

Sl No. 2981 / 2022

I-2680/wr



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

8/2688006/2022 AE 963042

Chyngler
12.39
07.09.22

Rudram

K. P. AP-2019

RUDRAM SQUARES PRIVATE LIMITED

Rudram
Director

RUDRAM SQUARES PRIVATE LIMITED

Aravind
Director

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

PFC - 1266 / 2022

dt - 16/11/22

CONFIRMED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION AND THE DEVELOPMENT SHEET IS ATTACHED TO THIS DOCUMENT AND THE PART OF THE DOCUMENT

REGISTRAR
BANGUR

Chyngler
21/11/22

Ravi Kant Agarwal
K.P. Agarwal

RUDRAM SQUARES PRIVATE LIMITED
Ravi Kant Agarwal
Director

RUDRAM SQUARES PRIVATE LIMITED
Ravi Kant Agarwal
Director

KNOW ALL MEN BY THIS GENERAL POWER OF ATTORNEY, THAT WE

No 1) **SRI RAVI KANT AGARWAL** , Son of LATE RAWATMAL AGARWAL, **HAVING I.TAX PAN NO . ACRPA8850B AADHAR CARD NO. 421575949629** Hindu by Religion, business by occupation, Indian by citizenship, residential of Santoshi Nagar, Ward No 5 Opp Ganesh Mandir, P.O. & P.S. Siliguri, District – Darjeeling, Pin-734005 , West Bengal. And

NO 2) SRI SRI KAILASH PRASAD AGARWALLA, Son of Late DURGA DUTTA AGARWAL, **HAVING I.TAX PAN NO .ACBPA5702A AADHAR CARD NO. 714731307445** , Hindu by Religion, business by occupation, Indian by citizenship, residential of Burdwan Road, P.O. & P.S. Siliguri, District – Darjeeling, Pin-734005, West Bengal **HEREINAFTER DO HEREBY SEND GREETINGS.**

WHEREAS the principal acquired land Measuring **16 katha 8 Chhatak**, forming part R.S PLOT NO. 2677 and 2678 ,Recorded in R.S **KHATIAN NO. 4368 and 4369 of MOUZA- SILIGURI** J.L. NO.110 (88), Corresponding L.R Plot No. 5400 and 54001, recorded in L.R Khatian No. 9000 and 9037 of Mouza – Siliguri Madhya Paschim , J. L .No: 90 P.S -Siliguri P.O Siliguri ward No. 9(Nine) M.G Road, registered at the office of sub –Registrar, siliguri., having his permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS the principal hereto has decided to develop the Land Measuring **16 katha 8 Chhatak**, being merged together to from one plot of land morefully described in the schedule below ,but due to lack of funds and technical knowledge and experience in construction field/industry, the principal has decided to get the plot of land developed through the DEVELOPER.

AND WHEREAS it is stated that the Building plan has also been duly sanctioned according to the drawings plans and specification by the siliguri municipal corporation.

AND WHEREAS the PRINCIPAL herein named desirous of constructing multi-storied residential cu commercial building consisting of residential flats/ apartments/garage/car parking space/shops/Godown and /or other spaces etc.,

Ravindra Agarwal

K. P. Agarwal

RUDRAM SQUARES PRIVATE LIMITED

Ravindra Agarwal

Director

RUDRAM SQUARES PRIVATE LIMITED

Ankit Sureka

Director

according to the sanctioned plan and so the PRINCIPAL has/have agreed to **DEVELOP** his said land by putting the said total land, irrevocably at the disposal of the DEVELOPER hereof namely **RUDRAM SQUARES PRIVATE LIMITED**, [I.T.PAN: AALCR1466K] a Private Limited Company incorporated under the provision of the Companies Act, 1956, bearing its Certificate of Incorporation No. U70109WB2021PTC246531, having its office at Anjani Apartment II , Opp. Maheshwari Bhawan , Agrasen Road, Post Office & Police Station Siliguri, in the District of Darjeeling, Pin-734005 , West Bengal, **Represented by of its Director -SRI RAVIKANT AGARWAL** Son Late Rawatmal Agarwal **AND SRI. ANKIT SUREKA** , Son Naresh Sureka. to promote/develop the said SCHEDULED LAND by construction of multi - storied residential cum commercial building complex on the scheduled land.

AND WHEREAS the PRINCIPAL has also simultaneously agreed to authorize the DEVELOPER namely **RUDRAM SQUARES PRIVATE LIMITED**, [I.T.PAN: AALCR1466K] a Private Limited Company incorporated under the provision of the Companies Act, 1956, bearing its Certificate of Incorporation No. U70109WB2021PTC246531, having its office at Anjani Apartment II , Opp. Maheshwari Bhawan , Agrasen Road, Post Office & Police Station Siliguri, in the District of Darjeeling, Pin-734005 , West Bengal, **Represented by of its Director -SRI RAVIKANT AGARWAL** Son Late Rawatmal Agarwal **AND SRI. ANKIT SUREKA** , Son Naresh Sureka to develop his said total scheduled plot of land morefully described in the schedule below and identified as scheduled land by construction of multi- storied residential cum commercial building complex consisting of several independent units or residential flats and garages/car parking space/ shops/ godown/commercial space and/or other spaces.

AND WHEREAS in order to avoid all future disputes and differences and legal complications that may crop amongst themselves (i.e) between the PRINCIPAL and the DEVELOPER, under certain terms and condition as embodied in the said written DEVELOPMENT AGREEMENT duly executed by and between the PRINCIPAL and the developer vide development **agreement being document No. 2676** for the year 2022 and registered at the office of the additional district sub- registrar siliguri dist- Darjeeling west Bengal.

Ravind Agarwal

K.P. Agarwal

RUDRAM SQUARES PRIVATE LIMITED

Ravind Agarwal

Director

RUDRAM SQUARES PRIVATE LIMITED

Anita Suresh

Director

AND WEHERAS on the terms and conditions as laid down in the aforesaid DEVELOPMENT AGREEMENT the DEVELOPER namely **RUDRAM SQUARES PRIVATE LIMITED**, [I.T.PAN: AALCR1466K]. Shall construct multi-storied residential cum commercial building divided into several independent unit/s flats / car parking spaces/ shops / godown /commercial space/ premises and /or other spaces along with common facilities, common spaces & passages etc., on the scheduled land and it is one of the terms of the agreement that the PRINCIPAL, would execute a GENERAL POWER OF ATTORNEY in favour of the DEVELOPER HEREOF namely **RUDRAM SQUARES PRIVATE LIMITED**, bearing its Certificate of Incorporation No. U70109WB2021PTC246531 to facilitate the proposed construction work on the said scheduled land as described herein under in the schedule below as well as to do all that work which are incidental and also which are necessary after the construction of the said multi-storied residential cum commercial building complex and which also includes negation to sale, sale and to appropriate/collect the sale proceeds and to transfer the developers allocation as the development agreement only.

AND WEHERAS the scheduled land shall mean the land measuring **16 katha 8 Chhatak**.

AND WHEREAS the PRINCIPAL due to my engagements in different works it is not possible for me to personally to look after all the affairs touching or concerning the said development of the said land and touching or concerning the share of the developer and /or share as allotted to the developer in the proposed multi- storied residential cum commercial building complex as will be developed/constructed by the developer and as per clause of the development agreement I do hereby **CONSTITUTE NOMINATE AND APPOINT - RUDRAM SQUARES PRIVATE LIMITED**, [I.T.PAN: AALCR1466K] a Private Limited Company incorporated under the provision of the Companies Act, 1956, bearing its Certificate of Incorporation No. U70109WB2021PTC246531, having its office at Anjani Apartment II , Opp. Maheshwari Bhawan , Agrasen Road, Post Office & Police Station Siliguri, in the District of Darjeeling, Pin-734005 , West Bengal, **Represented by of its Director -SRI RAVIKANT AGARWAL** Son Late Rawatmal Agarwal **AND SRI. ANKIT SUREKA** , Son Naresh Sureka as my true and lawful **CONSTITUTE NOMINATE** in my name and on my behalf to do inter- alia the following acts, deeds and things which appearing herein below:-

Ramit Agal

K.P. Agarwal

RUDRAM SQUARES PRIVATE LIMITED

Ramit Agal

Director

RUDRAM SQUARES PRIVATE LIMITED

Ramit Agal

Director

1. To do on my behalf and to carry out all the work incidental to construction and /or to carry out sorts of developmental works/activities on the below scheduled land and to complete the total construction of the multi-storied residential cum commercial building complex according to sanctioned building plan as is the object of the development agreement. To Develop the said plot of land in such manner as my attorney may deem fit and proper and whether the same has been enumerated hereinabove and hereinafter or not.
2. To apply on my behalf before the appropriate concerned authority and/or the authorities of siliguri municipal corporation and/or siliguri jalpaiguri development authority any other competent authorities in my name and on my behalf for obtaining of the building plan and/or modification/revision of the building plan for construction of the proposed multi-storied residential cum commercial building complex on the said scheduled land below. And also to furnish any bonds indemnity bonds affidavits to said offices in my name/s.
3. To submit plans designs sketches etc., and take them back with alteration and modification thereof and/or to renew the same before siliguri municipal corporation or siliguri jalpaiguri development authority or before any other competent authorities in my name and on my behalf.
4. To change the building plan as may be required by government or any other authorities any point of time as aforesaid to be submitted in my name and on my behalf to make and prepare and/or cause to be made and prepared at its own cost all such layout specification and designs and/or any alterations in the said existing plans and/or modifications as may be necessary required and advisable at the discretion of the attorney for the purpose of construction of the multi-storied residential cum commercial building complex on the scheduled land.
5. To negotiate on my behalf for and on terms for and to agree to and enter into and conclude any agreement of sale deed of conveyance sale/sell absolute sale lease thereto to and/or to and with any person or persons purchaser/s company association/s society/ies /HUF of the choice of my said attorney and /or at such price and on such terms and conditions as my said attorney in its absolute discretion. Thinks proper and/or cancel and/or repudiate the same in relation to and or concerning the developer allotted area as per the development agreement in the said proposed multi-storied residential cum commercial building complex.
6. To apply on my behalf, before the appropriate concerned authority and/or the authorities of the west Bengal state electric distribution company limited

Reint

K.P. April 19

RUDRAM SQUARES PRIVATE LIMITED

Reint

Director

RUDRAM SQUARES PRIVATE LIMITED

Amal Kumar

Director

- and/or any other authorities concerned for the installation of the electric connection/electric line and/or electric transformer at the proposed multi-storied residential cum commercial building complex so as be erected/constructed and/or at the said scheduled land below. To apply for installation of fire fighting equipments and fire license to the concerned department.
7. To apply on my behalf, before the appropriate concerned authority and/or the authorities of siliguri municipal corporation for water connection for sanitary connections drains and sewerage connections temporary and/or permanent at the proposed multi-storied residential cum commercial building complex so as to be erected/ constructed and/or at the said scheduled land below on such terms and conditions as my said attorney shall think fit and proper.
 8. To enter into sign and execute all such contracts agreements sale deed instruments of transfer/ deeds receipts payments assignments transfers conveyances instruments and things on my agreement in the said proposed multi-storied residential and commercial building complex.
 9. To receive or realize all moneys whether by way of earnest money or payment or payment of instalments or full payment of consideration money advance sale consideration amount/ money baina salami premium rent lease premium lease rent etc., with respect to the developer allocation as mentioned in the development agreement from any person/party institution company etc an to grant valid and effectual receipts and discharge therefore.
 10. That all or any amount received by my attorney as per developer allocation shall be the amount of the developer only and i the principal shall have no claim on the said amount at any point of time.
 11. Upon such receipt as aforesaid in my name on my act and deed to sing execute and deliver any deeds/deeds of sale conveyance/ conveyance instruments of transfer and to deliver the possession of the developers allotted area as per the development agreement in the proposed multi-storied residential cum commercial building complex to and in favour of such intending purchaser/ purchaser or their nominee/ nominee or assignee/s as the case may be.
 12. To no my behalf demand sue for enforce payment of and give effectual receipts and discharge for all moneys debts which the developer is entitled to or which are or may become due owing payable or transferable to the developer from any person/ person associations body company instalments and/or in relation to the developers allotted area as per development

Ravindra Ash

K.F. Afewerke

RUDRAM SQUARES PRIVATE LIMITED

Ravindra Ash

Director

RUDRAM SQUARES PRIVATE LIMITED

Aravind Kumar

Director

- agreement in the said proposed multi-storied residential and commercial building complex.
13. To take such steps that might be necessary for getting the registration of such documents or instalments of transfer of ownership of the developers allotted area as per the development agreement to present any document for registration deeds instalments of transfer papers conveyance/s or agreement/s and to receive it/them back when the same has /have been duly executed or registered and to sing and deliver proper receipt or receipt for the same in connection with the developers allotted area in the said proposed multi-storied residential cum commercial building complex on the below scheduled land on my behalf and in my name to admit the execution thereof and to admit the receipt of the consideration money.
 14. To sign and execute any kind of instalments of transfer or deed or document sale exchange and/or to execute any deed of rectification declaration agreement or agreement for sale otherwise in my name and behalf for transferring the developers allotted area as per development agreement in whole or part and portion as the developer so desires to the intending purchaser/s thereof upon receipt of the consideration money fixed to appear and to present such deed of conveyance/s before the registering authority having the jurisdiction to accept such deed of conveyance/s for registration on my behalf and for me and to admit the execution thereof on receipt of the consideration money
 15. To give no objection certificate in my name & on my behalf to any purchaser or purchaser who intend/s to purchaser flats/garage/parking space/godown or other space in the said multi-storied residential cum commercial building complex to be constructed/erected thereon on the said piece of land described in the scheduled below as may be required by them (intending purchaser/s) for his/their taking loan/ financial assistance from any financial institution/s bank or any other authority or authorities and also to before authority or authorities on my behalf and sing to all document papers that may be necessary in this connection.
 16. To appear before and represent me the offices under the urban land (ceiling and regulation) act, 1976 income tax act and all other act statutes laws rules and bye -laws in any way and in connection with the developers allotted area as per the development agreement in the said proposed multi-storied residential cum commercial building complex so as constructed/erected on the below scheduled land.
 17. To appoint engineers, surveyors supervisors care -takers masons carpenters plumbers mistrys coolies labourers durwans and all other persons required

Ramint

K.P. Aparajita

RUDRAM SQUARES PRIVATE LIMITED

Ramint

Director

RUDRAM SQUARES PRIVATE LIMITED

Anu Kanes

Director

- for the construction erection repairing supervisors and all works in connection with the construction of the said multi-storied residential and commercial building complex so as to be constructed/erected on the below scheduled land and/or for the development of the said scheduled land at such wages remuneration salaries fees and/or other payments and on terms and conditions as my said attorney shall thinks fit and proper and to dismiss and discharge all or any of them and to re- appoint any of them.
18. To apply to appropriate authorities for the purchase of the cement steel and other raw materials required for construction of the said multi-storied residential cum commercial building complex the scheduled land and/or for the development of the said scheduled land and to purchase the same at such price and on such terms and conditions as my said attorney shall think fit and proper.
 19. To pay or cause to be paid all municipal rates/taxes and all other outgoings and impositions as payable in respect of the proposed construction of the said multi-storied residential cum commercial building complex so as to be constructed/erected and /or in respect of the multi-storied residential cum commercial building complex on the below scheduled land and/or in respect of and for the development of the said scheduled land.
 20. To sing all such assurances acts deeds matters and things that may be expedient or found necessary for completion of the agreement contracts sale/ sale deed/s or any deeds or instruments of transfer for and other related documents and writings in respect of all independent unit/s flats/parking spaces/ commercial spaces/premises and other spaces concerning the developers allotted area as per the development agreement of the said proposed multi-storied residential cum commercial building complex so as to be constructed/erected on the below / purchasers of the said scheduled land and/or for the development of the said scheduled land to and in favour of the different purchaser independent unit/s flats/parking spaces / commercial spaces/premises and /or other spaces in such form and consisting of such covenants and conditions and at such price or consideration money as my attorney shall think fit and proper as effectually as if I would do if I was personally /physically/ present in person to do all such acts as are necessary and /or required for the safety and security of the land /landed property and for its better interest.
 21. To get the registration done and to admit the execution thereof of all necessary agreements contracts agreement to sale , sale deeds and other related document/ instruments of transfer and /or writings as may be executed by the said attorney at the appropriate registration offices registrar

Ravi Ash
K.P. Afarwale

RUDRAM SQUARES PRIVATE LIMITED
Ravi Ash
Director

RUDRAM SQUARES PRIVATE LIMITED
Avinash
Director

of assurances district registration office sub- registration offices additional district sub- registration office according to the provisions of the law in respect of the developers allotted area as per development agreement in the proposed multi-storied residential cum commercial building complex and /or development of the said scheduled land to present any document for registration deeds instruments of transfer papers conveyance/s or agreement/s and to receive it/them back when the same has /have been duly executed or registered.

22. To put sign board in the developers name and to make necessary publicity in the newspaper for sale of the units of the proposed multi-storied residential cum commercial building complex of the developers allocation.
23. After completion of the construction of the building to apply for completion certificate or necessary certificate or permissions to the siliguri municipal corporation or siliguri jalpaiguri development authority or before the any other competent authorities and to do all acts deeds or things for the said purposes in my name and on my behalf.
24. To sign any one of its attorney **Director** and acknowledge all registration Deed or insured letters or orders and to receive delivery thereof on my behalf
25. To ask demand sue for recover and receive all money securities for money goods debts merchandise effects and things of whatsoever nature and descriptions hereafter belonging to the developers whether solely or jointly with any other person or persons in connection with the developers allotted area as per the development agreement in the said multi-storied residential cum commercial building complex so as to be constructed/erected on the below scheduled land and to give valid and effectual receipts and discharges for the same.
26. To appear for represent me before all courts (including lower courts high courts supreme courts and also the international court of justice) appellate authority tribunal offices other authority including **REGISTRAR OF ASSURANCES DISTRICT REGISTRAR DISTRICT SUB REGISTRAR ADDITIONAL DISTRICT SUB REGISTRAR RTA ARTA MOTOR VEHICLES DEPARTMENT/OFFICES S.D.O SDLRO. SLLRO BLLRO OFFICES PANCHAYATS OFFICES MUNICIPAL OFFICES SILIGURI MUNICIPAL CORPORATION OFFICES POST OFFICES SILIGURI JALPAIGURI DEVELOPMENT AUTHORITY ELECTRIC OFFICES WEST BENGAL STATE ELECTRICITY DISTRIBUTION COMPANY LIMITED CUSTOM OFFICE EXISE OFFICES DISTRICT INDUSTRIES CENTRE INCOME TAX OFFICES GOODS AND SERVICES TAX OFFICES WEALTH TAX OFFICES LABOUR OFFICES AND APPELLATE AUTHORITIES INSURANCE OFFICES**

Ravindra Agal
K.P. Agalwala

RUDRAM SQUARES PRIVATE LIMITED
Ravindra Agal
Director

RUDRAM SQUARES PRIVATE LIMITED
Ravindra Agal
Director

IMPROVEMENT TRUSTS RAIL WAYS AIR WAYS DEFENCE DEPARTMENT MILITARY DEPARTMENTS ARMY DEPARTMENTS ROAD WAYS TRAVEL AGENTS CHAMBER OF COMMERCE AND INDUSTRY CHARTERED ACCOUNTANTS ARBITATORS BANKS ENVIORMENTAL CLERANCE OFFICES FORESTS OFFICES CONTROLLER OF PATENTS AND TRADEMARKS TRIBALOFFICS COLLECTRATE TREASURY REVENUE SETTLEMENT OFFICES ,and/or all or any statutory office/s or association/s or any other office/s of the state government or central government to all intends and purposes in connection with or in respect of any matter or things related to the development of the scheduled land/or related to the construction of the multi -storied building and/or related to the developers allotted as per the development agreement in the said proposed multi-storied residential and commercial building complex.

27. To commence prosecute defend and continue all action suits appeals and other legal proceedings (including land acquisition and requisition proceedings) which may hereafter be commenced by or against me or on my behalf in and outside the union of Indian in any court of justice civil criminal or revenue both appellate and original in respect of the said property and to before all magistrates and other officers and the recovery of any debt or other sum of money right title interest property matter or things whatsoever now due or payable or deliverable or otherwise belonging to me in respect of the said land/landed property by and means or any account whatsoever prosecute defend or discontinue or become non-suit therein to settle compromise and prefer to arbitration any appeals action or proceedings to appoint solicitors counsel advocates moharirs deed writers or legal representative or legal practitioner or lawful attorney pleaders or other agents and to sing warrants or attorney retainers vakalatnamas and other authorities to sing and verify plaints written statements tabular statements petitions and pleadings and documents to prefer appeals and to apply for reviews and revisions to swear affidavits and to deposit withdraw and to receive documents from the aforesaid court or authorities as stated in para.

Ravindra P. S.
K. P. Afwante

RUDRAM SQUARES PRIVATE LIMITED
Ravindra P. S.
Director

RUDRAM SQUARES PRIVATE LIMITED
Amit Sankar
Director

26 above or from the opposite party either in execution of decree or otherwise and to sign and deliver and for and on my behalf and in my name and also to furnish security on my behalf and/or to execute any indemnity bond in my name and to withdraw the same from the court or from any other offices to accept service or writs or summons serve notices and other legal processes and generally represent me as person before all courts magistrates and other judicial criminal revenue authorities in and outside the union if required at any point of time and/or issue/grant the proper receipt and discharge the same in respect of the developers allotted area as per development agreement in the multi-storied residential and commercial building complex or in the land .

GENERALLY to do execute and to perform all acts deeds matter or things executed or perform in relation to the development of the scheduled land and/or related to the construction of the multi-storied building and /or or concerning the developers allotted area as per development agreement in the multi-storied residential and commercial building complex and the developers share in the scheduled land attributable to it and the developers right title and interest over the common areas facilities and amenities in the proposed multi-storied residential cum commercial building complex and LASTLY I hereby agree to ratify and confirm all and whatever other act or acts said ATTORNEY shall lawfully do execute or perform or cause to be done executed or performed in connection with or concerning the development of the scheduled land and /or related to the construction of the multi-storied building and/or developers allotted area as per development agreement in the said proposed multi-storied residential and commercial building complex by virtue of this deed notwithstanding no express power in that behalf is hereunder provide.

Ravindra Ashu

K. P. Agarwal

RUDRAM SQUARES PRIVATE LIMITED

Ravindra Ashu

Director

RUDRAM SQUARES PRIVATE LIMITED

Ankur Sanyal

Director

SCHEDULE OF THE LAND ABOVE REFERRED

ALL THAT piece or parcel of **PEACEFUL VACANT (BASTU) LAND MEASURING 16 katha 8 Chhatak**, forming part R.S PLOT NO. 2677 and 2678 ,Recorded in R.S **KHATIAN NO. 4368 and 4369 of MOUZA- SILIGURI** J.L. NO.110 (88), Corresponding L.R Plot No. 5400 and 54001, recorded in L.R Khatian No. 9000 and 9037 of Mouza – Siliguri Madhya Paschim , J. L .No: 90 P.S -Siliguri P.O Siliguri ward No. 9(Nine) M.G Road of siliguri municipal corporation, dist- Darjeeling west Bengal.,

Land is butted and bounded as follows:-

- | | |
|--------------|--|
| By the North | : Land & Building of shiv Shankar Mitruka; |
| By the South | : Land and Building of Prakash Periwal; |
| By the East | : 12 Feet wide Pucca Siliguri Muncipal Road; |
| By the West | : 23 Feet wide Pucca Siliguri Muncipal Road; |

NOTE: Separate sheets are being used for the purpose of affixing impressions of all the fingers of both the hands of the principal/executants and the attorney thus forming part of these presents.

IN WITNESS WHEREOF WE the above named principals/ executants put our and signature on this the 07th day of SEPTEMBER 2022 at siliguri

WITNESS:-

1) Bajrang Agarwal
S/o S. N. Agarwal
Nehru Road, Siliguri
Khalpara - 734005

Ranjit Agarwal
K.P. Agarwal
PRINCIPAL/EXECUTAN

2) Pradip Tanti
S/o Suresh Tanti
Siliguri - 734005

RUDRAM SQUARES PRIVATE LIMITED
Ranjit Agarwal
RUDRAM SQUARES PRIVATE LIMITED
Director
Lalit Saha
Director

SIGNATURE OF THE ATTORNEY

1) Ranjit Agarwal
2) K.P. Agarwal

ATTESTED BY ME, THE PRINCIPAL

PRINCIPAL/EXECUTAN.

Drafted by me as per instruction of the Executant, readover & explained by me and printed in my office.

By me

(BAJRANG AGARWAL)

Advocate, Siliguri

Enroll No. WB-F/1666/2062/2013.



सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that RUDRAM SQUARES PRIVATE LIMITED is incorporated on this Twentieth day of July Two thousand twenty-one under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70109WB2021PTC246531.

The Permanent Account Number (PAN) of the company is AALCR1466K

The Tax Deduction and Collection Account Number (TAN) of the company is CALR19447B

Given under my hand at Manesar this Twentieth day of July Two thousand twenty-one

D:\MINISTRY OF CORPORATE AFFAIRS

Digital Signature Certificate

Mr RAJENDER KUMAR

DEPUTY REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

RUDRAM SQUARES PRIVATE LIMITED

C/o RaviKant Agarwal Anjani Tower, Plot 2951 Agrasen Road Opp
Maheshwari Bh, Siliguri, Darjeeling, West Bengal, India, 734005

* as issued by the Income Tax Department



IMPRESSION SHEET

PRINCIPAL / LAND OWNERS



Handwritten mark

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



K.P. Aparanthe

Handwritten signature
Signature

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

K.P. Aparanthe

Signature

IMPRESSION SHEET



ATTORNEY/ DEVELOPER

Re

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

RUDRAM SQUARES PRIVATE LIMITED

Ravi Shankar
Signature Director



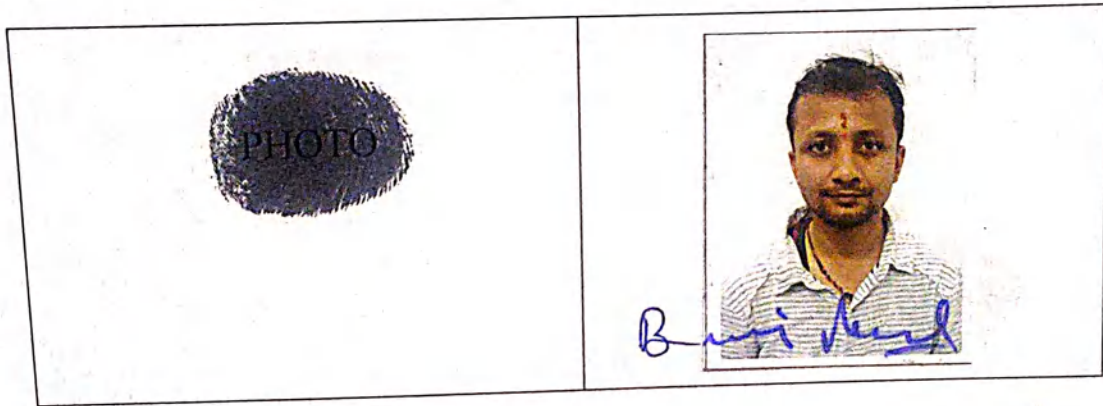
Re

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

Signature
RUDRAM SQUARES PRIVATE LIMITED

Anil Kumar
Director

IDENTIFIER THUMB OF LEFT HAND



Burion An

Signature

Major Information of the Deed



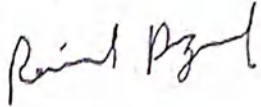


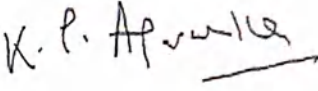
No / Year	I-0402-02680/2022	Date of Registration	07/09/2022
Deed No / Year	0402-8002688006/2022	Office where deed is registered	
Deed Date	07/09/2022 12:29:37 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Bajrang Agarwal Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832372308, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 4,30,65,006/-		
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]:- 040202676/2022 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: KHALPARA, Road Zone : (Ward No.8 -- Ward No.8) , Mouza: Siliguri, Pin Code : 734005

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-2677	RS-4368	Bastu	Bastu	8 Katha 4 Chatak		2,15,32,503/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-2678	RS-4369	Bastu	Bastu	8 Katha 4 Chatak		2,15,32,503/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			27.225Dec	0 /-	430,65,006 /-	
		Grand Total :			27.225Dec	0 /-	430,65,006 /-	



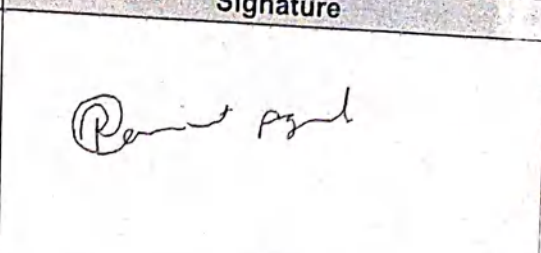


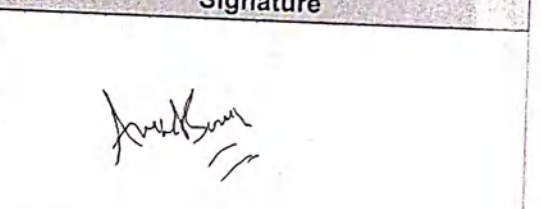
Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri RAVI KANT AGARWAL (Presentant) Son of Late RAWATMAL AGARWAL Executed by: Self, Date of Execution: 07/09/2022 , Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Office	 07/09/2022	 LTI 07/09/2022	 07/09/2022
SANTOSHI NAGAR, WARD NO. 05, 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.:: ACxxxxxx0B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/09/2022 , Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
Shri KAILASH PRASAD AGARWALLA Son of Late DURGA DUTTA AGARWAL Executed by: Self, Date of Execution: 07/09/2022 , Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Office	 07/09/2022	 LTI 07/09/2022	 07/09/2022
BURDWAN ROAD, WARD NO. 9, 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.:: ACxxxxxx2A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/09/2022 , Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Office			



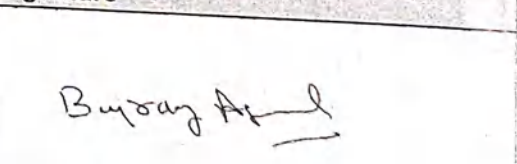
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RUDRAM SQUARES PRIVATE LIMITED AGRASEN ROAD , WARD NO. 9, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 , PAN No.:: AAxxxxxx6K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Details :
Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri RAVI KANT AGARWAL Son of Late RAWATMAL AGARWAL Date of Execution - 07/09/2022, , Admitted by: Self, Date of Admission: 07/09/2022, Place of Admission of Execution: Office	 Sep 7 2022 12:54PM	 LTI 07/09/2022	 07/09/2022
SANTOSHI NAGAR, WARD NO. 5, 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.:: ACxxxxxx0B,Aadhaar No Not Provided Status : Representative, Representative of : RUDRAM SQUARES PRIVATE LIMITED (as DIRECTOR)			
Name	Photo	Finger Print	Signature
Shri ANKIT SUREKA Son of Shri NARESH SUREKA Date of Execution - 07/09/2022, , Admitted by: Self, Date of Admission: 07/09/2022, Place of Admission of Execution: Office	 Sep 7 2022 12:58PM	 LTI 07/09/2022	 07/09/2022
15 CHOWK BAZAR, SAHEBGANJ, City:- Not Specified, P.O:- SAHEBGANJ, P.S:-SAHIBGANJ NAGAR, District:-Sahibganj, Jharkhand, India, PIN:- 816109, Sex: Male, By Caste: Hindu, Occupation Business, Citizen of: India, , PAN No.:: FBxxxxxx4K,Aadhaar No Not Provided Status : Representative, Representative of : RUDRAM SQUARES PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bajrang Agarwal Son of Late S N Agarwal Nehru Road, Khalpara, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	 07/09/2022	 07/09/2022	 07/09/2022
Identifier Of Shri RAVI KANT AGARWAL, Shri KAILASH PRASAD AGARWALLA, Shri RAVI KANT AGARWAL, Shri ANKIT SUREKA			

Transfer of property for L1

		To. with area (Name-Area)
Shri RAVI KANT AGARWAL		RUDRAM SQUARES PRIVATE LIMITED-9 Chatak
Shri KAILASH PRASAD AGARWALLA		RUDRAM SQUARES PRIVATE LIMITED-123 Chatak
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri RAVI KANT AGARWAL	RUDRAM SQUARES PRIVATE LIMITED-132 Chatak

Endorsement For Deed Number : I - 040202680 / 2022

of Admissibility(Rule 43,W.B. Registration Rules 1962)

able under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
of Indian Stamp Act 1899.

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

Presented for registration at 12:39 hrs on 07-09-2022, at the Office of the A.D.S.R. SILIGURI by Shri RAVI KANT AGARWAL , one of the Executants.

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 4,30,65,006/-

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

Execution is admitted on 07/09/2022 by 1. Shri RAVI KANT AGARWAL, Son of Late RAWATMAL AGARWAL, SANTOSHI NAGAR, WARD NO. 05, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 2. Shri KAILASH PRASAD AGARWALLA, Son of Late DURGA DUTTA AGARWAL, BURDWAN ROAD, WARD NO. 9, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Identified by Mr Bajrang Agarwal, , Son of Late S N Agarwal, Nehru Road, Khalpara, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Advocate

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

Execution is admitted on 07-09-2022 by Shri RAVI KANT AGARWAL, DIRECTOR, RUDRAM SQUARES PRIVATE LIMITED, AGRASEN ROAD , WARD NO. 9, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005

Identified by Mr Bajrang Agarwal, , Son of Late S N Agarwal, Nehru Road, Khalpara, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Advocate

Execution is admitted on 07-09-2022 by Shri ANKIT SUREKA, DIRECTOR, RUDRAM SQUARES PRIVATE LIMITED, AGRASEN ROAD , WARD NO. 9, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Identified by Mr Bajrang Agarwal, , Son of Late S N Agarwal, Nehru Road, Khalpara, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Advocate

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 758, Amount: Rs.100/-, Date of Purchase: 06/09/2022, Vendor name: S K Sarkar

Syangden

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

Registration under section 60 and Rule 69.

in Book - I

number 0402-2022, Page from 84378 to 84401

g No 040202680 for the year 2022.



Digitally signed by SANGHA RATNA
SYANGDEN
Date: 2022.09.09 16:34:54 +05:30
Reason: Digital Signing of Deed.

Syangden

(Sangha Ratna Syangden) 2022/09/09 04:34:54 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)