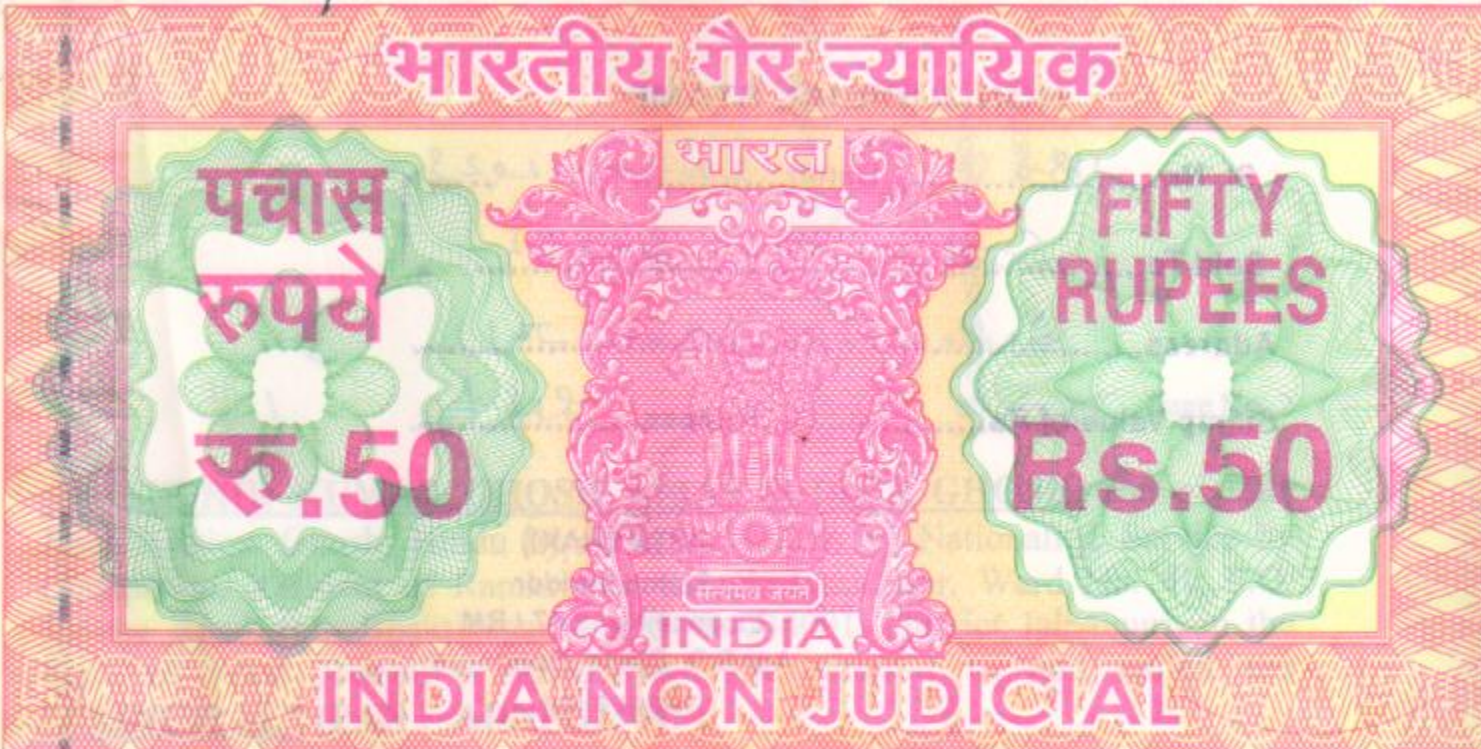


3725/23

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 456012

DR
1434
23/5/23



Sudhir Kumar Ghosh
MANOKAMANA REAL ESTATE
Sandeep Arneel
PARTNER

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

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

23 MAY 2023

GENERAL POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

DR

Q 8001321572/23

Continued to next page

NON JUDICIAL STAMP

Sl. No. 1186 Dated 22-05-2023

Sold To Sudhir K. Ghosh

Address Ramkishna Sarani, Tal

Stamp Value of Rs 50/- Rupees Fifty

R. Chaki (RITA CHAKI)

Stamp Vendor

Licence No . 347 / RM

A.U.S.R. Office, Bagdogra

Darjeeling



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

23 MAY 2023

Handwritten notes in Bengali script, including 'জঙ্গল' and 'জমিদার'.

Handwritten date: 23 MAY 2023

Sudhir Kumar Ghosh

MANOKAMANA REALESTATE

Sudhir Kumar Ghosh

PARTNER

Page No. 2

SRI SUDHIR KUMAR GHOSH ALIAS SUDHIR GHOSH, son of Late Jiban Krishna Ghosh, Hindu by Religion, Indian by Nationality, Service by Occupation, Resident of Ramkrishna Sarani, Jyotinagar, Ward No. 41, P.O. Sevoke Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of West Bengal - **HEREINAFTER** referred to and called the "**PRINCIPAL**" (PAN :- ADNPG2904P).

WHEREAS the Principal named above is the sole and absolute owner-in-possession of all that land measuring about 0.2970 Acre described in the **SCHEDULE** given hereinunder and is in peaceful possession of the said land without any act of hindrance or obstruction from anybody free from all charges and encumbrances having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the Principal herein being desirous of constructing multistoried building complex on his said land measuring about 0.2970 Acre more particularly described in the Schedule given hereunder but is not in a position to put his contemplation and scheme into action due to lack of funds and expertise and as such have approached one **MANOKAMANA REAL ESTATE**, a Partnership Firm, to construct/promote/develop Multistoried Building Complex on their below Schedule land and as such have entered into a registered **DEVELOPMENT AGREEMENT** on dated 01.02.2023, being Document No. I-3719 for the year 2023, registered on 23.05.2023 in the Office of the Additional District Sub Registrar Bhaktinagar, District Jalpaiguri under the certain terms and conditions as mentioned in the said Development Agreement.

Sudhir Kumar Ghosh

Continued to next page



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

23 MAY 2023

Sudhir Kumar Ghosh

MANOKAMANA REAL ESTATE

Sandeep Agarwal
PARTNER

NOW KNOW ALL MEN BY THESE PRESENTS THAT I;

SRI SUDHIR KUMAR GHOSH ALIAS SUDHIR GHOSH (the **PRINCIPAL** herein) do hereby appoint, nominate and constitute;

MANOKAMANA REAL ESTATE, a Partnership Firm, (PAN :- **ABWFM5785B**), having its Office at Ground Floor, Infinity Square, 2nd Mile, Ward No. 43, P.O. Sevoke Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of West Bengal, Represented by one of its **PARTNER**, **SRI SANDEEP AGARWAL**, son of Sri Omprakash Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Punjabi Para, Ward No. 13, Siliguri, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal; as my true and lawful **"ATTORNEY"** for the period till the true intent and purpose of these presents is effectuated and fulfilled and to act and to be my true and **LAWFUL ATTORNEY** in fact and at law, or in my name and on my behalf and for me to do and execute and perform or cause to be done, executed and performed inter alia all or any of the following acts, deeds and things mentioned herein below.

1. To look after, to take care of and to manage every affairs concerning the below Schedule landed properties on behalf of the Principal.
2. To cause preparation of the building plan on the below Schedule land by engaging a competent engineer and to submit such plan before the Local Authority or Authorities, Siliguri Municipal Corporation, Siliguri Jalpaiguri Development Authority for sanction/approval thereof in the name of the Principal.
3. To sign for or on behalf of the Principal and submit all applications, forms, documents and maps or plan as may be necessary to get the L.U.C.C. and Building Plan sanctioned passed by the Siliguri Municipal Corporation, Siliguri Jalpaiguri Development Authority or any other concerned Authority or Authorities.

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Sudhir Kumar Ghosh

MANOKAMANA REAL ESTATE

Sandeep Agarwal
PARTNER

4. To make, sign and verify all applications or objections to appropriate authorities for all and any license/s, permission or consent, etc., required by law in connection with the passing of the said L.U.C.C. and the Building Plan.
5. To cause commencement of the construction of the proposed Ground Plus Four Storied Residential Cum Commercial Multistoried Building Complex according to the approved building plan under the care and supervision of a competent engineer on behalf of the Principal.
6. To use, develop and raise structure and construction of Multistoried Building Complex upon the below Schedule land in accordance with the plan passed and sanctioned by an appropriate authority and/or subsequently modified.
7. To pay all charges as may be levied either by the Siliguri Municipal Corporation or by the Siliguri Jalpaiguri Development Authority in the matter of approving the necessary to construct the said Multistoried Building Complex on the below Schedule land on behalf of the Principal and in his name.
8. To apply for renewal or modifications of the approved plan, if and when necessary and to sign all papers, documents or forms as may be necessary for the said purpose.
9. To apply before the Authorities of the West Bengal State Electricity Distribution Co. Ltd. for electricity connections, electric power and also to the concerned Authorities for water supply connections and for that purpose to sign all letters, applications, undertakings, indemnities, terms and conditions etc., as may be required by the Authorities concerned.
10. To appear and to represent the Principal before 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, B.L.&L.R.O. or any concerned Authority

Sudhir Kumar Ghosh

MANOKAMANA REALESTATE

Sandeep Anand
PARTNER

or Authorities concerning any matter that related to construction, developing, promoting of the said building complex on the below Schedule land by the Attorney and to sign and execute all such required papers and documents in the name of the Principal and on his behalf.

11. To advertise for sale by affixing a board and/or flex at the sale or otherwise as the Attorney at its discretion may deem fit and proper, to negotiate with the intending Purchaser/s thereof, to fix the consideration money thereof, to enter into Agreement/s of Sale with such intending Purchaser/s and to collect and retain the money from such intending Purchaser/s in respect of the Developer's Allocation in the said Multistoried Building Complex to be constructed on the below Schedule land.
12. To realise and receive any advances, sale consideration, premium, rent, lease premium, lease rent or in other form from any intending Party or Purchaser/s or from any bank or any other institutions on his behalf against sale, lease, tenancy, etc., in respect of the Developer's Allocation in the said Multistoried Building Complex to be constructed on the below Schedule land.
13. To sign and execute any kind of Deeds or Documents, Sale Deeds, Deeds of Conveyance, Mortgages, Settlements, Exchanges, Rectifications, Declarations, Gifts, Partitions, Agreements for Sale or otherwise or any other documents of transfer, in the name of the Principal on his behalf, transferring the Developer's Allocation in the said Multistoried Building Complex to be constructed on the below Schedule land to the intending Party/Parties or Purchaser/s thereof, upon receipt of the balance of the consideration money fixed, to appear and to present such executed Deeds or Documents or otherwise before the registering authority having jurisdiction to accept such executed Deeds or Documents or otherwise for registration on behalf of the Principal and to admit the execution thereof on receipt of the consideration money.

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Judhi Kumar Ghosh

MANOKAMANA REAL ESTATE

Sandeep Aggarwal
PARTNER

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14. To give no objection certificate in the name of the Principal and on his behalf to any Purchaser or Purchasers who intend or intends to purchase one or more flats/shops/parkings/spaces/units, etc., of the Developer's Allocation in the said Multistoried Building Complex to be constructed on the below Schedule land, as may be required by the intending Purchaser/s for his/her/their taking loan from any company, bank, firm, person or persons or any other Authority or Authorities by changing or mortgaging the said property to be purchased and also to appear before any Authority or Authorities on behalf of the Principal and to sign all documents, papers that may be necessary in this connection.

15. To deliver possession for said flats/shops/parkings/spaces or units, etc., of the Developer's Allocation to the intending Purchasers after or before the completion of the required/registered instruments/deeds on behalf of the Principal.

16. To cancel any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire units or rights in respect of the Developer's Allocation and to deal with the space and rights of such person or persons in such manner as the said Attorney may deem fit and proper.

17. To finalise and accept or dispute the market value assessed by the concerned Registrar or the concerned Collector or other concerned authority or authorities in respect of the Developer's Allocation 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.

18. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, deeds or documents, sale deeds, deeds of conveyance, mortgages,

Shobhi Kumar Mesh

MANOKAMANA REALESTATE

Sandeep Agarwal
PARTNER

Page No. 7

settlements, exchanges, rectifications, declarations, gifts, agreements for sale or otherwise or any other documents of transfer in respect of the Developer's Allocation and other documents as may be required.

19. To ask, demand, sue for, recover, realise and collect money, earnest money, consideration, construction costs, deposits, advances, compensation, interest, damages, payments whatsoever etc., in respect of the Developer's Allocation which are or may be due payable or recoverable under any such agreement from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same in respect of the Developer's Allocation.

20. To bring, commence, prosecute or defend any suit, case or proceedings in respect of the below Schedule landed property of the Principal and to do all other acts concerning any suit, case or proceedings, for the Principal and on his behalf.

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

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

Continued to next page

Sudha Kumar Shah

MANOKAMANA REALESTATE
Sandeep Agrawal

PARTNER

Page No. 8

SCHEDULE
(DESCRIPTION OF THE LAND)

All that piece or parcel of **LAND** measuring about **0.2970 ACRE**, situated within **MOUZA DABGRAM**, appertaining to and forming part of **R.S. PLOT No. 84/559**, corresponding to **L.R. PLOT No. 29**, Recorded in **R.S. KHATIAN No. 120, L.R. KHATIAN No. 42**, under **R.S. SHEET No. 9, L.R. SHEET No. 32, J.L. No. 2**, Pargana Baikunthapur, within the limits of limits of **WARD No. 41** of Siliguri Municipal Corporation bearing Holding No. 622, **Anil Biswas Sarani, Baikunthapally**, Police Station Bhaktinagar, District Jalpaiguri, in the State of West Bengal.

The said land is bound and butted as follows:-

By the North : Land and House of Swapan Biswas,
By the South : 24 Feet wide Road,
By the East : 19 Feet wide Road,
By the West : Land and House of Balaram Tirkey and Others.

Continued to next page



Shri. Kumar Reddy

MANOKAMANA REALESTATE

Sandeep Kumar
PARTNER

(THE SAID DEVELOPER'S ALLOCATION IN THE SAID PROPOSED GROUND PLUS FOUR STORIED RESIDENTIAL CUM COMMERCIAL BUILDING MENTIONED IN SCHEDULE-"C" OF THE SAID REGISTERED DEVELOPMENT AGREEMENT I.E.)

Ground Floor	(a) Three Numbers of Commercial Spaces No. 5, 6, 7 (East Side). (b) 50% (Fifty Percent) Car Parking Spaces.
First Floor	Three Residential Flats No. 1B, 1C, 1F.
Second Floor	Three Residential Flats No. 2A, 2D, 2E.
Third Floor	Three Residential Flats No. 3B, 3C, 3F.
Fourth Floor	Three Residential Flats No. 4B, 4C, 4F.

Together with undivided proportionate share in the Land and proportionate right, title and interest over the roof, common facilities and amenities on pro rata basis.

Part 10
Note:- That the photographs and the fingerprints of the Principal and the Authorised Signatory of the Attorney are duly affixed upon Sheet/s forming PART of these presents.

Continued to next page

IN WITNESSES WHEREOF all the Parties herein in good health and sound conscious mind have set and subscribed their respective seal and signatures on this **POWER OF ATTORNEY** on this the **23RD DAY OF THE MONTH OF MAY, 2023.**

WITNESSES:-

1. Dilip Agarwal
s/o Omprakash Agarwal
Punjabi Para
P.O- Siliguri
P.S- Siliguri
Dist - Darjeeling
734001

2. Swanya Ghosh
w/o Sri Sudhir Kr. Ghosh
Jyoti Nagar, 2nd Mile,
Sevoke Road, Siliguri

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

Sudhir Kumar Ghosh

PRINCIPAL

Accepted by :-

MANOKAMANA REALESTATE












Sandeep Agarwal
PARTNER

ATTORNEY

Drafted as per instructions of the Parties, 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
 <i>Sudhir Kumar Ghosh</i>	LEFT HAND					
	RIGHT HAND					

Sudhir Kumar Ghosh

SIGNATURE

 <i>Sandeep Kumar</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

MANOKAMANA REALESTATE

Sandeep Kumar

PARTNER

SIGNATURE

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

SIGNATURE

WITNESS / IDENTIFIER

 <p><i>Dilip Agarwal</i></p>	<p>LEFT THUMB IMPRESSION</p>	
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Dilip Agarwal
SIGNATURE



Major Information of the Deed




Deed No :	I-0711-03723/2023	Date of Registration	23/05/2023
Query No / Year	0711-8001321512/2023	Office where deed is registered	
Query Date	23/05/2023 12:20:59 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	N S ASSOCIATE Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 8637372499, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 2,26,80,005/-		
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]:- 071103719/2023 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: Anil Biswas Sarani, Mouza: Dabgram Sheet No - 9, , Ward No: 41 Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-84/559	RS-120	Bastu	Bastu	0.297 Acre		2,26,80,005/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					29.7Dec	0 /-	226,80,005 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Sudhir Kumar Ghosh, (Alias: Shri Sudhir Ghosh) (Presentant) Son of Late Jiban Krishna Ghosh Executed by: Self, Date of Execution: 23/05/2023 , Admitted by: Self, Date of Admission: 23/05/2023 ,Place : Office	 <small>23/05/2023</small>	 <small>LTI 23/05/2023</small>	 <small>23/05/2023</small>
Ramkrishna Sarani, Jyotinagar, Sevoke Road, Ward No.41, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:-734001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: adxxxxxx4p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/05/2023 , Admitted by: Self, Date of Admission: 23/05/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Manokamana Real Estate Ground Floor, Infinity Square, 2nd Mile, Ward No. 43, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: abxxxxxx5b,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 Sandeep Agarwal Son of Shri Omprakash Agarwal Date of Execution - 23/05/2023, , Admitted by: Self, Date of Admission: 23/05/2023, Place of Admission of Execution: Office	 <small>May 23 2023 12:55PM</small>	 <small>LTI 23/05/2023</small>	 <small>23/05/2023</small>
Punjabi Para, Ward No. 13, 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 : Manokamana Real Estate (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dilip Kumar Agarwal Son of OmPrakash Agarwal Punjabi Para, City:- , P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001			
	23/05/2023	23/05/2023	23/05/2023

Identifier Of Shri Sudhir Kumar Ghosh, Shri Sandeep Agarwal

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Sudhir Kumar Ghosh	Manokamana Real Estate-29.7 Dec

On 23-05-2023

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 12:34 hrs on 23-05-2023, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Sudhir Kumar Ghosh Alias Shri Sudhir Ghosh,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 2,26,80,005/-

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

Execution is admitted on 23/05/2023 by Shri Sudhir Kumar Ghosh, Alias Shri Sudhir Ghosh, Son of Late Jiban Krishna Ghosh, Ramkrishna Sarani, Jyotinagar, Sevoke Road, Ward No. 41, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Service Indetified by Mr Dilip Kumar Agarwal, , Son of OmPrakash Agarwal, Punjabi Para, P.O: Siliguri, Thana: Siliguri, , 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 23-05-2023 by Shri Sandeep Agarwal, Partner, Manokamana Real Estate, Ground Floor, Infinity Square, 2nd Mile, Ward No. 43, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Mr Dilip Kumar Agarwal, , Son of OmPrakash Agarwal, Punjabi Para, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

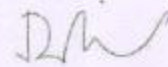
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (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: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 1186, Amount: Rs.50.00/-, Date of Purchase: 22/05/2023, Vendor name: Rita Chaki



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 79294 to 79312

being No 071103723 for the year 2023.



DM

Digitally signed by BISWARUP
GOSWAMI
Date: 2023.05.25 14:58:02 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 2023/05/25 02:58:02 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)