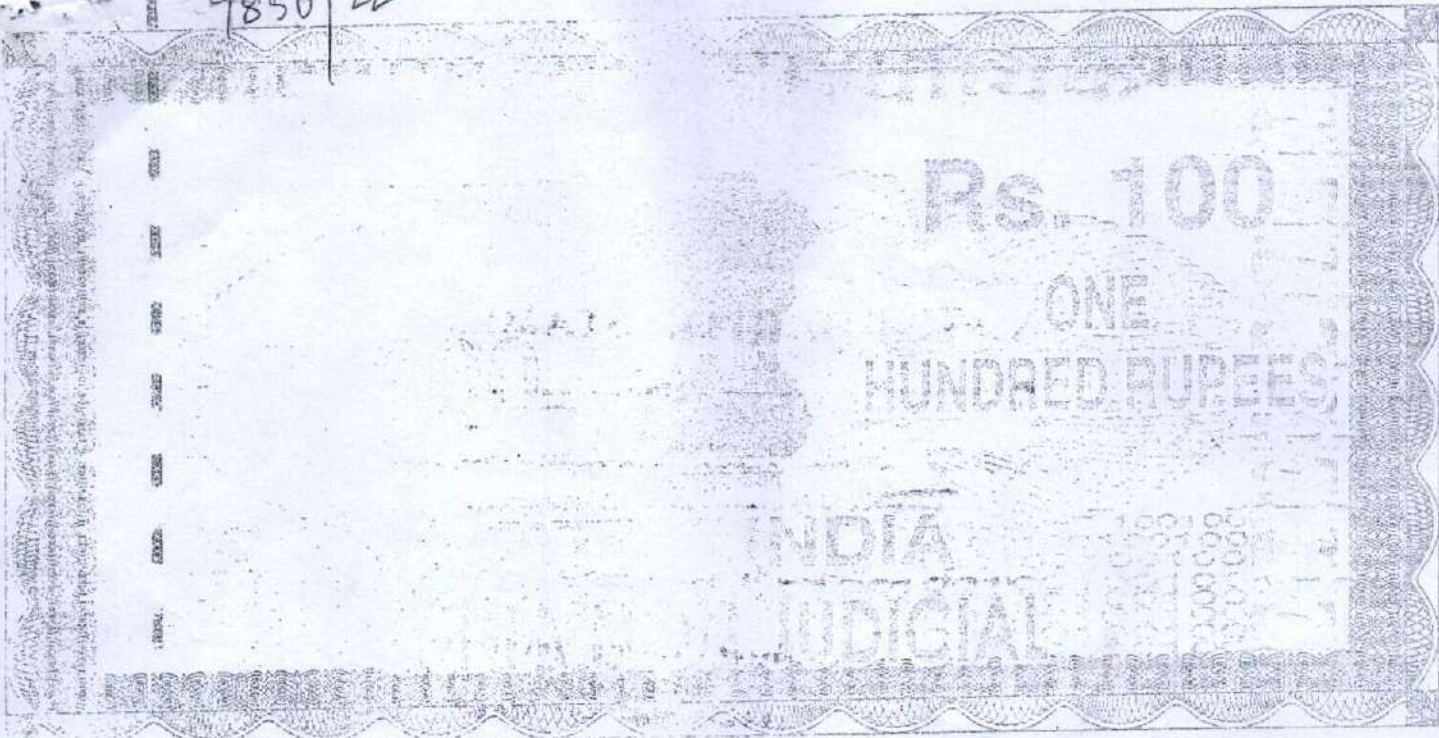


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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28-10-22



*Inden for Chandak.*

**RONAK REAL ESTATE**  
Seema Aparna  
Partner

# GENERAL POWER OF ATTORNEY

8003081816/22

Certified that the Document is admitted in Registration and the Signature Sheet and the Endorsement Sheet attached to this Document are part of this Document

*DM*  
Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

28 OCT 2022



NON JUDICIAL STAMP  
971 21.10.22

No. \_\_\_\_\_ Date \_\_\_\_\_

3000 Tunde Kumar Chaudhary

21 Sugra

Value Rs. \_\_\_\_\_ Rs. 10000/-

Govt. Stamp Vendor  
Bagdogra  
Lic. No- 545/RM  
07 / Darjeeling



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

28 OCT 2022



Inder - for Chandak,

RONAK REAL ESTATE

See ma Agarwal

Partner

Page No. 2

SRI INDER KUMAR CHANDAK, son of Late Champa Lal Chandak, having I.Tax PAN :- AEXPC3878H, Hindu by Religion, Indian by Nationality, Business by Occupation, Residing at New Milanpally, P.O. Siliguri Bazar, P.S. Siliguri, Pin Code-734005, District Darjeeling, in the State of West Bengal - HEREINAFTER referred to and called the "PRINCIPAL".

WHEREAS the abovenamed **PRINCIPAL** herein namely **SRI INDER KUMAR CHANDAK** is the sole and absolute Recorded Owner of all that Land measuring 7 Katha 9 Chatak 27 Sq.Ft., situated within Mouza Dabgram, appertaining to and forming part of R.S. Plot No. 66 corresponding to L.R. Plot No. 552, under R.S. Sheet No. 15, L.R. Sheet No. 168, Recorded in R.S. Khatian No. 757/13, L.R. Khatian No. 676, J.L. No. 2, S.M.C. Ward No. 32, Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri, West Bengal, more particularly described in the **SCHEDULE** below and ever since he is in exclusive and peaceful possession of the aforesaid land without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein free from all charges and encumbrances whatsoever.

AND WHEREAS the Principal have become desirous to construct a multistoried building on the below Schedule land but he is not in a position to put to his contemplation and scheme into action and such has approached, **RONAK REAL ESTATE**, a Partnership Firm, (the **Developer** therein) being a bonafide Developer/Promoter/ Contractor/Builder to construct/develop/ promote such building on the below Schedule land and as such they have entered into a registered **DEVELOPMENT AGREEMENT** dated 28.10.2022, being Document No. I-9792 for the year 2022, registered in the Office of the Additonal District Sub Registrar Bhaktinagar, District Jalpaiguri, under the certain terms and conditions as mentioned in the said Development Agreement.

Continued to next page



Inder Sen Chandak

RONAK REAL ESTATE  
Seema Agarwal  
Partner

Page No. 3

**NOW KNOW ALL MEN BY THESE PRESENTS THAT I:**

**SRI INDER KUMAR CHANDAK**, (the **PRINCIPAL** herein) do hereby **APPOINT, NOMINATE and CONSTITUTE:- RONAK REAL ESTATE**, a Partnership Firm, having I.Tax PAN :- **ABFFR1400D**, having its Office at Radhika Bhawan, Hill Cart Road, Sevoke More, Siliguri, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal, Represented by one of its **PARTNER – SMT. SEEMA AGARWAL**, wife of Sri Sanjiv Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, Siliguri, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, West Bengal - as the true and lawful **"ATTORNEY"** for the period till the true intent and purpose of these presents is effectuated and fulfilled, to do all or any other acts, deeds and things hereinafter mentioned with respect to and concerning the below Schedule landed properties of the Principal in the name of the Principal and on his behalf.

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



Inder Sen Chaudhary

RONAK REAL ESTATE  
Seema Agarwal  
Partner

Page No. 4

5. To cause commencement of the construction of the multistoried building according to the approved building plan under the care and supervision of competent engineer.
6. To enter into any agreement of amalgamation with the owner/s of the land adjacent to the below Schedule land at its discretion and on such terms and conditions as the Attorney may deem fit and proper in the name of the Principal and on his behalf.
7. To use, develop and raise structures and constructions of a multistoried building upon the below Schedule land in accordance with the plan passed and sanctioned by an appropriate authority and/or subsequently modified.
8. To pay all charges as may be levied either by the Siliguri Municipal Corporation or by the Siliguri Jalpaiguri Development Authority in the matter of approving the necessary to construct the building on the below Schedule land.
9. To apply for renewal or modifications of the approved plan if and when necessary and to sign all papers, documents or forms as may be necessary for the said purpose.
10. To apply before the Authorities of the West Bengal State Electricity Distribution Co. Ltd. for electricity connection/s and also to the concerned Authorities for water supply connection/s, to the Authorities of the concerned Block Land and Land Reform Office for mutation, conversion, misc. case, records correction, khazana, in the name of the Principal with respect to the below Schedule land.
11. To appear and to represent all the Principal before any authority of the Government, semi Government or any statutory body and local body which includes the concerned Siliguri Municipal Corporation and Siliguri Jalpaiguri Development Authority or concerned Block Land and Land Reform Office or any concerned Authority or Authorities concerning any matter that

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RONAK REAL ESTATE  
Seema Agarwal  
Partner

Page No. 5

related to passing/approval/ sanctioning of building Plan/s, LUCC, Aviation Clearance, Holding, Tax, License/s, Fire Provisional N.O.C. and any other clearances for complete sanctioning of building Plan of the below Schedule land by the Attorney and to sign and execute all such required papers and documents in the name of the Principal and on his behalf.

12. To advertise for sale by affixing a board and/or flex at the sale or otherwise as the Attorney at its discretion may deem fit and proper, to negotiate with the intending Purchaser/s thereof, to fix the consideration money thereof, to enter into Agreement/s with such intending Purchaser/s in their names and on their behalf and to collect and retain the money from such intending Purchaser/s in respect of the Developer's Allocation in the said multistoried building complex to be constructed on the below Schedule land.
13. To realise and receive any advances, sale consideration, premium, rent, lease premium, lease rent or in other form from any intending Party or Purchaser/s or from any bank or any other institutions on their behalf against sale, lease, tenancy, etc., in respect of the Developer's Allocation in the said multistoried building complex to be constructed on the below Schedule land.
14. To sign and execute any kind of Deed/s or Document/s, Sale Deed/s, Mortgage/s Settlement/s, Exchange/s, Rectification/s, Declaration/s, Gift/s, Partition/s, Agreement or Agreements for Sale, Affidavits, undertakings, indemnities and other documents or otherwise, in the name of the Principal on his behalf, transferring the Developer's Allocation in the said multistoried building complex to be constructed on the below Schedule land as mentioned in the said Development Agreement to the intending Party or Purchaser/s thereof upon receipt of the balance of the consideration money fixed, to appear and to present such executed Deed/s or Document/s, Sale Deed/s, Mortgage/s Settlement/s, Exchange/s, Rectification/s, Declaration/s, Gift/s, Partition/s, Agreement or Agreements for Sale, Affidavits, undertakings, indemnities and other documents or otherwise, before the registering authority having jurisdiction to accept such executed documents for registration on behalf of the

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RONAK REAL ESTATE  
Seema Agarwal  
Partner

Page No. 6

Principal and for him and to admit the execution thereof on receipt of the consideration money.

15. To finalise and accept or dispute the market value assessed by the concerned Registrar or the concerned Collector or other concerned authority or authorities in respect of the Developer's Allocation in the said building and for that to do all acts deeds and things and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of all documents of title, clearances, plans etc. as may be required and found necessary or expedient by the said Attorney.
16. To enforce any covenant in any agreements, deeds of conveyance, sale deeds, transfer deeds, deeds of conveyances, lease deeds, mortgage deeds, assignment deeds or any other documents of transfer executed by the said Attorney by virtue of the powers hereby conferred and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others.
17. To ask, demand, sue for, recover, realise and collect money, earnest money, consideration, construction costs, deposits, advances, compensation, interest, damages, payments whatsoever etc., in respect of the Developer's Allocation, which are or may be due payable or recoverable under any such agreements from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
18. To give no objection certificate in the name of the Principal and on his behalf to any Purchaser or Purchasers who intend or intends to purchase one or more units in the said building in respect of the Developer's Allocation in the said building complex to be constructed on the below Schedule land as may be required by the intending Purchaser/s for his/her/their taking loan from any company, bank, firm, person or persons or any other Authority or Authorities by charging or mortgaging the said property to be purchased and also to appear before any Authority or Authorities on behalf of the Principal and to sign all documents, papers that may be necessary in this connection.

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RONAK REAL ESTATE  
Seema Agarwal  
Partner

Page No. 7

19. To deliver possession for said units of the Developer's Allocation to the intending Purchasers after or before the completion of the required/registered instruments/deeds on behalf of the Principal.
20. To bring, commence, prosecute or defend and suit, case or proceedings in respect of the below Schedule land or any part/portion thereof is involved, to sign any plaint, written statement, complaint, petition, including petition for compromises, objection, show cause, verification etc. to swear any affidavit, to furnish any Bond including Indemnity Bond, to deposit any paper or document and to receive and/or take back any Deed of Document, to sign any receipt therefore, to deposit any money in court or Office and to receive any money from any Court of Law of Office concerning the ownership of the Principal in the below Schedule landed properties, to refer any matter in Appeal, Review, Revision, Motion, or in Arbitration, to attend, appear and represent the Principal in or before any Court, Judicial Body, Statutory Body etc. and to make any oral or written statement there, to engage any Lawyer or Agent, to sign any Vokatnama or Power, to pay their fees or remuneration with right to dispense with his/her/their services as and when necessary, to carry through judgment or to put into Execution of any Decree or Final order, to take in possession any property by Writ of any Court/Judicial Forum, and to do all other acts concerning any suit, case or proceedings, for the Principal and on his behalf.
21. Generally to do all other acts, deed, things and matters as may appear necessary to give effect to the powers conferred upon the said Attorney as aforesaid, as effectually as the Principal could do if the Principal would personally present.
22. Further the Principal do hereby agree that all acts and deeds and things lawfully done by his said Attorney shall be construed as acts, deeds and things done by the Principal and the Principal undertake to ratify and confirm all and whatsoever their said Attorney shall lawfully do and cause to be done by virtue of this POWER OF ATTORNEY.



*Indee for. Choudsk.*

RONAK REAL ESTATE  
*Seema Agarwal*  
Partner

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**SCHEDULE**  
**(DESCRIPTION OF THE TOTAL LAND)**

All that piece or parcel of VACANT LAND measuring 7 KATHA 9 CHATAK 27 SQ.FT., situated within MOUZA DABGRAM, appertaining to and forming part of R.S. PLOT No. 66 corresponding to L.R. PLOT No. 552, under R.S. SHEET No. 15, L.R. SHEET No. 168, Recorded in R.S. KHATIAN No. 757/13, L.R. KHATIAN No. 676, J.L. No. 2, Pargana Baikunthapur, within the limits of WARD No. 32 of Siliguri Municipal Corporation, Ashoke Nagar Bye Lane, Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri, in the State of West Bengal. The classification and proposed land use is bastu.

The said land is bound and butted as follows:-

- By the North : House of Sarmila Dutta;  
By the South : Rita Kunj;  
By the East : 17 Feet wide Road;  
By the West : House of Samiran Chanda.

Continued to next page



IN WITNESS WHEREOF all the Parties hereof in good health and sound conscious mind do hereby put their respective signatures on this POWER OF ATTORNEY on this the 28<sup>TH</sup> DAY OF THE MONTH OF OCTOBER, 2022.

WITNESSES:-

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

1. Ronak Agarwal  
S/o: Sanjiv Kumar Agarwal  
Newke Road, Siliguri  
P.S - Siliguri  
Dist - Darjeeling

Inder K. Chandak

PRINCIPAL

2. Rajat Chandak  
S/o Inder Kumar Chandak  
Milan Pally, Mukund Das Road,  
Siliguri - 734005  
Dist. - Darjeeling












Accepted by:-  
RONAK REAL ESTATE  
Sreema Agarwal  
Partner

ATTORNEY

Drafted as per instructions of the parties, readover and explained to the parties and printed in my office.












Nikunj Saraf  
NIKUNJ SARAF  
Advocate :: Siliguri  
Regn. No. WB/1287/2008.



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

Inder K. Chandak.  
SIGNATURE



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

**RONAK REAL ESTATE**  
 Seema Agarwal  
 Partner

\_\_\_\_\_  
 SIGNATURE



WITNESS / IDENTIFIER



Ronak Agarwal



Ronak Agarwal  
SIGNATURE



## Major Information of the Deed

Deed No :	I-0711-09797/2022	Date of Registration	28/10/2022
Query No / Year	0711-8003081816/2022	Office where deed is registered	
Query Date	28/10/2022 1:57:20 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	N Saraf Siliguri Court,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832076733, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 86,18,396/-		
Stamp duty 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]:- 071109792/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



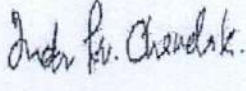
### Land Details :

District: Jalpaiguri, P.S:- New Jalpaiguri, Municipality: SILIGURI MC, Road: Ashoke Nagar Ward No.32, Road Zone : (Bye Lane -- Bye Lane) , Mouza: Dabgram Sheet No - 15, Pin Code : 734004

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-66	RS-757/13	Bastu	Bastu	7 Katha 9 Chatak 27 Sq Ft		86,18,396/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					12.54Dec	0/-	86,18,396 /-	





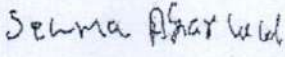
**Principal Details :**

Sl No	Name Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Inder Kumar Chandak (Presentant)</b> Son of Late Champa Lal Chandak Executed by: Self, Date of Execution: 28/10/2022 , Admitted by: Self, Date of Admission: 28/10/2022 ,Place : Office	 28/10/2022	 LTI 28/10/2022	 28/10/2022
New Milanpally, 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.:: aexxxxxx8h,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/10/2022 , Admitted by: Self, Date of Admision: 28/10/2022 ,Place : Office				

**Attorney Details :**

Sl No	Name Address, Photo, Finger print and Signature			
1	<b>Ronak Real Estate</b> Radhika Bhawan, Hill Cart Road, Sevoke More, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: abxxxxx0d,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
	<b>Smt Seema Agarwal</b> Wife of Shri Sanjiv Kumar Agarwal Date of Execution - 28/10/2022 , , Admitted by: Self, Date of Admission: 28/10/2022, Place of Admission of Execution: Office	 Oct 28 2022 2:15PM	 LTI 28/10/2022	 28/10/2022
Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxx1j,Aadhaar No Not Provided Status : Representative, Representative of : Ronak Real Estate (as Partner)				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Ronak Agarwal</b> Son of Mr Sanjiv Kumar Agarwal Sevoke Road , Sillguri, City:- Sillguri Mc, P.O:- Sillguri, P.S:-Sillguri, District:- Darjeeling, West Bengal, India, PIN:- 734001			<i>Ronak Agarwal</i>
	28/10/2022	28/10/2022	28/10/2022

Identifier Of Shri Inder Kumar Chandak, Smt Seema Agarwal

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Shri Inder Kumar Chandak	Ronak Real Estate-12.54 Dec



Endorsement For Deed Number : I - 071109797 / 2022

On 28-10-2022

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 14:05 hrs on 28-10-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Inder Kumar Chandak, Executant.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 86,18,396/-

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

Execution is admitted on 28/10/2022 by Shri Inder Kumar Chandak, Son of Late Champa Lal Chandak, New Milanpally, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Mr Ronak Agarwal, , Son of Mr Sanjiv Kumar Agarwal, Sevoke Road , Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

Execution is admitted on 28-10-2022 by Smt Seema Agarwal, Partner, Ronak Real Estate, Radhika Bhawan, Hill Cart Road, Sevoke More, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Mr Ronak Agarwal, , Son of Mr Sanjiv Kumar Agarwal, Sevoke Road , Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Payment of Fees

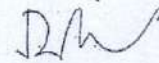
Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 971, Amount: Rs.100.00/-, Date of Purchase: 21/10/2022, Vendor name: Tanmoy Roy



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2022, Page from 225042 to 225059  
being No 071109797 for the year 2022.



*Tapash Kanti Ghosh*

Digitally signed by TAPASH KANTI  
GHOSH  
Date: 2022.11.22 12:18:26 +05:30  
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2022/11/22 12:18:26 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)