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I- 3258/1000



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 305657

2/1033473

NOTICED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION.
 THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED
 TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

Adm. District Sub-Registrar,
 Shiliguri-II at Bagdoura

22 SEP 2020

Govind Charan Das

Darjeeling Real Estate Agents & Developers
Nisith Kumar Ghosal
 Partner

GENERAL POWER OF ATTORNEY

(AFTER EXECUTION OF DEVELOPMENT AGREEMENT)



NON JUDICIAL STAMP

Sl. No. 573 Dated 28/8/20

Sold To Gurucharan Roy,

Address Matigara

Stamp Value of Rs. 100/- Rupees Hundred

Ritika
(RITIKA CHAKI)

Stamp Vendor

Licence No. 347 / RM

A.U.S.R. Office, Bagdogra

Darjeeling



Actl. Dist-Sub Registrar
Siliguri-II at Bagdogra, Dist Darjeeling

22 SEP 2020

Gurucharan Roy

Darjeeling Real Estate Agents & Developers

Nisith Kumar Agarwal
Partner

KNOW ALL MEN BY THESE PRESENTS, that I, SRI GURU CHARAN ROY, (I.T. PAN: AHBPR7963D), (ADDHAR NO: 878039587941), Son of Late Ananta Kumar Roy, Hindu by faith Indian by Nationality, Service by occupation, resident of Sarat Nagar, P.O. New Rangia, P.S. Matigara, Dist. Darjeeling, in the State of West Bengal, hereinafter called the PRINCIPAL, do hereby nominate, constitute and appoint M/S. DARJEELING REAL ESTATE AGENTS & DEVELOPERS, [I.T.PAN: AAJFD0844L] a Partnership firm, having its office address at Neelkamal Plaza, Hill Cart Road, Siliguri, within P.O. & P.S Siliguri, Dist. Darjeeling, in the State of West Bengal, represented by one of its Partners SRI NISITH KUMAR AGARWAL, Son of Late Bhimraj Agarwal, Hindu by religion, Indian by nationality, Business by Occupation, resident of Shyama Kunj, Punjabi para, P.O. Haider para, P.S. Bhaktinagar, Dist. Jalpaiguri, in the State of West Bengal, as my TRUE AND LAWFUL ATTORNEYS to do all acts, deeds and things as hereinafter appearing.

WHEREAS the Principal hereto referred above has become the absolute owner in khas, actual and physical possession of all that 0.25 Acre of land within Mouza Bairatishal, under P.S. Matigara, Dist. Darjeeling as described in the Schedule herein below by way of purchase from Smt. Nirmla Singha, Wife of Bimal Singha, and others, through a Deed of Conveyance executed on 15.12.2006 and finally registered on 29.03.2012 at the office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra, being document No.I-02883 for the year 2012 (recorded in Book No. I, CD Volume No.8, Page from 2166 to 2180). And by virtue of aforesaid registered deed the Principal hereof has acquired permanent, heritable and transferable right, title and interest in the said land free from all encumbrances and charges whatsoever. And after purchasing the said landed property the Principal hereof has duly mutated and recorded his name in the L.R. ROR and accordingly L.R. Khatian being No.6056 has been opened in the name of the Principal hereof by the appropriate authority with respect to his above purchased land.

AND WHEREAS the Principal hereof being the absolute owner of all that landed property measuring 0.25 Acre which is more fully and particularly described in the Schedule herein below, has decided to develop the said landed property according to the Building Plan to be sanctioned by the appropriate authority, but not being in a position to put her contemplation and scheme into action due to shortage of fund and lack of experience, was in search of a developer who could construct the residential complex in the said land and accordingly the Principal hereof has entered in to a Deed of Development Agreement with M/S. DARJEELING REAL ESTATE AGENTS & DEVELOPERS, [I.T.PAN: AAJFD0844L] a Partnership firm, having its office address at Neelkamal Plaza, Hill Cart Road, Siliguri, within P.O. & P.S Siliguri, Dist. Darjeeling, in the State of West Bengal, represented by one of its Partners SRI NISITH KUMAR AGARWAL, Son of Late Bhimraj Agarwal, resident of Shyama Kunj, Punjabi para, P.O. Haider para, P.S. Bhaktinagar, Dist. Jalpaiguri, in the State of West Bengal, and thereby engaged and appointed the said partnership firm to develop the below scheduled property as per sanctioned building plan on certain terms and conditions and the said **Deed of Development Agreement** has been registered at the office of the A.D.S.R. Siliguri-II at Bagdogra, Dist. Darjeeling, being document No. **I-2199 for the year 2020** dated 16th day of June, 2020.





Adcl. Dist-Sub Registrar
Siliguri at Bagdogra, Dist Darjeeling

22 SEP 2020

Surucharan Roy

Nisith Kumar Agarwal
Partner

Surucharan Roy Real Estate Agents & Developers

NOW THEREFORE, in terms of the said Deed of Development Agreement for smooth working and execution of the construction work as well as for transferring the residential units/car parking spaces etc. out of the Developer's allocation as already agreed up on I, **SRI GURU CHARAN ROY**, Son of Late Ananta Kumar Roy, being the Principal named above, do hereby further appoint, nominate and constitute **M/S. DARJEELING REAL ESTATE AGENTS & DEVELOPERS**, [I.T.PAN: AAJFD0844L] a Partnership firm, having its office address at Neelkamal Plaza, Hill Cart Road, Siliguri, within P.O. & P.S Siliguri, Dist. Darjeeling, in the State of West Bengal, represented by one of its Partners **SRI NISITH KUMAR AGARWAL**, Son of Late Bhimraj Agarwal, resident of Shyama Kunj, Punjabi para, P.O. Haider para, P.S. Bhaktinagar, Dist. Jalpaiguri, in the State of West Bengal, to do all acts, deeds and things in respect of construction and completion of proposed multi storied building on the below scheduled land for me in my name and on my behalf jointly and or severally (i.e. either both the partners jointly or any of the partner named above may severally have right to represent the said developer partnership firm) in the manner as hereunder:

- 1) To do any act or thing as may be necessary to carry out and complete the proposed building(s) on my land as described in the schedule below.
- 2) To appear before any Authority, local body or any other office or offices under the State Government and also under the Central Government and to represent me with full authority and to present, file and sign any document in connection with my below schedule property.
- 3) To submit Plans, designs, sketches etc. take them back with alterations or modifications thereof and/or to renew the same before the appropriate authority or competent authorities in my name and on my behalf.
- 4) To engage on my behalf Architect(s)/Engineer(s) and also Labourer Contractor/Thikadar and all other skilled persons as per requirement in respect of construction of the proposed building in the below scheduled land and further to dismiss them whenever my said Attorney shall think it proper to do so.
- 5) To advertise in any manner for sale of flats, shops and car parking spaces etc. in respect of Developer's allocation as already agreed upon in the proposed building in the below scheduled land.
- 6) To appear and act in all courts, civil, criminal or revenue, Original and Appellate and in any other office or before any authority and to institute Civil Suits or Criminal cases or any other legal proceedings sign, verify and file plaint, written statements, executions and petitions and to swear affidavits and also to sign, file and present appeals and to give evidence on my behalf in any Court or office in respect of any matter relating to my below scheduled property.
- 7) To appoint on my behalf Advocate/Advocates or Tax Consultant whenever necessary in respect of any matter relating to the below scheduled land and to dismiss them whenever my said Attorney shall think it proper to do so.
- 8) To compromise, compound or withdraw any case or refer any matter or case to Arbitration arising out of any matter relating to the said property.





Adl. District Registrar
Sikpatia, Bagbagra, Dist. Darjeeling

22 SEP 2020

B. Chandra Roy

Darjeeling Real Estate Agents & Developers

Shishu Kumar Aggarwal
Partner

- 9) To withdraw and receive documents or money from any Court or office or opposite party whether in execution or otherwise in connection with any such suits, cases or assessment proceedings relating to the below scheduled land.
- 10) To negotiate on terms for and to agree to and enter into and execute agreement for sale or any other agreement and other documents for me and on my behalf for the developer's area.
- 11) To receive the advance money or part consideration and/or the entire consideration from the Purchaser/s of the Flat/unit/car parking space, Servant Quarter etc. in the proposed building upon the said landed property and to give valid receipt and discharge for the same, without any liability on my part for the same in Developer's area.
- 12) To sign and execute and deliver in my names and on my behalf all Deed of Sale or Deed of Conveyance in respect of said residential Flat/unit/car parking space, Servant Quarter etc. together with proportionate share of the said land **out of the Developer's area/allocation as already agreed upon**, and to do all that is necessary in order to convey, grant and assign the said property unto the Purchaser or Purchasers in the manner and upon the terms, conditions and covenants to be contained in the Indenture or Indentures to be made by and between me and the Purchaser or Purchasers.
- 13) To endorse and sign on the Deed or Deeds of Conveyance with respect to of said residential flat(s)/unit(s)/parking space/s, servant's quarters etc. together with proportionate share of the said land out of the Developer's area/allocation as agreed upon, on my behalf in proper and effectual manner upon receipt of the full consideration money from the Purchaser or Purchasers as agreed up on between them and further to present for registration and admit due execution of the said Deed or Deeds before the registering authority and to get the same duly registered for and on my behalf in respect of aforesaid property.
- 14) To hand over the possession of the said property to the purchaser(s) and also mutate the same in the name of the purchaser(s) in all the offices/records concerned.
- 15) To apply and get electric connection and water connection.

GENERALLY for me, on my behalf to do all acts, deeds, matters and things as may be required to give effect to the true meaning and intent of these presents and we do hereby ratify and agree to ratify and confirm all acts and deeds whatsoever the said Attorney/s shall do or cause to be done by virtue hereof, as if the things done by me to all intents and purposes being personally presents even notwithstanding the facts that no special powers in that behalf is contained in these presents.

SCHEDULE OF THE PROPERTY

ALL THAT PIECE OF PARCEL OF LAND MEASURING 0.25 Acre, appertaining to and forming part of L.R. Plot No.389 (area measuring 0.08 Acre) & 390 (area measuring 0.17 Acre), recorded in the then L.R. Khatian No.90 and presently in L.R. Khatian No.6056, within Mouza Bairatishal, Pargana Patharghata, J.L No.70, within P.S. Matigara, District Darjeeling.





Adl. Dist-Sub Registrar
Siliguri-II at Bagdogra, Dist Darjeeling

22 SEP 2020

The aforesaid entire land is butted and bounded as follows:

By North : Land of Sri Santanu Chakraborty;
By South : Land of Sri Santanu Chakraborty;
By East : 30 feet wide Anchal Road;
By West : Boundary wall of North Bengal University

IN WITNESSES WHEREOF, the above named Principals do hereunto set and subscribed his hands and seal on this the 08th day of September, 2020 at Bagdogra.

WITNESSES:

1. Jagmohan Poddar
870 - Sri Rohit Poddar
Millan Palley,
P.O & P.S - Siliguri
Dist: Darjeeling.
2. Aditya Agarnal,
870 Sri Kishan Kr. Agarnal,
Punjabi Para,
P.O & P.S. Siliguri,
Dist - Darjeeling

Jagmohan Poddar
PRINCIPAL

Darjeeling Real Estate Agents & Developers

Nisith Kumar Agarnal
Partner

SIGNATURE OF THE ATTORNEY

Attested by me:

Jagmohan Poddar
PRINCIPAL

Drafted as per the instructions of the parties and explained the contents to them and printed in my chamber.

Debdip Dutta
Advocate, Siliguri

[DEBDIP DUTTA]

Advocate, Siliguri

Enrol. No. WB/762/ 2003

08/09/2020



Adl. Dist. Sub Registrar
Siliguri-Hat, Haldighata, Dist. Darjeeling

22 SEP 2020

FINGER PRINTS OF : SRI GURUCHARAN ROY



Gurucharan Roy

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

Gurucharan Roy
SIGNATURE

FINGER PRINTS OF : SRI NISITH KUMAR AGARWAL



Nisith Kumar Agarwal

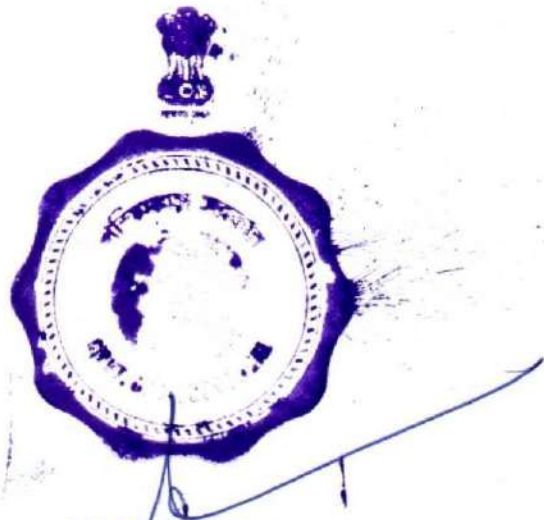
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LEFT HAND					
RIGHT HAND					

Darjeeling Real Estate Agents & Developers

Nisith Kumar Agarwal
Partner

Darjeeling Real Estate Agents & Developers

Nisith Kumar Agarwal
SIGNATURE
Partner



Addl. Dip-Sub Registrar
Siliguri-II at Bagdogra, Dist Darjeeling

22 SEP 2020



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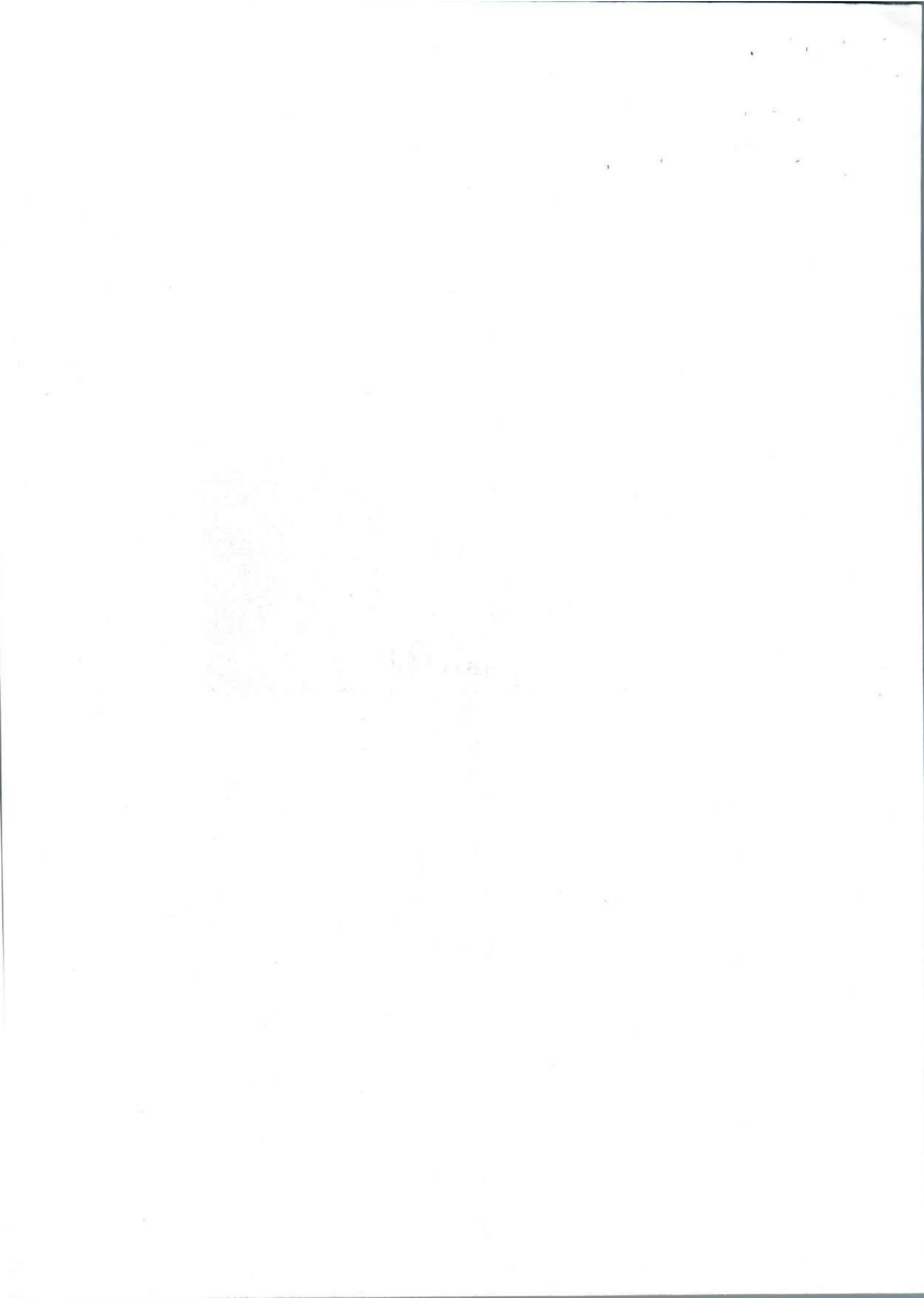




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POST OFFICE
INDIA
1955

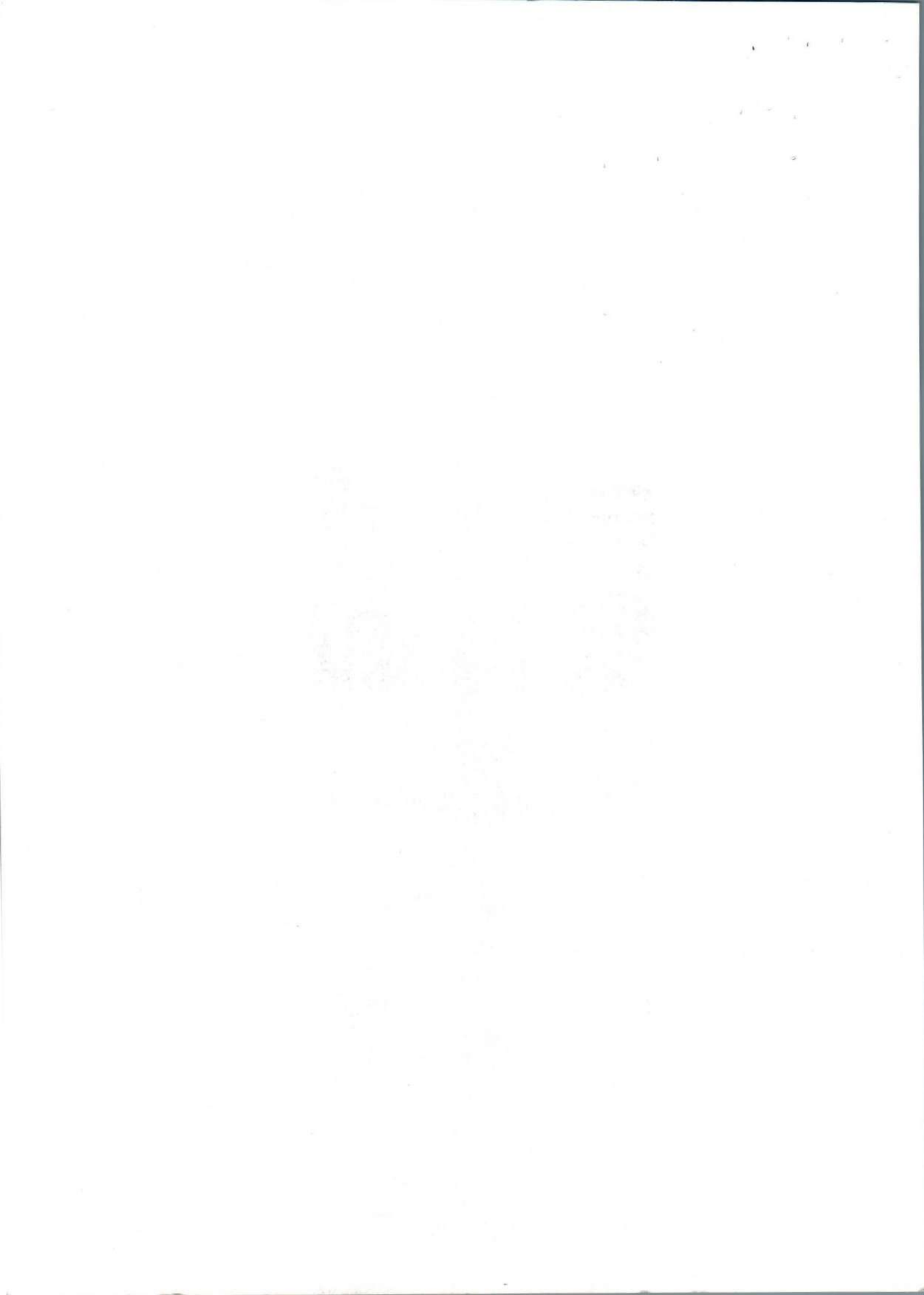
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श्री चरण अज





Darjeeling Real Estate Agents & Developers

Shishu Kumar Agmal
Partner



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NISITH KUMAR AGARWAL

BHIM RAJ AGARWAL

12/01/1972
Permanent Account Number

ACCPA8183G

Nisith Kumar Agarwal
Signature



10027016

Nisith Kumar Agarwal



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ভারত সরকার

Government of India



নিশিথ কুমার আগরওয়াল

Nisith Kumar Agarwal

পিতা : ভিমরাজ আগরওয়াল

Father : BHIMRAJ AGARWAL

জন্মতারিখ / DOB : 12/01/1972

পুরুষ / Male



4913 0922 2381



ভারতীয় বিশিষ্ট পারচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

শ্যামা কুঁজ ওয়াড 40, প্রনামি
স্কুল রোড লাস্ট, শিলিগুড়ি,
শিলিগুড়ি (পৌরসভা),
সেবকরোড, জলপাইগুড়ি, পশ্চিম
বঙ্গ, 734001

Address:

shyama kunj ward number 40,
PRANAMI school road last,
SILIGURI, Siliguri (M.Corp.),
Sevoke Road, Jalpaiguri, West
Bengal, 734001

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1947

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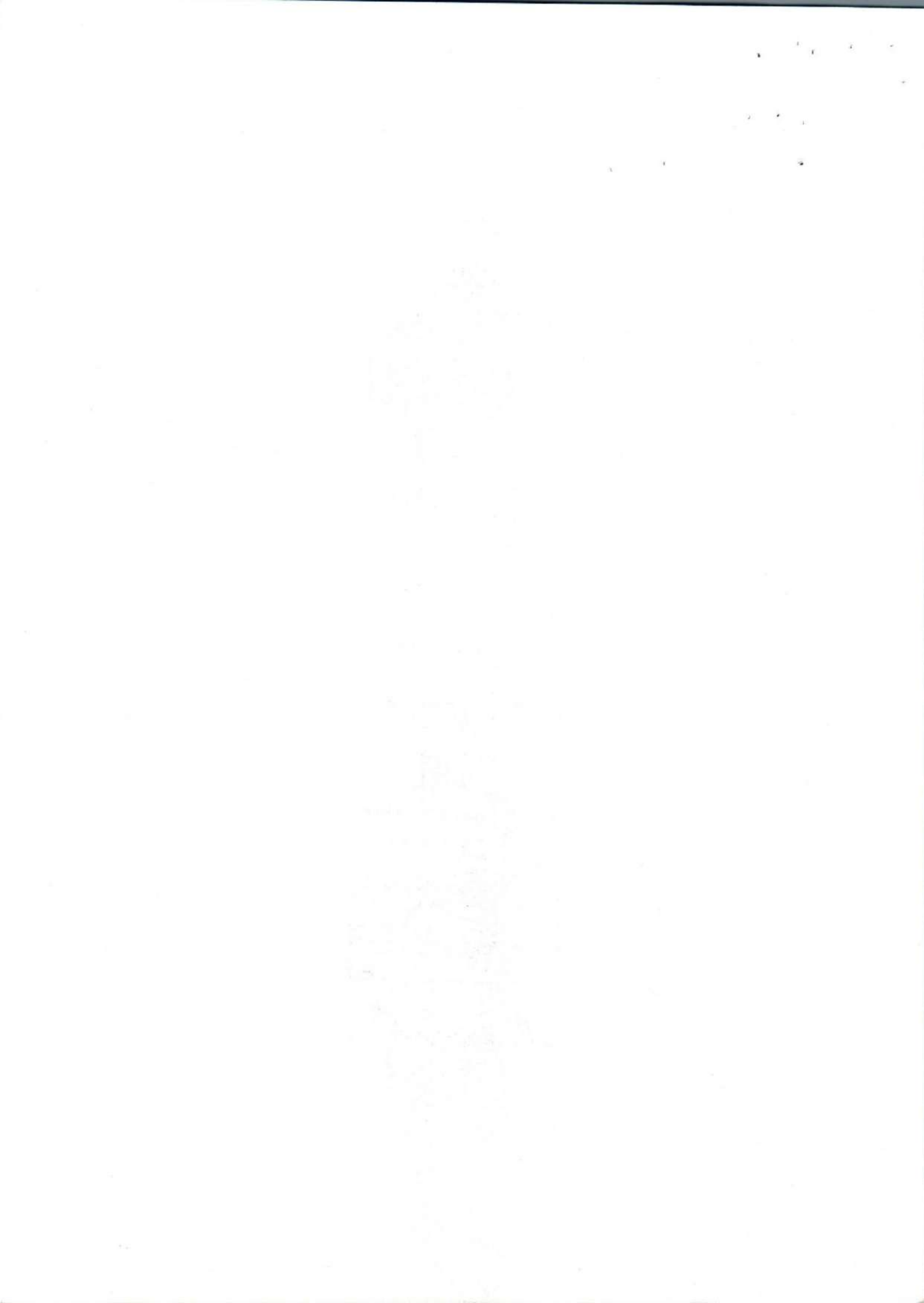


help@uidai.gov.in

WWW

www.uidai.gov.in

Nisith Kumar Agarwal





Duplicate

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/04/025/0696112



নির্বাচক নাম : নিশীথ কুমার
আগরওয়াল
Elector's Name : Nishith Kumar Agarwal
পিতার নাম : ভীমরাজ
আগরওয়াল
Father's Name : Bhimraj Agarwal
লিঙ্গ/Sex : পুরুষ M
জন্ম তারিখ
Date of Birth : 12/01/1972

WB/04/025/0696112

ঠিকানা
গুরুনাক সারানি, সিলিগুরি সিটি কর্পোরেশন, সিলিগুরি,
পশ্চিমবঙ্গ- 734001

Address:
GURUNAK SARANI, SILIGURI (M
CORP.), SILIGURI DARJEELING- 734001

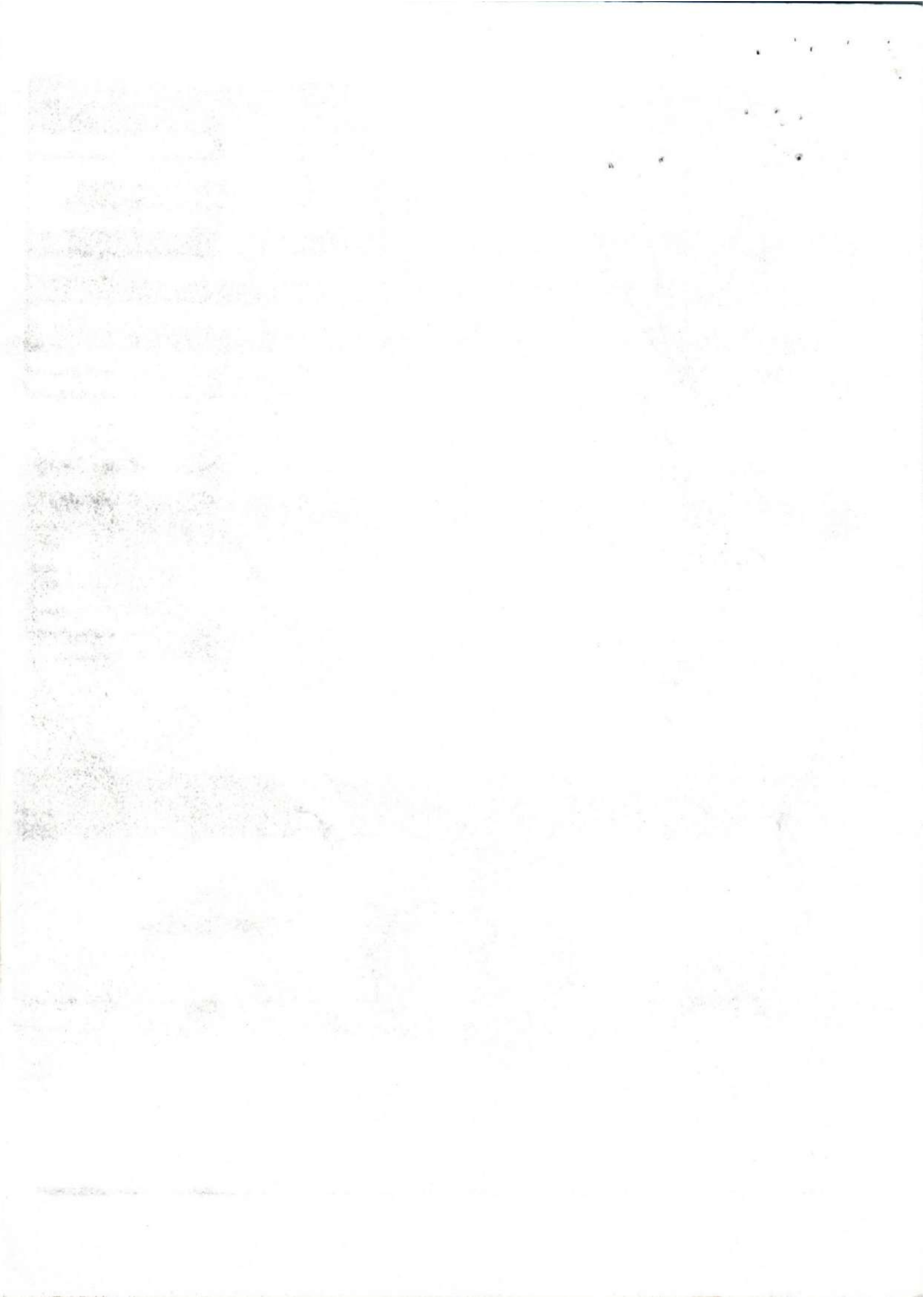
Date: 30/04/2013

২৬. নির্বাচন নিয়ন্ত্রক (পূর্ব) সিলিগুরি জেলা নির্বাচন অফিসারের
স্বাক্ষর

Facsimile Signature of the Electoral
Registration Officer for
28-Siliguri Constituency

এই কার্ডটি কেবল নির্বাচন প্রক্রিয়ায়ই ব্যবহার করা যাবে।
এই কার্ডটি সঠিকভাবে সংরক্ষণ করা হবে এবং এটি
ক্ষতিগ্রস্ত হওয়া যাবে।
In case of change of address, surrender this Card to
the relevant office or including your name in the
roll at the changed address and to obtain the card
with your number.

Nishith Kumar Agarwal



Major Information of the Deed



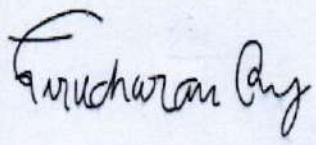
Deed No :	I-0403-03258/2020	Date of Registration	22/09/2020
Query No / Year	0403-2001033473/2020	Office where deed is registered	
Query Date	29/08/2020 11:11:55 AM	0403-2001033473/2020	
Applicant Name, Address & Other Details	Debdip Dutta Nazrul Sarani, Opposite Akash Nursing Home, Ashrampara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 8927368550, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney			
Set Forth value	Market Value		
	Rs. 87,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks			

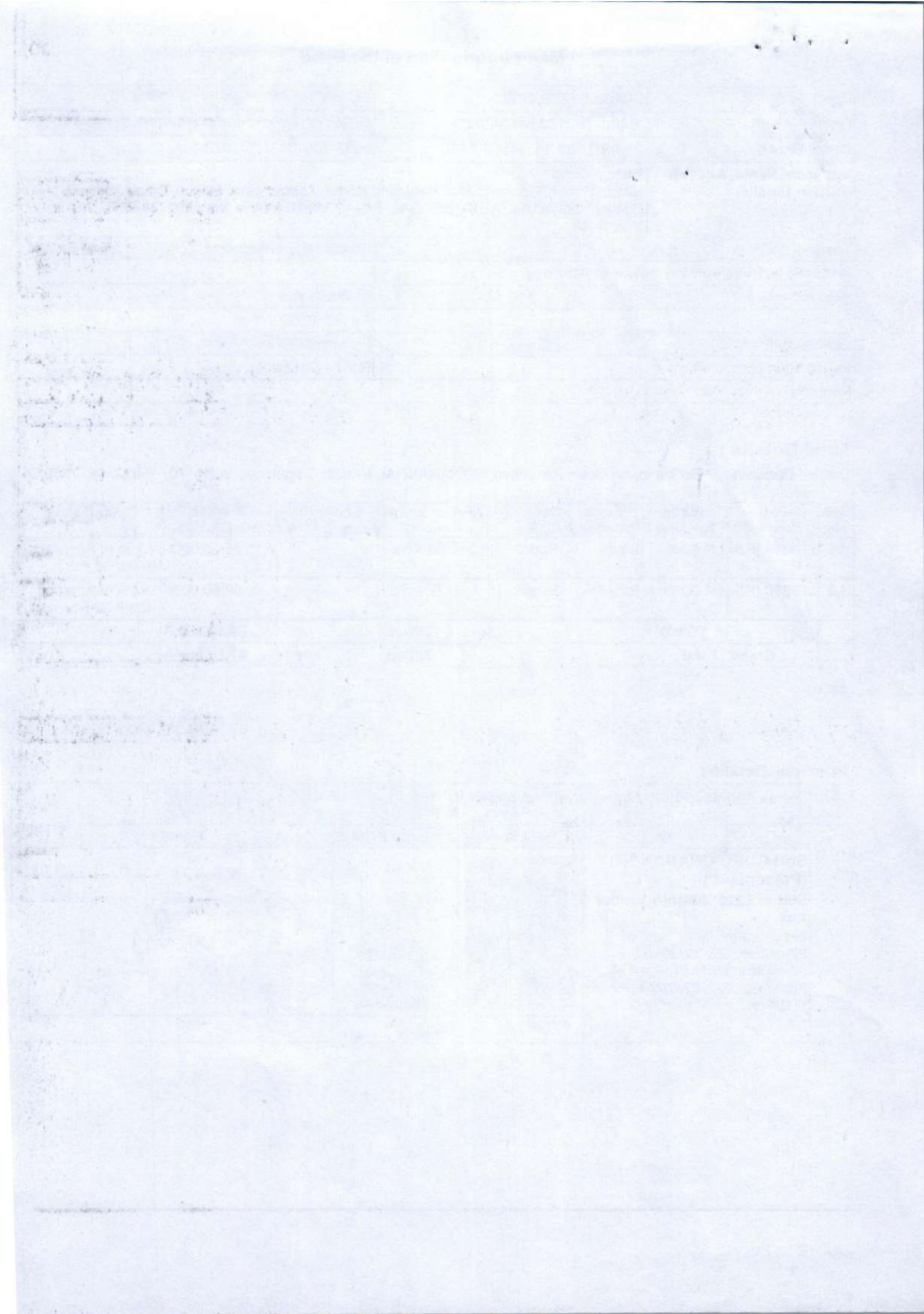
Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Bairatishal, JI No: 70, Pin Code : 734010

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-389 (RS :-)	LR-6056	Bastu	Rupni	0.08 Acre		28,00,000/-	Width of Approach Road: 30 Ft.,
L2	LR-390 (RS :-)	LR-6056	Bastu	Rupni	0.17 Acre		59,50,000/-	Width of Approach Road: 30 Ft.,
		TOTAL :			25Dec	0 /-	87,50,000 /-	
	Grand Total :				25Dec	0 /-	87,50,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri GURU CHARAN ROY (Presentant) Son of Late Ananta Kumar Roy Executed by: Self, Date of Execution: 22/09/2020 , Admitted by: Self, Date of Admission: 22/09/2020 ,Place : Office			
		22/09/2020	LTI 22/09/2020	22/09/2020



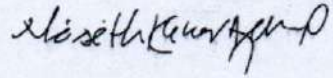


Sarat Nagar,, P.O:- Newrangia, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734010 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHxxxxxx3D, Aadhaar No: 87xxxxxxxx7941, Status :Individual, Executed by: Self, Date of Execution: 22/09/2020
 , Admitted by: Self, Date of Admission: 22/09/2020 ,Place : Office

Attorney Details :

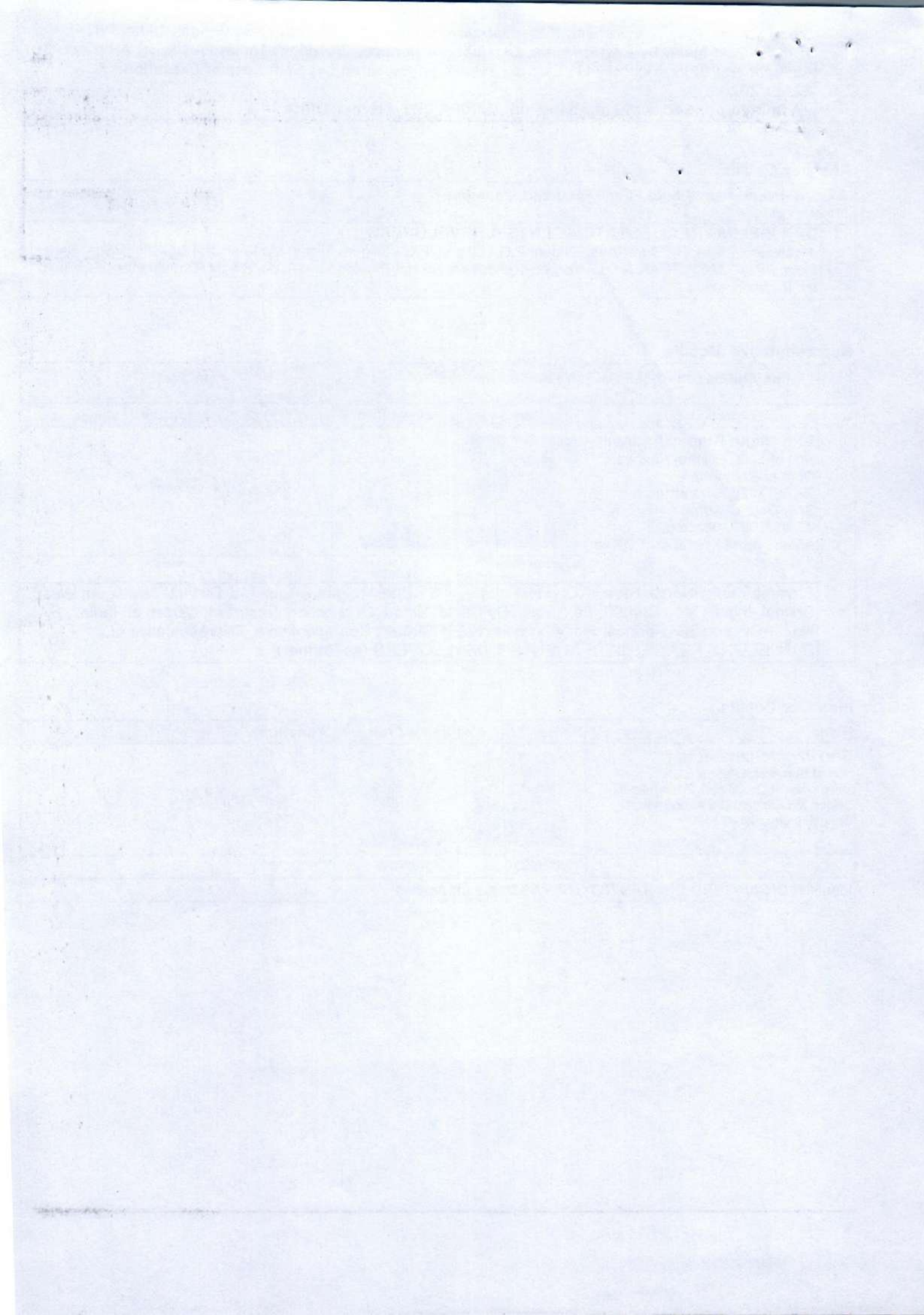
SI No	Name,Address,Photo,Finger print and Signature
1	DARJEELING REAL ESTATE AGENTS & DEVELOPERS Neelkamal Plaza, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Nisith Kumar Agarwal Son of Late Bhimraj Agarwal Date of Execution - 22/09/2020, , Admitted by: Self, Date of Admission: 22/09/2020, Place of Admission of Execution: Office			
		Sep 22 2020 11:48AM	LTI 22/09/2020	22/09/2020
	Shyama Kunj, Punjabi Para, P.O:- Haiderpara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3G, Aadhaar No: 49xxxxxxxx2381 Status : Representative, Representative of : DARJEELING REAL ESTATE AGENTS & DEVELOPERS (as Partner)			

Identifier Details :

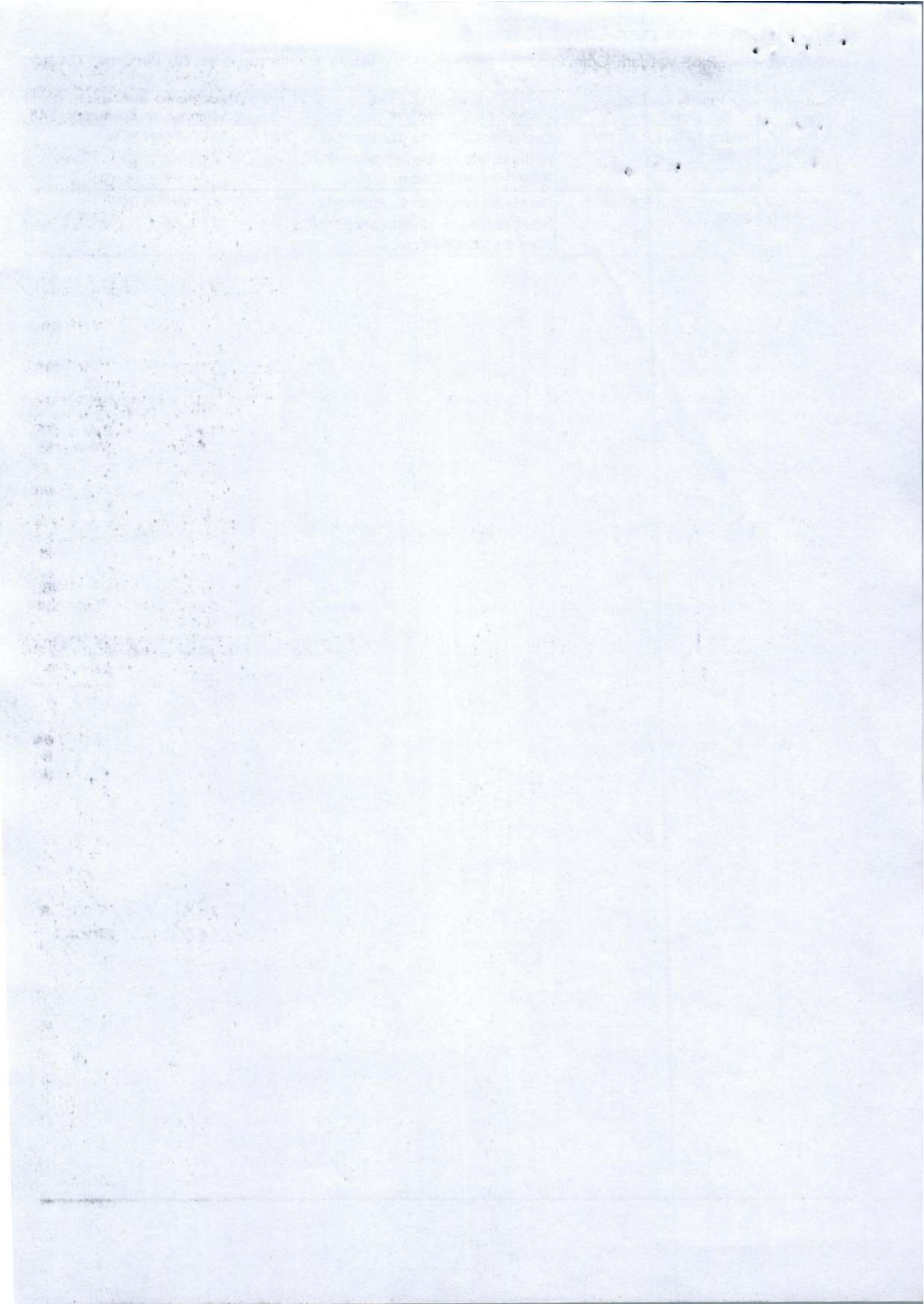
Name	Photo	Finger Print	Signature
Shri Jagmohan Poddar Son of Shri Rohit Poddar Millanpally, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005			
	22/09/2020	22/09/2020	22/09/2020
Identifier Of Shri GURU CHARAN ROY, Shri Nisith Kumar Agarwal			



Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Bairatishal, JI No: 70, Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 389, LR Khatian No:- 6056	Owner: গুরুচরন রায়, Gurdian: অনন্ত , Address: নিজ , Classification: রূপনী, Area: 0.08000000 Acre,	Shri GURU CHARAN ROY
L2	LR Plot No:- 390, LR Khatian No:- 6056	Owner: গুরুচরন রায়, Gurdian: অনন্ত , Address: নিজ , Classification: রূপনী, Area: 0.17000000 Acre,	Shri GURU CHARAN ROY



111

111

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2020, Page from 79138 to 79155

being No 040303258 for the year 2020.

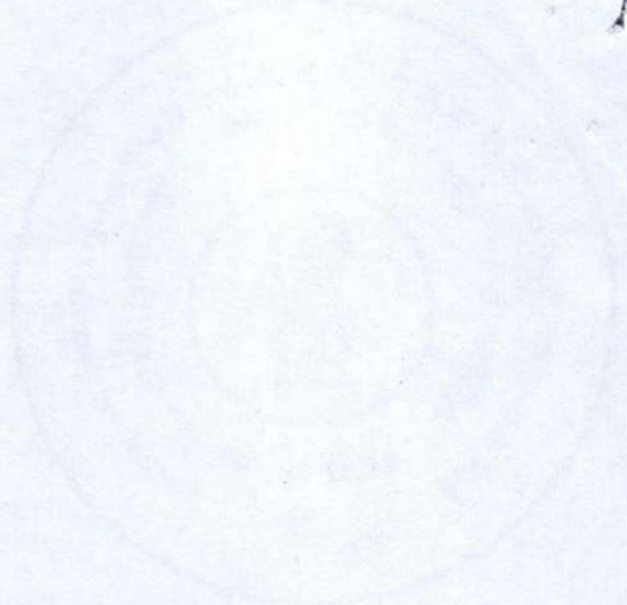


Digitally signed by SURAJ LEPCHA
Date: 2020.09.22 15:38:36 +05:30
Reason: Digital Signing of Deed.

A handwritten signature in black ink, appearing to read "Suraj Lepcha".

(Suraj Lepcha) 2020/09/22 03:38:36 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)



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