



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 471494



WEST BENGAL TEA COMPANY PVT. LTD.
Kolkata West Bengal
DIRECTOR

: 2 :

DEVELOPMENT POWER OF ATTORNEY

BETWEEN

KRISHNA BUILDCON

Opalilinda
Partner

NON JUDICIAL STAMP

No. 1130 Date 24.1.22

Sold Bihari Ramprasad Jain Company Pvt. Ltd.

at Siliguri

Value Rs. 500/-

15/04
Bhucharygathi Saran Roy
Govt. Stamp vendor
L No.173/R.M
Siliguri Court



Handwritten signature

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

20 MAY 2022

20 MAY 2022

5034/22

I. 5057/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 471493

20.5.22
8-149/22/1/m



BIHAR BENGAL TEA COMPANY PVT. LTD
 Director

: 1 :

DEVELOPMENT POWER OF ATTORNEY

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
 Shakti Nagar, Jalpaiguri

20 MAY 2022

KRISHNA BUILDCON

Opel...
 Partner

NON JUDICIAL STAMP

No. 1129 Date 24.1.22

Sold Bihari Bengali Tea Company Pvt. Ltd.

at Siliguri

Value Rs. [Signature]

C. S. Nay
Karmangshu Saran Roy
Govt. Stamp Vendor
L No. 173/R.M.
Siliguri Court



Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

20 MAY 2022

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BIHAR BENGAL TEA COMPANY PVT. LTD.
Mahendra Prasad Bansal
DIRECTOR

: 3 :

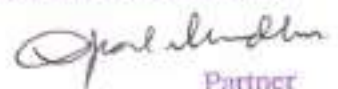
BIHAR BENGAL TEA COMPANY PRIVATE LIMITED (PAN: AABC6047L), having its Registered Office at 240B, A.J.C. Bose Road -700020 and Branch Office at C/o Bansal Tea Ware House, 2nd Miles, Sevoke Road, P.O Sevoke Road, P.S Bhaktinagar, District Jalpaiguri, represented by one of its Director, **Sri Mahendra Prasad Bansal**, son of Ramnarayan Agarwal, Indian by Nationality - hereinafter called the "**PRINCIPAL**"

AND

KRISHNA BUILDCON, a Partnership Firm, having its office at Metro Heights, 1st Floor, Back-side, P.S. Bhaktinagar, District Jalpaiguri, represented by its **Partner, SRI DIPAK MUNDHRA**, son of Sri Bijay Kumar Mundhra, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of 3rd Floor Plot 9, Panchwati Housing Complex, P.O Sevoke Road, P.S Bhaktinagar, District Jalpaiguri - hereinafter called the "**ATTORNEY**".

AND WHEREAS abovenamed Bihar Bengal Tea Company Pvt. Ltd. had purchased land measuring 57 Kathas 4 Chhataks together with old and-dilapidated Godown measuring 30,200 sq.ft. from Sri Harbans Singh & another, both are sons Mansha Singh Braich, by virtue of a Registered Deed of Conveyance, being Document No.447, for the year 2005 and same was registered in office of District Sub Registrar Jalpaiguri, having permanent, heritable and transferable right, title and interest therein.

KRISHNA BUILDCON



Partner

BIHAR BENGAL TEA COMPANY PVT. LTD.
Mahendra Prasad Bansal
DIRECTOR

: 4 :

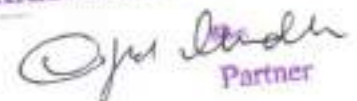
AND WHEREAS in the manner aforesaid abovenamed Principal, **Bihar Bengal Tea Company Pvt. Ltd.** became the sole, absolute and exclusive owner of all that land measuring 57 Kathas 4 Chhataks together with Structure measuring 30,200 sq.ft., having permanent, heritable and transferable right, title and interest therein .

AND WHEREAS abovenamed Principal, **Bihar Bengal Tea Company Pvt. Ltd.** thereafter had demolished the existing structure 30,200 sq.ft and in manner aforesaid abovenamed Principal became the sole, absolute and exclusive owner of all that land measuring 57 Kathas 4 Chhataks having permanent, heritable and transferable right, title and interest therein .

WHEREAS **Bihar Bengal Tea Company Pvt. Ltd.** have entered into a Development Agreement dt 20/5/22 with "KRISHNA BUILDCON", being Document No. I- 5046 for the year 2022 and the same was registered in the office of the ADSR Bhaktinagar , District Jalpaiguri.

AND WHEREAS **Bihar Bengal Tea Company Pvt. Ltd.**, Represented by its Director, Sri Mahendra Prasad Bansal , son of Ramnarayan Agarwal', -do hereby nominate, constitute and appoint the Developer, "KRISHNA BUILDCON", represented by its Partner, **SRI DIPAK MUNDHRA**, son of Sri Bijay Kumar Mundhra, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of 3rd Floor Plot 9, Panchwati Housing Complex, P.O Sevoke Road, P.S Bhaktinagar, District Jalpaiguri as true and lawful attorney to act in the matters, deeds and things particularly with respect to the Schedule Property.

KRISHNA BUILDCON


Partner

: 5 :

1. To appear for and represent us before all Municipal Bodies/Corporation, SJDA, Panchayat, Revenue Office/s, Settlement Office/s, before any Magistrate and in all Courts having civil, criminal, original, appellate, revisional or special jurisdiction, before any Tribunal and/ or other authorities and in all Govt./Semi Govt. Department/office in respect of any matter relating to the scheduled land only.
2. To bring commence, prosecute or defend and carry through Judgment and execution, all actions or any other proceedings throughout India in which I may be interested and for such purpose to appoint Advocates, Barristers, Solicitors, Attorney, Pleaders, Mukhtars, Revenue Agents, or any other class of legal Practitioners and in connection thereof to sign paints, affidavits, written statements, petitions including petition of compromise or to furnish securities if necessary on my behalf or to refer any matter arising therein to arbitration for me and on my behalf in respect of any matter relating to the scheduled land only.
3. To make payment/deposit of Khazna, installments and/or any other taxes as may be levied with respect to the schedule property by the concerned authority/ies.
4. To execute all such deeds and documents required for obtaining Project Finance from any bank or financial Institution against the below scheduled property as and when required .
5. And be it noted that this power is being executed in favour of the Attorney to construct residential cum commercial complex on the below Scheduled land .
6. To sell or transfer the Commercial Space, Residential Flats and Parking Space to be constructed on the below Scheduled land with all right, title, interest and easements thereto and to execute and sign proper sale deed/s in respect of the total constructed area and present the sale deed for Registration in the D.S.R., A.D.S.R. or any other registration office as mentioned in the Development Agreement and the Attorney shall after receiving the entire consideration remit the 40% share of the Landowner to its Bank Account.

KRISHNA BUILDCON

[Signature]
Partner

: 6 :

7. And I hereby agree, confirm and ratify all such acts, deeds and proceedings done legally and in a bonafide manner by my said Attorney in respect of the Schedule land only by virtue of these presents and the same shall be binding on me and be of full force and effect as if the same was done/executed by me.

SCHEDULE

All that piece or parcel of vacant Bastu land measuring 57 Kathas and 4 Chhataks or 94.4625 Decimals, out of which Land measuring 0.4184 Acres appertains to and forms part of R.S Plot No.74, recorded in R.S, Khatian No. 90/1, Land measuring 0.3870 Acres appertains to and forms part of R.S Plot No.74/766, recorded in R.S Khatian No. 90/1 and Land measuring 0.139225 Acres appertains to and forms part of R.S Plot No.73/661, recorded in R.S Khatian No.600/5, corresponding to L.R. Plot No.690, LR Khatian No. 721, situated within Mouza-Dabgram, J.L.No.2, Pargana-Baikunthapur, R.S. Sheet No.8 corresponding to L.R. Sheet No. 4, P.S. - Bhaktinagar, at Sevoke Road, Byelane, Road Zone- Payal Cinema Hall to Check Post in Ward No.42 of Siliguri Municipal Corporation, District- Jalpaiguri.

The said land is bounded and butted as follows:-

- NORTH : 24 Feet wide Common Private Road & land of Gopi Kishan Kandoi
SOUTH : Space Town Complex
EAST : Land of Don Bosco School /Siliguri Educational Society,
WEST : Land of Ramesh Kumar Bansal and others

KRISHNA BUILDCON

Opal Sankar
Partner

: 7 :

IN WITNESS WHEREOF, the abovenamed Principal and Attorney in good health and conscious mind have put our signatures on this power of attorney on this the 20th day of MAY, 2022

WITNESSES:-

1.

Sahmata Gurukul
Bhadracharya
Sanskrit
DO. PS Siliguri.
D.S. Jeyaraj

2.

Chopra Roy
Bhadracharya
Siliguri

BIHAR BENGAL TEA COMPANY PVT. LTD.

Maha Prasad Baid

DIRECTOR

PRINCIPAL

KRISHNA BUILDCON

Dy. Pr. Bhandari

Partner

ATTORNEY

Drafted by me and printed in
my office

Manoj Agarwal

MANOJ AGARWAL












Advocate, Siliguri

Enrl. No. F-505/434/1997

KRISHNA BUILDCON

Dy. Pr. Bhandari

Partner

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Mahesh Prasad Bhandari	LEFT HAND					
	RIGHT HAND					

BIHAR BENGAL TEA COMPANY PVT. LTD.

Mahesh Prasad Bhandari

 Signature DIRECTOR

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Dipak Chandra</i>	LEFT HAND					
	RIGHT HAND					

KRISHNA BUILDCON

Dipak Chandra

 Signature Partner

KRISHNA BUILDCON

Dipak Chandra
 Partner

Major Information of the Deed

Deed No :	I-0711-05057/2022	Date of Registration	20/05/2022
Query No / Year	0711-8001491254/2022	Office where deed is registered	
Query Date	20/05/2022 12:18:31 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Manoj Agarwal Siliguri Court,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832062005, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 15,11,20,467/-	
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]:- 071105046/2022 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: Sevoke Road bye lane, Road Zone : (Payel Cinema hall -- Checkpost) , Mouza: Dabgram Sheet No - 8, 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-74	RS-90/1	Bastu	Bastu	0.4184 Acre		4,14,58,108/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-74/766	RS-90/1	Commercial Use	Bastu	0.387 Acre		9,58,66,935/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
L3	RS-73/661	RS-600/5	Bastu	Bastu	0.139225 Acre		1,37,95,424/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			94.4625Dec	0 /-	1511,20,467 /-	
		Grand Total :			94.4625Dec	0 /-	1511,20,467 /-	

KRISHNA BUILDCON

Opal Singh
Partner






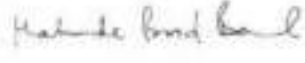
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BIHAR BENGAL TEA COMPANY PRIVATE LIMITED C/o Bansal Tea Ware House, 2nd Miles., City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx7L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

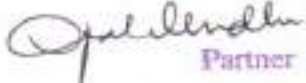
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KRISHNA BUILDCON Metro Heights, 1st Floor, Back-side, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx4R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DIPAK MUNDHRA (Presentant) Son of Mr BIJAY KUMAR MUNDHRA Date of Execution - 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022, Place of Admission of Execution: Office			
		May 20 2022 12:43PM	LTI 20/05/2022	20/05/2022
	3RD FLOOR PLOT 9, PANCHWATI COMPLEX HOUSING COMPLEX, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : KRISHNA BUILDCON (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Mr MAHENDRA PRASAD BANSAL Son of RAMNARAYAN AGARWAL Date of Execution - 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022, Place of Admission of Execution: Office			
		May 20 2022 12:43PM	LTI 20/05/2022	20/05/2022
	UPPER BHANU NAGAR, 2ND MILE, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : BIHAR BENGAL TEA COMPANY PRIVATE LIMITED (as DIRECTOR)			

KRISHNA BUILDCON


Partner

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subrata Ganguly Son of Late Sishir Kumar Ganguly South Bharatnagar, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001			
	20/05/2022	20/05/2022	20/05/2022
Identifier Of Mr DIPAK MUNDHRA, Mr MAHENDRA PRASAD BANSAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	BIHAR BENGAL TEA COMPANY PRIVATE LIMITED	KRISHNA BUILDCON-41.84 Dec

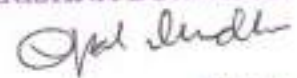
Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	BIHAR BENGAL TEA COMPANY PRIVATE LIMITED	KRISHNA BUILDCON-38.7 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	BIHAR BENGAL TEA COMPANY PRIVATE LIMITED	KRISHNA BUILDCON-13.9225 Dec

KRISHNA BUILDCON



Partner

On 20-05-2022

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 12:35 hrs on 20-05-2022, at the Office of the A.D.S.R, BHAKTINAGAR by Mr DIPAK MUNDHRA ..

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 15,11,20,467/-

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

Execution is admitted on 20-05-2022 by Mr DIPAK MUNDHRA, PARTNER, KRISHNA BUILDCON, Metro Heights, 1st Floor, Back-side, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Identified by Mr Subrata Ganguly, . . Son of Late Sishir Kumar Ganguly, South Bharatnagar, P.O: Siliguri, Thana: Siliguri, . City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Execution is admitted on 20-05-2022 by Mr MAHENDRA PRASAD BANSAL, DIRECTOR, BIHAR BENGAL TEA COMPANY PRIVATE LIMITED, C/o Bansal Tea Ware House, 2nd Miles., City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Identified by Mr Subrata Ganguly, . . Son of Late Sishir Kumar Ganguly, South Bharatnagar, P.O: Siliguri, Thana: Siliguri, . City/Town: SILIGURI MC, 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/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

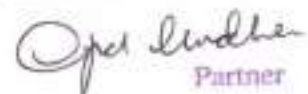
Payment of Stamp Duty

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 1129, Amount: Rs.50/-, Date of Purchase: 24/01/2022, Vendor name: Sudhangshu Saran Roy
2. Stamp: Type: Impressed, Serial no 1130, Amount: Rs.50/-, Date of Purchase: 24/01/2022, Vendor name: Sudhangshu Saran Roy


Tuisi Lama
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

KRISHNA BUILDCON


Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2022, Page from 130150 to 130164
being No 071105057 for the year 2022.



Digitally signed by TAPASH KANTI
GHOSH

Date: 2022.05.25 12:37:14 +05:30

Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2022/05/25 12:37:14 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

KRISHNA BUILDCON

Partner

(This document is digitally signed.)