839

I- 821

भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AF 630495

2/447337

Amrit Poddar

GENERAL POWER OF ATTORNEY

Certified that the digitally signed endorsement sheet and signature sheet enclosed in this document are part of the document

District Sub-Registrar
Alipurduar

19 FEB 2024

Dwaipayan Ray
Advocate

Sl. No. 2445 Date 19/02/24
Name: DCP Enterprise
Address: Siliguri
Rs.: 50/-

Stamp vendor
Abhijit Das / LC No. 05/2018
Alipurduar A.D.S.R. Office

Office of the District Sub-Registrar, Alipurduar
জেলা অবর-নিবন্ধক কার্যালয়, আলিপুরদুয়ার

District Sub-Registrar
Alipurduar

19 FEB 2024

Amit Biswas

KNOW ALL MEN BY THESE PRESENTS:-

I, **SRI AMIT BISWAS, (PAN No. ASSPB2635C),** Son of Late Bimal Biswas Permanent Address Qtr. No. 180/A, Arabinda Colony, P.O. Alipurduar Junction , P.S. & Dist- Alipurduar Pin – 736123, State – West Bengal and Presently residing at Arabinda Nagar, Ward No. 1, P.O. Alipurduar Court, P.S. Alipurduar Dist- Alipurduar Pin - 736122 in the State of West Bengal - hereinafter be called the **PRINCIPAL**.

DCP ENTERPRISE (PAN-AANFD6153C) a Partnership Firm having its office at Subashpally, Post Office — Rabindra Sarani, and Police Station - Siliguri, Dist Darjeeling, present address 2nd Floor, Vivekananda Mini Market, Hill Cart Road, Siliguri, Dist- Darjeeling, do hereby represented by or through one of its authorized partner **TAMAL PAUL** (PAN-ANEPP1609D), son of Late Subodh Chandra Paul, Nationality Indian, Hindu by Religion, Civil Engineer/Business by Profession, resident of Shibrampally, Ward No.39 within the limit of Siliguri Municipal Corporation, P.O. — Haiderpara B.O., P.S - Bhaktinagar, Siliguri, Dist. Jalpaiguri, Pin — 734006, in the State of West Bengal - hereinafter called the "**ATTORNEY**"

WHEREAS the Principal hereof namely, Sri Amit Biswas, son of Late Bimal Biswas, is the absolute recorded owner of all that piece or parcel of a vacant land measuring 0.0950 Acre, recorded in Khatian No.6168, L R Plot No. 3553, situated within Mouza – Pachim Jitpur, J.L. No. 49, P.S. Alipurduar, District - Alipurduar in the State of West Bengal, by way of Vide by Deed No. I-3254 by virtue of a registered Deed of sale, executed and presented by Smt. Swati Chakraborty and Smt Smriti Chowdhury and Smt Nibedita Sarkar and Manas Ganguli, on 08/07/2021 in the office of the Addl. Dist. Sub-Registry Office, Alipurduar and finally registered on 08/07/2021 and recorded on

Dwaipayan Ray
Advocate

Office of the District Sub-Registrar, Alipurduar
জেলা আলিপুরদুয়ার * অবর-নিবন্ধক কার্যালয়

District Sub-Registrar
Alipurduar

19 FEB 2024

Amit Biswas

Book No. CD. Volume No.2003-2021, Page from 56321 to 56342, Document No. I-3254 for the year 2021 land measuring 0.06 acc and another Vide by Deed No. I-5112 by virtue of a registered Deed of sale, executed and presented by Smt. Swati Chakraborty and Smt Smriti Chowdhury and Smt Nibedita Sarkar and Manas Ganguli, on 05/07/2022 in the office of the Addl. Dist. Sub-Registry Office, Alipurduar and finally registered on 05/07/2022 and recorded on Book No. CD. Volume No.2003-2022, Page from 80478 to 80492, Document No. I-5112 for the year 2022 (i.e. the Principal hereto) hereof have been possessing and enjoying the said land in her actual khas and separate physical possession having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever without any interference or interruption form anybody.

WHEREAS subsequently record of right was prepared for the said land measuring 0.0950 Acre infavour of principal and a newly published in Khatian No.6168, L R Plot No. 3553, situated within Mouza – Pachim Jitpur, J.L. No. 49, P.S. Alipurduar, District - Alipurduar in the State of West Bengal.

WHEREAS in view of aforesaid facts and documentary proof said Sri Amit Biswas S/O. Late Bimal Biswas, has become a absolute owner piece or parcel of land measuring 0.0950 Acres more fully described in the Schedule below having permanent, heritable and transferable right, title and interests therests thereon, free from all encumbrances and charges whatsoever.

WHEREAS I, have entered into a Deed of Development Agreement being document No. I-1796 serial No. 1425 for the year 2023 registered at office of the A.D.S.R. Alipurduar , Dist. Alipurduar with **DCP ENTERPRISE,** a Partnership Firm represented by its authorized partner **SRI TAMAL PAUL,** resident of Shibrampally, Ward No.39 within the limit of Siliguri Municipal Corporation, P.O. — Haiderpara B.O., P.S - Bhaktinagar, Siliguri, Dist. Jalpaiguri, Pin — 734006, in the

Dwaipayan Ray
Advocate

Office of the District Sub-Registrar, Alipurduar
অবর-নিবন্ধক কার্যালয়, আলিপুরদুয়ার

District Sub-Registrar
Alipurduar

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State of West Bengal as my true and lawful "ATTORNEY" for submitted Building Plan for the construction of a G+4 storied residential submitted building Plan, being No SWS–OBPAS/0301/2023/0380^1056795) before the Alipurduar Municipal Corporation have agreed to permit the said concern, DCP Enterprise, to construct a building at its own cost at the said premises, subject to certain terms, condition and stipulations.

WHEREAS in terms of the said agreement I have decided to empower the said developer with all necessary powers to construction a G+4 residential building on my said land described in the SCHEDULE- "A" bellow and sale or transfer in any manner, the whole or any part of DEVELOPER'S ALLOCATION in terms of the Development agreement.

WHEREAS in terms of the said agreement I have further agreed to confer certain necessary power to "DCP ENTERPRISE" and its said authorized partner **Sri Tamal Paul** for facilitating the construction of the proposed new building at the said premises or plot of land.

KNOW ALL PERSONS BY THESE PRESENTS that I, the above principal, do hereby nominate, constitute and appoint, **DCP ENTERPRISE** of the partnership firm, having its office at Subashpally, Post Office — Rabindra Sarani, and Police Station - Siliguri, Dist. Darjeeling, present address 2nd Floor, Vivekananda Mini Market, Hill Cart Road, Siliguri, Dist- Darjeeling, do hereby represented by through one of its authorized partner **SRI TAMAL PAUL**, son of Late Subodh Chandra Paul, Nationality Indian, Hindu by Religion, Civil Engineer/Business by Profession, resident of Shibrampally, Ward No.39 within the limit of Siliguri Municipal Corporation, P.O. — Haiderpara B.O., P.S - Bhaktinagar, Siliguri, Dist. Jalpaiguri, Pin — 734006, in the State of West Bengal — **as my true and lawful attorney for me, in my name on my behalf to inter alia, to do and perform the following acts, deed and things:-**

Dwaipayan Ray
Advocate

Office of the District Sub-Registrar, Alipurduar
জেলা উপ-নিবন্ধক কার্যালয়, আলিপুরদুয়ার

District Sub-Registrar
Alipurduar

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1. To manage, look after and administer the affairs pertaining to the said premises in the cost and expenses of the firm.

2. To get the proposed building plan approved and sanctioned in my name from the appropriate authority at its own cost and for the purpose to sign all papers and documents.

3. To pay on my behalf the rents, rates, taxes and other impositions and outgoings to the concerned authority/es with respect to the said premises.

4. To use the existing electricity connection at the said premises and to pay the electricity consumption charges thereof until the completion of the construction of the new building at the said premised or during the subsistence of the Development Agreement.

5. To apply for and to obtain temporary and permanent connection of the water, electricity, drainage, sewerage to .the new building to be constructed at the said premises and other input and facilities required for the construction and enjoyment of the said new building and bear the cost and expenses thereof.

6. To receive on my behalf any all letters, correspondences, summons and notices in matters concerning the said premises and to submit on my behalf any reply and representation and to take all effective steps in respect thereof, without in any manner whatsoever effecting my right, title and interest therein keeping me duty informed about all such matters.

Dwaipayan Ray
Advocate

Office of the District Sub-Registrar, Alipurduar
জেলা উপ-নিবন্ধক কার্যালয়, আলিপুরদুয়ার

District Sub-Registrar
Alipurduar

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7. To enter into correspondence with any authority as and when necessary or deemed expedient by my said attorney, and to submit any application, petition or objection with respect to matters touching affection my right, title and interest therein and keeping me duty informed about all such matters.

8. To negotiate on terms for and agree to and enter into the conclude any agreement of sale/ transfer any and all unit/flat of the new building at the said premises unto and in favour of any purchaser at such price which my said attorney, in its/her/his absolute discretion thinks proper and to receive earnest money for the said premises (land as described hereunder) to me in the manner and within the period as stipulated in the Development Agreement referred to herein above and to execute Deed of Sale-of unit/flat comprised in the Developers Allocation, particularly in respect of the undivided proportionate share of land described in the SCHEDULE- "A" hereunder written and to present such Deed of Sale at the Registry office concerned and admit the execution thereof.

9. To make, sing, verify and submit ail applications/forms/statement to the appropriate authority/es for any permission, consent or clearance required by lay in connection.

10. To Transfer or Sale the Developer's allocation by nominate Constitute and appoint. DCP ENTERPRISE' not the owner allocation to any Third Party without the prior consent of the land owner or principal.

11. To engage and appoint any solicitor/advocate or counsel to act and plead or otherwise conduct any suit or case etc. in behalf of

Dwaipayan Ray
Advocate

Office of the District Sub-Registrar, Alipurduar
অবর-নিবন্ধক কার্যালয়, আলিপুরদুয়ার

District Sub-Registrar
Alipurduar

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me and to discharge and or terminate its appointment, whenever our said attorney shall think fit and proper.

12. To receive from the intending purchaser's any money and or advances including the said consideration of any part of Developers' allocation and to give good and valid receipts for the same and grant discharges for the said payment which will protect the said premises.

13. My said Attorney shall execute proper deed of sale in favour of intending purchaser from to the developer allocation as per Deed of Development Agreement.

GENERALLY to do all acts, deeds things whatsoever deemed on my behalf as required by law to be done until the completion of the construction of the new building at the premises and the sale of the units/flat and garage/s thereof. And I, Sri Amit Biswas son of Late Bimal Biswas, do hereby agree to ratify and confirm all and whatever other act or acts my attorney **DCP ENTERPRISE** a Partnership Firm having its authorized partner **SRI TAMAL PAU**L son of Late Subodh Chandra Paul, shall lawful do, execute or perform or cause to be done, executed or performed in connection with the matters pertaining to the said premises described in the schedule hereunder written and the construction to be made therein by virtue of the General of Attorney not withstanding no express power on the behalf in herein provided.

Dwaipayan Ray
Advocate

Office of the District Sub-Registrar, Alipurduar
জেলা সাব-রেজিস্ট্রার আলিপুরদুয়ার কার্যালয়

District Sub-Registrar
Alipurduar

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SCHEDULE- "A"
SCHEDULE OF VACANT LAND

(Description of Property Where the Residential Building will be Stand)

ALL THAT PIECE OR PARCEL of vacant land measuring 0.06 Acre + 0.0350 Acre = total 0.0950 Acre recorded in Khatian No 6168, Plot No. 3553, situated within Mouza – Pachim Jitpur, J.L. No. 49, Police Station and, District. Alipuduar, in the State of West Bengal, having *Holding No. 1192 Ward No. 01 Of the Alipurduar Municipality.*

The land is butted and bounded as follows:-

- North : 25 ft Road of Alipurduar Municipality;
- South : Debashish Sarkar
- East : Land of Sri Sudip Nath
- West : Land of Bijan kumar Dey

SCHEDULE- "B"
(DEVELOPER'S ALLOCATION)

Except Owner Allocation mentioned in Deed of Development Agreement, remaining area shall be treated as Developer's allocation *of the constructed property as mention in* **SCHEDULE - "A".**

Dwaipayan Ray
Advocate

Office of the District Sub-Registrar, Alipurduar
জেলা সাব-রেজিস্ট্রার কার্যালয়, আলিপুরদুয়ার

District Sub-Registrar
Alipurduar

19 FEB 2024

Amit Poddar

IN WITNESSES WHEREOF THE PRINCIPALS HEREOF IN GOOD HEALTH AND CONSCIOUS MIND HAS PUT THEIR UNTO SAID AND SUBSCRIBED HER AND SIGNATURE ON THIS GENERAL POWER OF ATTORNEY ON THE 19TH DAY OF FEBRUARY, 2024 TWO THOUSAND TWENTY FOUR.

WITNESSES:

Samir modak
S/o - Late madan modak
vill+P.O - Bholardabri
Dist - Alipurduar
pin - 736123

Rintu Dasgupta.
S/o -> Bhanu Dasgupta.
Vill -> Arabindanagar.
P.O -> Alipurduar Court.
DT -> Alipur duar.
Pin -> 736122

Amit Poddar

Signature of the Principal

D.C.P. ENTERPRISES
Partner

Signature of the Attorney

Drafted by me as per instruction of both the parties, read over and explained to the parties and type in my office.

Advocate
Alipurduar Court
Enrollment No. F/1060/1779 of 2013

Office of the District Sub-Registrar, Alipurduar
জেলা অবর-নিবন্ধক কার্যালয়, আলিপুরদুয়ার

District Sub-Registrar
Alipurduar

19 FEB 2024

FINGER-PRINT SHEET

Serial No.

Deed No.

Year - 20

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

Signature of the presentant with date

t d					
nt d					

Signature with date

PHOTO	Left hand					
	Right hand					

Signature with date

PHOTO	Left hand					
	Right hand					

Signature of R.O.

Signature with date

Office of the District Sub-Registrar, Alipurduar
জেলা সাব-রেজিস্ট্রার, আলিপুরদুয়ার

District Sub-Registrar
Alipurduar

19 FEB 2024

Witnesses:-

Samir modak

Signature

Thumb

Office of the District Sub-Registrar, Alipurduar
জেলা উপ-নিবন্ধক কার্যালয়, আলিপুরদুয়ার

District Sub-Registrar
Alipurduar

19 FEB 2024

Major Information of the Deed

Deed No :	**I-2002-00821/2024**	**Date of Registration**	**19/02/2024**
Query No / Year	**2002-2000447337/2024**	**Office where deed is registered**	
Query Date	**19/02/2024 11:29:07 AM**	D.S.R. ALIPURDUAR, District: Alipurduar	
Applicant Name, Address & Other Details	AMIT BISWAS APDJN,Thana : Alipurduar, District : Alipurduar, WEST BENGAL, PIN - 736123, Mobile No. : 9832487813, Status :Advocate		
Transaction		Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value		Market Value	
		Rs. 33,75,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(d))		Rs. 39/- (Article:E, M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Alipurduar, P.S:- Alipurduar, Municipality: ALIPUDUAR, Mouza: Pashchim Jitpur, , Ward No: 1 Jl No: 49, Pin Code : 736122

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3553 (RS :-)	LR-6168	Bastu	Bastu	0.1 Acre		33,75,000/-	Property is on Road Adjacent to Metal Road,
	Grand Total :				**10Dec**	**0 /-**	**33,75,000 /-**	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	**Photo**	**Finger Print**	**Signature**
1	**Mr Amit Biswas (Presentant)** Son of Late Bimal Biswas Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 19/02/2024 ,Place : Office	 19/02/2024	Captured LTI 19/02/2024	19/02/2024
	Qtr No 180/A, Arabinda Colony, City:- , P.O:- Alipurduar Jn, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736123 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: ASxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/02/2024 , Admitted by: Self, Date of Admission: 19/02/2024 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**DCP ENTERPRISE** Subashpally, City:- , P.O:- Rabindra Sarani, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006 , PAN No.:: AAxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Tamal Paul Son of Late Subodh Chandra Paul Date of Execution - 19/02/2024, , Admitted by: Self, Date of Admission: 19/02/2024, Place of Admission of Execution: Office	 Feb 19 2024 2:33PM	Captured LTI 19/02/2024	19/02/2024
	Shibrampally, W. No - 39, City:- Siliguri Mc, P.O:- Haiderpara, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx9D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DCP ENTERPRISE (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Samir Modak Son of Late Madan Modak Bholardbari, City:- , P.O:- Bholardabri, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736123		Captured	
	19/02/2024	19/02/2024	19/02/2024
Identifier Of Mr Amit Biswas, Mr Tamal Paul			

Land Details as per Land Record

District: Alipurduar, P.S:- Alipurduar, Municipality: ALIPUDUAR, Mouza: Pashchim Jitpur, , Ward No: 1 Jl No: 49, Pin Code : 736122

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3553, LR Khatian No:- 6168	Owner:অমিত বিশ্বাস, Gurdian:বিমল বিশ্বাস, Address:নিজ , Classification:বাস্তু, Area:0.10000000 Acre,	Mr Amit Biswas

Endorsement For Deed Number : I - 200200821 / 2024

On 19-02-2024

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

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

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

Presented for registration at 13:14 hrs on 19-02-2024, at the Office of the D.S.R. ALIPURDUAR by Mr Amit Biswas ,Executant.

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

Execution is admitted on 19/02/2024 by Mr Amit Biswas, Son of Late Bimal Biswas, Qtr No 180/A, Arabinda Colony, P.O: Alipurduar Jn, Thana: Alipurduar, , Alipurduar, WEST BENGAL, India, PIN - 736123, by caste Hindu, by Profession Advocate

Indetified by Mr Samir Modak, , , Son of Late Madan Modak, Bholardbari, P.O: Bholardabri, Thana: Alipurduar, , Alipurduar, WEST BENGAL, India, PIN - 736123, by caste Hindu, by profession Others

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

Execution is admitted on 19-02-2024 by Mr Tamal Paul, Partner, DCP ENTERPRISE, Subashpally, City:- , P.O:- Rabindra Sarani, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006

Indetified by Mr Samir Modak, , , Son of Late Madan Modak, Bholardbari, P.O: Bholardabri, Thana: Alipurduar, , Alipurduar, WEST BENGAL, India, PIN - 736123, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 2445, Amount: Rs.50.00/-, Date of Purchase: 19/02/2024, Vendor name: Abhijit Das

Suraj Lepcha

Suraj Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. ALIPURDUAR
Alipurduar, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2002-2024, Page from 11014 to 11029

being No 200200821 for the year 2024.

Office of the District Sub-Registrar, Alipurduar

জেলা অবর-নিবন্ধক কার্যালয়, আলিপুরদুয়ার

Digitally signed by SURAJ LEPCHA
Date: 2024.02.19 16:51:03 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 19/02/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. ALIPURDUAR
West Bengal.