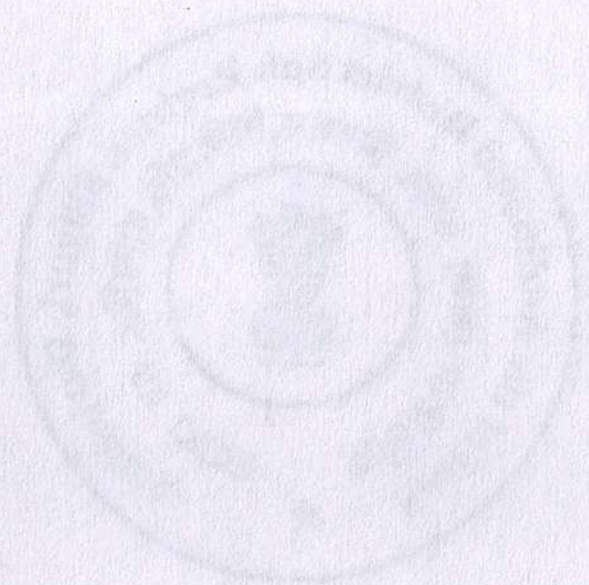
ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SILIGURI

West Bengal.

(This document is digitally signed.)

... of ... under section 32 and Rule 33
... in Book - 1
... number 000-1000 ...
... of the year 1933



... of ...
... of ...
... of ...

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