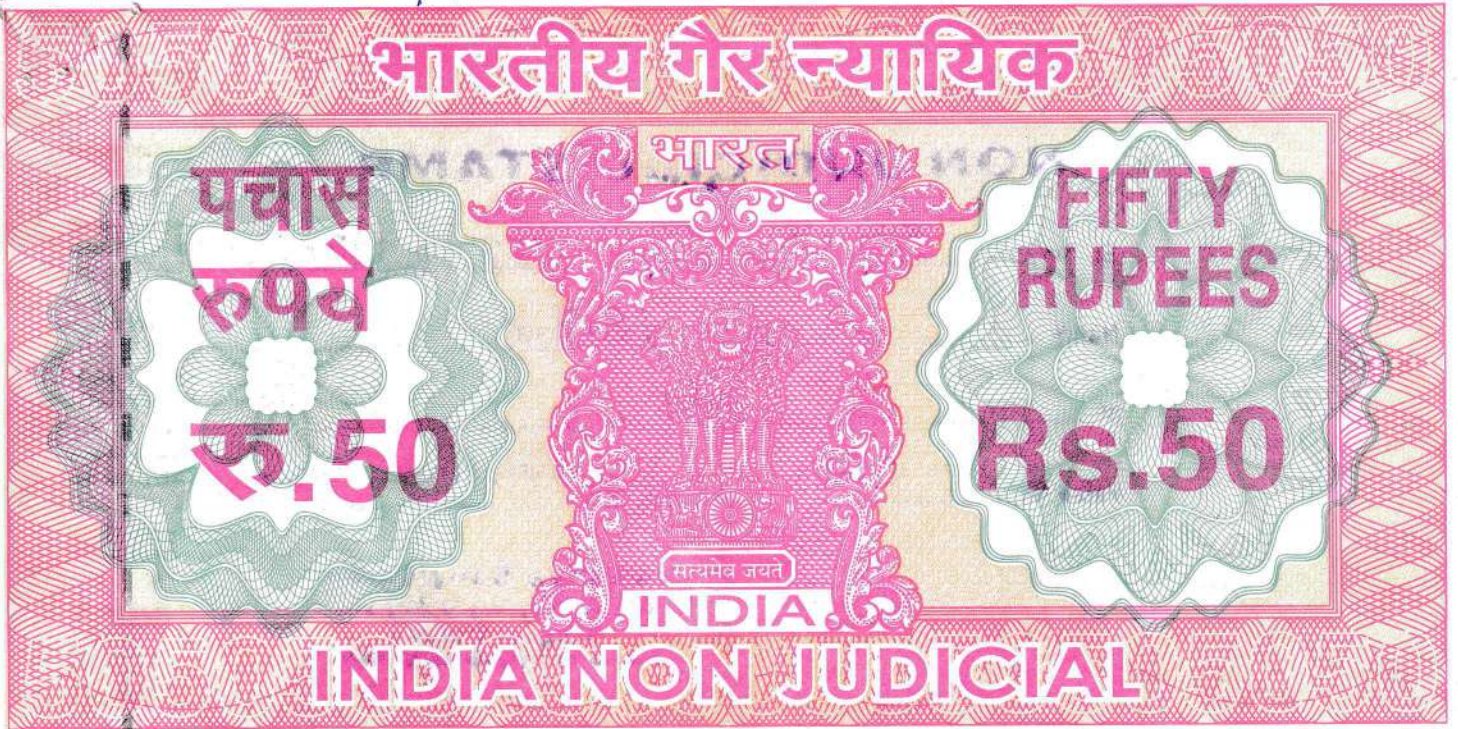


6252/23

I 6247/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 457249

Rm
1412.
24-08-23



Raj Choudhury.

SUNRISE BUILDERS

Trideeb Ghosh
Partner

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY IS MADE ON THIS ^{24th}..... DAY OF AUGUST, TWO THOUSAND TWENTY THREE

BETWEEN

88002164766/23

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

Rm
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

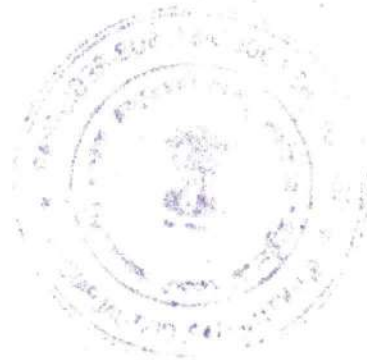
24 AUG 2023

Contd.....P/2

NON JUDICIAL STAMP

Sl. No. 2719 Dated 22/08/23
Name Sunrise Builders
of Slg
Value Rs. 50/- (Rupees Fifty only)

Sandhya Saha
Govt. Stamp Vendor
Siliguri Court
Licence No. 44628/2019-2024



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

24 AUG 2023

Raji Chowdhury.

SUNRISE BUILDERS

Trideeb Ghosh

Partner

KNOW ALL MEN BY THESE PRESENTS THAT I, SRI RAJU CHOWDHURY, [PAN NO. AFPPC7519E] [AADHAR NO. 911428624360] Son of Late Kalika Ranjan Chowdhury, Hindu by Religion, Indian by Nationality, Business by occupation, resident of Himachal Sarani by Lane – 2, Haiderpara, Ward No. 40 of S.M.C., P.O. Haiderpara, P.S. Bhaktinagar, Pin No. 734001, District Jalpaiguri (W.B.), do hereby state as follows:

WHEREAS I am the owner of a piece of Bastu Land measuring 5 Katha or 8.25 Decimals, recorded in R.S. Plot No. 186/663, corresponding to L.R. Plot No. 79/364, recorded in R.S. Khatian No. 720, corresponding to L.R. Khatian No. 610, Situated within Mouza Dabgram, J.L. No. 2, Touzi No. 3, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 64 (L.R.), Under Siliguri Municipal Corporation Area Ward No. 40, Road Zone - Himachal Sarani, Within the jurisdiction of Police Station Bhaktinagar, Registry office at Addl. District Sub-Registry Bhaktinagar, District Jalpaiguri, in the State of West Bengal, more fully described in the schedule hereunder written (herein after referred to as "the said premises")

AND WHEREAS I have decided to develop the said premises by constructing Multi-storied residential building thereon and sell the units comprised therein to prospective purchasers and have for such purpose entered into a registered Development Agreement on 23/08/2023, being No. I-6227, registered in the office of the Additional District Sub-Registrar **Bhaktinagar**, with **SUNRISE BUILDERS**, [PAN NO. ADQFS8857G] a Partnership Firm, having its office at Sree Maa Bhawan Road, Haiderpara, Siliguri, P.O. Haiderpara, P.S. Bhaktinagar, Pin No. 734006, Dist. Jalpaiguri, represented by one of its partner namely **SRI TRIDEEB GHOSH**, [PAN NO. AQLPG4483C] [AADHAR NO. 488207577129], Son of Sri Dilip Ghosh, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of Jatin Das Sarani, Ashrampara, Siliguri, P.O. & P.S. Siliguri, Pin No. 734001, Dist. Darjeeling (W.B.) - for the Development/Construction of Multi-storied building at the said premises at their own cost upon terms and conditions as mentioned therein.

WHEREAS in terms of the said agreement I have further agreed to confer certain necessary powers upon the partners of the said firm for facilitating the construction of the proposed Multi-storied building at the said premises and to do the matters related and incidental thereto.

NOW THEREFORE BY THESE PRESENTS I, SRI RAJU CHOWDHURY, Son of Late Kalika Ranjan Chowdhury, do constitute and appoint **SRI TRIDEEB GHOSH**, Son of Sri Dilip Ghosh, partner of **SUNRISE BUILDERS**, a Partnership Firm, having its office at Sree Maa Bhawan Road, Haiderpara, P.O. Haiderpara, P.S. Bhaktinagar, Pin No. 734006, Dist. Jalpaiguri, India, - as my true and lawful attorney for me, in my name and on my behalf to inter alia, do and perform the following acts, deeds and things:-

Raji Chowdhury.

SUNRISE BUILDERS

Trideeb Ghosh
Partner

- 3 -

1. To work, manage, look after and develop, control, invest and supervise all the affairs in respect of the proposed Multi-storied building and construction on the below schedule property as per sanction plan, approved by the appropriate authority, and other sanctioning authorities.
2. To appear and to represent us before all Courts, Civil, Criminal, Revenue Collectorate, Settlement, Land Reforms, L.A, Collectorate, Municipal Office, SJDA, Treasury, Registry and Sub Treasury Office, GST, Income Tax, Marketing Tax, Turn Over Tax, Govt. or Semi-Govt. Department, Settlement & Land Reform Office, Corporation and before all other offices of Government both Central/State, statutory bodies, agencies, business houses in respect of any matter related to the developing and/or construction of the Multi-storied building over the aforesaid below scheduled land by the Developer, the attorney shall sign, execute, deposit, submit all such necessary and required papers, documents in my name and on my behalf.
3. To prepare, sign and submit/deposit the site plan, building plan before the sanctioning authorities namely Siliguri Jalpaiguri Development Authority (SJDA), Siliguri Municipal Corporation, Aviation Department, Fire Department and other government departments, bodies, agencies and thereafter obtain the respective consents, licenses, permissions, authorizations, certifications and approvals and after getting the building plan sanctioned shall start the construction works on the aforesaid below scheduled land.
4. To pay all charges, fees as may be levied either by Municipal Office, Siliguri Jalpaiguri Development Authority and other government department, bodies, agencies for getting the building plan/s sanctioned of the aforesaid below scheduled land.
5. To deposit Municipal Taxes, Ground taxes, before the appropriate authority and concerned office in respect of my below described landed-property in my name and on my behalf.
6. To make all sorts of arrangements for the purpose of constructional work and to develop the below property by engaging labour, masons, engineer and other persons in respect of the scheduled property and to carry out all costs, charges and expenses in all respects for all the items of works for the development of said property including laying-out of drainage, other layout, cables, water pipe and other connection and lightening of passage/roads of the building and other items as per the terms and conditions imposed by the Siliguri Municipal Corporation while sanctioning the plan/s and also other items of works as may be required to be carried out for the purpose of making the below scheduled land fit for construction of the Multi-storied building thereon.

Rajiv Chaudhary

SUNRISE BUILDERS
Trideeb Ghosh
Partner

7. To bear all costs for the purpose of the constructional work as per sanction plan/s on the below schedule land which will not be payable to the Attorney at any point of time by me or by my any legal heirs.
8. To negotiate on terms for and to agree and enter into and conclude any agreement of Sale/Transfer and to sell/transfer with respect to Developer's allocation in the proposed Multi-storied Building at the said premises comprising the area covering the below "A" scheduled land as per the provision of the Development Agreement unto and in favour of any purchaser or purchasers or transferee/s at such price which my said attorney and in their absolute discretion, thinks proper and to receive earnest money and advance from such purchaser/s.
9. To receive any amount, either as *baina*/Earnest money or the entire sale-consideration in respect of the Developer's allocation of proposed Multi-storied building/s as per the aforesaid Development Agreement, according to the terms of the agreement, from the intending Purchaser/s and to give effectual receipts admitting and acknowledging payment of advance or part consideration and entire consideration money from the intending purchaser or purchasers and/or Banks, LIC Housing Finance Ltd, or any other institutions for and on behalf of said purchasers of the Multi-storied building.
10. After completion of the construction works of proposed building, to apply for and obtain part occupancy/occupancy and completion certificate in respect of the new building or parts thereof from the planning authorities.
11. To handover the actual, physical land khas possession of Developer's Allocation of the proposed construction as per the Agreement to be raised on the below described land to those intending purchasers:
12. To inspect any document, to enter into the agreement in relation to the Developer's Allocation, units with the intending Purchaser/s of the proposed building with respect to the below schedule property.
13. To execute and register from time to time Agreement for Sale, Lease or any other documents in connection with the transfer of the undivided proportionate share in the land comprised in the said property in respect of the Developer's Allocation and to receive consideration therefore and present the above documents for registration and admit the execution of such documents before the appropriate authorities registration authority/ies and/or other authorities having jurisdiction in the matter.
14. To execute any Agreement for Sale, Deed of Conveyance or any transfer deed in my name and on my behalf in respect of the Developer's Allocation of the

Raji Chowdhury.

SUNRISE BUILDERS

Trideeb Ghosh

Partner

- 5 -

(land as described herein below) and to present such Deed and any document in respect thereof at the concerned Sub-Registry Office and to complete the sale in all respects, including delivery of possession of the units thus sold as per the Development Agreement. Apart from the above clear stipulation, it has been clearly understood and noted that for the purpose of execution and registration of the proposed Deeds of Sale (Conveyance) in respect of Developer's Allocation or units of the proposed Multi-storied building/s, the signature of the Principal will not be required at any point of time and the signature of the Attorney Holder will suffice all purpose and respect.

15. To enter into any separate contract or agreement with the Architects or Engineer as may be required for the said Multi-storied building construction and pay their remunerations etc.
16. To apply for temporary and permanent electric connection, if required for the purpose of construction of said proposed building and make necessary payments /expenses thereof.
17. To deliver vacant possession for said flats/units/parking space of the proposed Multi-storied building/s in relation to the Developer's Allocation to the intending purchasers/transferees after or before the completion of the required registered instruments/deeds for ourselves and on our behalf.
18. To issue 'No Objection' to the intending Buyer(s)/Purchaser of the Developer's Allocation or units for the purposes of obtaining electricity supply directly from the W.B.S.E.D.C. Ltd. in the name of those intending Buyer(s)/ Purchasers as per the choice of the intending Buyer(s)/Purchasers.
19. To appoint any Advocate or Deed-Writer/Scribe to prepare the proposed deed of sale/transfer in respect of Developer's Allocation as per aforesaid Development Agreement in my name.

AND GENERALLY for me and on my behalf to do all acts, deeds, matters and things as may be required to give effect to the true meaning and intent of these presents, and I hereby ratify and agree to ratify and confirm all acts whatsoever my said Attorney shall do or cause to be done by virtue of this Power of Attorney, shall be construed as acts done by me personally.

SCHEDULE "A"
LAND PROPOSED TO BE DEVELOPED

ALL THAT PIECE AND PARCEL OF Bastu Land measuring 5 Katha or 8.25 Decimals, recorded in R.S. Plot No. 186/663, corresponding to L.R. Plot No. 79/364, recorded in R.S. Khatian No. 720, corresponding to L.R. Khatian No. 610, Situated within Mouza Dabgram, J.L. No. 2, Touzi No. 3, Pargana Baikunthapur,

Sheet No. 12 (R.S.) & 64 (L.R.), Under Siliguri Municipal Corporation Area Ward No. 40, Road Zone - Himachal Sarani, Within the jurisdiction of Police Station Bhaktinagar, Registry office at Addl. District Sub-Registry Bhaktinagar, District Jalpaiguri, in the State of West Bengal.

The said land is butted and bounded as follows:-

On the North : Land of Maya Debi;
On the South : 18 Ft. Wide S.M.C. Road;
On the East : Land of Sri Dhiren Sarkar & Others;
On the West : Land of Smt. Rama Debi Gupta.

IN WITNESSES WHEREOF, the Principal/Executor of this indenture executes this Development Power of Attorney do hereby set and subscribe their hands, seals & signatures on this the day of ..~~24th~~ Day of August 2023.

WITNESSES:-

1. *Saurav Sarkar*
Yo Sri Lakshman Sarkar
Shrabani Nagar
P.O. & P.S. Siliguri
Dist. Darjeeling
Pin- 734001

Raji Chowdhury.

(PRINCIPALS/EXECUTOR)

SUNRISE BUILDERS

Trideeb Ghosh
Partner

(ATTORNEY HOLDERS)












2. *Sanjoy Kr Guchhait*
Govindmohan Guchhait
Ember fountain complex
Block Aster-2-R
Kadamtala, Darjeeling
W.B, Pin - 734011

Drafted as per the instruction of the Executants, readover and explained to the parties by me and printed in my chamber:

Chinmay Sarkar
(CHINMAY SARKAR)

Advocate, Siliguri
Enrolment No. WB/523/2003.












EXECUTANT SHEET

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Ravi Choudhury</i>	LEFT HAND					
	RIGHT HAND					

Ravi Choudhury

SIGNATURE

ATTORNEY SHEET

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Tsir

SUNRISE BUILDERS
Tsirdeeb Ghosh
Partner

SIGNATURE

Faint, illegible text at the bottom of the page.

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Gaurav Shankar

Signature of Identifier

Major Information of the Deed



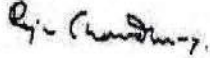
Deed No :	I-0711-06247/2023	Date of Registration	24/08/2023
Query No / Year	0711-8002164766/2023	Office where deed is registered	
Query Date	23/08/2023 4:40:25 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Chhinmay Sarkar Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832063484, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 72,00,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 071106227/2023 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: Himachal Sarani-Ward No. 40, Mouza: Dabgram Sheet No - 12, Pin Code : 734001

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-186/663	RS-720	Bastu	Bastu	5 Katha		72,00,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					8.25Dec	0 /-	72,00,000 /-	



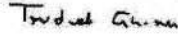
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri RAJU CHOWDHURY (Presentant) Son of Late Kalika Ranjan Chowdhury Executed by: Self, Date of Execution: 24/08/2023 , Admitted by: Self, Date of Admission: 24/08/2023 ,Place : Office			
	24/08/2023	LTI 24/08/2023		24/08/2023
Himachal Sarani By Lane - II, Haiderpara, Siliguri, 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.:: AFxxxxxx9E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/08/2023 , Admitted by: Self, Date of Admission: 24/08/2023 ,Place : Office				




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SUNRISE BUILDERS Sree Maa Bhawan Road, City:- Siliguri Mc, P.O:- Haiderpara, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 , PAN No.:: ADxxxxxx7G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri TRIDEEB GHOSH Son of Shri Dilip Ghosh Date of Execution - 24/08/2023, , Admitted by: Self, Date of Admission: 24/08/2023, Place of Admission of Execution: Office			
	Aug 24 2023 12:29PM	LTI 24/08/2023		24/08/2023
Jatin Das Sarani, Ashrampara, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx3C,Aadhaar No Not Provided Status : Representative, Representative of : SUNRISE BUILDERS (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sourav Sarkar Son of Mr Laxman Sarkar Shraban Nagar, City:- , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001			
	24/08/2023	24/08/2023	24/08/2023
Identifier Of Shri RAJU CHOWDHURY, Shri TRIDEEB GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri RAJU CHOWDHURY	SUNRISE BUILDERS-8.25 Dec

Endorsement For Deed Number : I - 071106247 / 2023

On 23-08-2023

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 72,00,000/-



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

On 24-08-2023

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 12:12 hrs on 24-08-2023, at the Office of the A.D.S.R. BHAKTINAGAR by Shri RAJU CHOWDHURY ,Executant.

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

Execution is admitted on 24/08/2023 by Shri RAJU CHOWDHURY, Son of Late Kalika Ranjan Chowdhury, Himachal Sarani By Lane - II, Haiderpara, Siliguri, P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business
Indetified by Mr Sourav Sarkar, , , Son of Mr Laxman Sarkar, Shraban Nagar, P.O: Siliguri, Thana: Siliguri, , 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 24-08-2023 by Shri TRIDEEB GHOSH, Partner, SUNRISE BUILDERS, Sree Maa Bhawan Road, City:- Siliguri Mc, P.O:- Haiderpara, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006
Indetified by Mr Sourav Sarkar, , , Son of Mr Laxman Sarkar, Shraban Nagar, P.O: Siliguri, Thana: Siliguri, , 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 50.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 2719, Amount: Rs.50.00/-, Date of Purchase: 22/08/2023, Vendor name: Sandhya Saha Goon



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 0711-2023, Page from 127781 to 127795

being No 071106247 for the year 2023.



DA

Digitally signed by BISWARUP
GOSWAMI
Date: 2023.08.28 11:38:13 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 2023/08/28 11:38:13 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)