

Sl. 2197/19

Page 1

P - 1991/2019

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 261607

2-1-1937/19
2.9.19

Borum-Sankar

GENERAL POWER OF ATTORNEY
(After Registration of Development Agreement)

This General Power of Attorney is made on the 02nd day of
September, 2019 at Siliguri.

(contd.to next sheet)

CERTIFIED THAT THE DOCUMENT IS ADMITTED
TO REGISTRATION THE SIGNATURE SHEET AND
THE ENDORSEMENT SHEETS ATTACHED TO THIS
DOCUMENT ARE THE PART OF THIS DOCUMENT

ADDL. DIST. & SUB-REGISTRAR
SILIGURI

2/09/2019

NON JUDICIAL STAMP

Sl. No..... 1378Dated..... 30/8/2019
Sold To..... Barun Sarkar
Address..... Radhanagar, Sgs
Stamp Value of Rs..... 50/-Rupees..... Fifty/-

R. Chaki
(RITA CHAKI)
Stamp Vendor
Licence No . 347 / RM
A.D.S.R. Office, Bagdogra
Darjeeling



[Signature]
Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

02 SEP 2019

Barun SARKAR

KNOW ALL MEN BY THESE PRESENTS That I, **SRI BARUN SARKAR** (PAN : BJCPS-8275F), SON OF LATE **DHIREN SARKAR**, by religion Hindu, by occupation Business, by Nationality Indian, resident of 2/6, Baghajatin Colony, P.O. & P.S. Pradhan Nagar, Dist. Darjeeling hereinafter called the "PRINCIPAL", do hereby nominate, appoint and constitute -SMT. RUMI GHOSH ROY, WIFE OF **SRI SANJOY GHOSH ROY**, by religion Hindu, by occupation Business, by Nationality Indian, resident of Deshbandhupara, Siliguri, P.O. Siliguri Town, P.S. Siliguri, Dt. Darjeeling, One of the Partners of "**SRIJA CONSTRUCTION**", as my true and lawful ATTORNEY to do all or any of the following acts, deeds, matters or things for me, in my name and on my behalf in relation to Developer's Allocation, to be constructed on my property as fully described in the SCHEDULE appended below (hereinafter referred to as "BELOW SCHEDULED PROPERTY" for the sake of brevity), in accordance with the terms and conditions of the Agreement dated 02-09-2019 executed by the Principal and the Attorney hereof, and registered in the office of the Addl. Dist. Sub-Registrar, Siliguri, Being Document No. 1987.-for the year 2019, in the manner as under:-

1. To attend, appear and represent me and on my behalf before all Courts, Revenue office, collectorate office, Settlement office, land Reforms office, Municipal Corporation office, Siliguri Jalpaiguri Development Authority, Registry and Sub-Registry office, Police Station and also before all other offices of the Govt. or any private concern.

(contd. To next sheet)

2. To do all acts and deeds and to complete any Development works on my said below scheduled property strictly as per the terms and conditions of the said Development Agreement and also to do such other works and deeds for me and on my behalf as may be necessary for the due performance and execution of the Development works in the true spirit, intention and terms of the said Agreement of the Development. AND specifically to construct the proposed building as per approved building plans on the below scheduled property with its (Attorney's) own fund.

3. To bring, commence, prosecute and defend and carry through judgment and execution all actions, suits or any other class of legal proceedings including Appeals, Revisions, Review and Reference for me and on my behalf, and for such purposes to appoint advocates or any other class of legal practitioners and in connection thereof to sign notices, complaints, written statements, verifications, vokatatnama etc. and to compromise such suits and legal proceedings.

4. To execute any Deed of Agreement or Agreements, Deed of Sale, Deed of Gift, Deed of Rectification, Deed of Declaration, for me and on my behalf the Flats / Garage / parkings of the Apartments, being the saleable space which have been agreed by us as per said Agreement in favour of the Developer / promoter in the proposed building or in favour of any person or persons of its choice or selection and on such consideration as may be deemed fit and proper by the Attorney and to receive the consideration for such sale and/or transfer and/or all the advances, earnest money or any other sale proceeds and to grant receipts or documents there for, only for Developer's Allocation, except owner's allocations.

(contd. To next sheet)

Borum Sarkar,

5. To sign and execute all documents for me and on my behalf as may be required to give effect and/or to act in accordance with the powers conferred upon the said Attorney by the foregoing clauses and also to give effect or to act in accordance with the terms and conditions of the said Agreement of Development as mentioned above and to do all acts necessary in order to carry all such document through registration in pursuance of the provisions of the Registration Act, and also to makes over possession of the said property/Flats/Apartments to any person/party or purchaser/s.

6. To sign and submit necessary building plan/s to the Siliguri Municipal corporation, Siliguri, and to the Siliguri Jalpaiguri Development Authority.

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

:SCHEDULE OF THE PROPERTY:

All that piece or parcel of Homestead land measuring 0.053-Zero point zero five three acre, together with 20-years old tin shed house (Cemented floor) measuring 1305-Sq.ft. approx., situated in R.S. Plot/Dag No.679 (Six hundred seventy nine), recorded in R.S. Khatian No.471/1 & 153 of Mouza Siliguri, J.L.No.110, revised J.L.No.88, identified as Holding No.1157 of Ward No.II of the Siliguri Municipal Corporation, situated at

(contd. to next sheet)

Baun Saran

Baghajatin Colony, Pradhan Nagar, Siliguri, within the jurisdiction of Police Station Siliguri, present P.S. Pradhan Nagar, Sub-Division & Registry office Siliguri, Paragana Baikunthapur, Touzi No.3(ja), Dt. Darjeeling.

The said Land is presently butted and bounded as follows:

- On the North : 19-Ft. Wide Siliguri Municipal Corporation Road, known as Baghajatin Colony Road No.2;
- On the South : Land with house of Deben Dey in LOP No.525;
- On the East : Land with house of Gobinda Roy in LOP No.486;
- On the West : Land with house of Bablu Kar in LOP No.484;

IN WITNESS WHEREOF I, the Principal hereof, in good health and conscious mind, has set and subscribed my hand on this General Power of Attorney at Siliguri on the day, month and year first above written.

WITNESSES :

Baun Saran
SIGNATURE OF THE PRINCIPAL.

Rumi Ghosh Roy
SIGNATURE OF THE ATTORNEY.

Drafted, read over and explained by me & typed in my chamber.

Sisir Kumar Das.
(SISIR KUMAR DAS)
Advocate, Siliguri.
Regn.No.WB/352/1988.

- 1) Ashjit Paul choudhry
Son of Late: Pran Kr. Paul choudhry
Dash Bandhupara,
Siliguri.
P.O. Siliguri town,
Dist. Darjeeling.
- 2) Ashutosh Ghosh Roy
Dashbandhu Para
P.O. Siliguri,
Dt. Darjeeling.

Barun Sarkar



Barun Sarkar

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

Barun Sarkar
Signature.



Ruvi Alisha Roy

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

Ruvi Alisha Roy
Signature.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/04/025/0501583



Elector's Name : Sarkar Barun

নির্বাচকের নাম : সরকার বরুণ

Father/Mother/
Husband's Name : Dhiren

পিতা/মাতা/স্বামীর নাম : ধীরেন

Sex : Male

লিঙ্গ : পুরুষ

Age as on 01.01.95: 20

০১.০১.৯৫ -এ বয়স : ২০

Barun Sarkar

Address :

Baghajatin Colony

Siliguri

Darjeeling

ঠিকানা :

বাঘাজতীন কলোনী

শিলিগুড়ি

দার্জিলিং

Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For Siliguri Assembly Constituency

শিলিগুড়ি বিধানসভা নির্বাচন কেন্দ্র

Place : Siliguri

স্থান : শিলিগুড়ি

Date : 9.3.95

তারিখ : ৯.৩.৯৫

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, LTTTSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
पुढील कार्ड हराम/पुढील कार्ड हराम असल्यास/पुढील कार्ड हराम असल्यास :
संस्थानक वित्त सेवा केंद्र, ल.टी.टी.एस.ए.
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपूर,
नावी मुंबई - ४०० ६१४.

Barun Sarkar

Barun Sarkar

भारतीय सरकार
GOVT. OF INDIA

INCOME TAX DEPARTMENT

पुढील कार्ड हराम असल्यास
Permanent Account Number Card
BJCPS8275F

नाम / Name
BARUN SARKAR

पुढील कार्ड हराम असल्यास / Father's Name
DHIREN SARKAR

नाम व तारीख / Date of Birth
01/01/1973

हस्ताक्षर / Signature
Barun Sarkar



आयकर विभाग
INCOME TAX DEPARTMENT
SRIJA CONSTRUCTION



भारत सरकार
GOVT. OF INDIA

12/03/2014
Permanent Account Number
ACPFS9703D

03092014

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लॉटरी:
आयकर पैन सेवा इकाई, पन एस टी यूए
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform to*

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Ravi Shob Roy,



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

XEQ1797489



নির্বাচকের নাম : কুমি সরকার (ঘোষ
রায়)
Elector's Name : Rumi Sarkar (Ghosh
Roy)
স্বামীর নাম : সঞ্জয় ঘোষ রায়
Husband's Name : Sanjay Ghosh Roy
লিঙ্গ/Sex : ঙী/F
জন্ম তারিখ
Date of Birth : 07/12/1986

XEQ1797489

ঠিকানা:
দেশবন্ধু পড়া শিলিগুরি মিউন
কর্পোরেশন, শিলিগুরি, দার্জিলিং-734004

Address:
DESHBANDHU PARA, SILIGURI (M
CORP.), SILIGURI, DARJEELING-734004

Date: 01/12/2013

26-শিলিগুরি নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন আধিকারিকের
স্বাক্ষরের অস্বাক্ষরিত

Facsimile Signature of the Electoral
Registration Officer for
26-Siliguri Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় জেটার লিটে নাম যোগা ও একই
নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নিম্নলিখিত ফর্মে এই
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

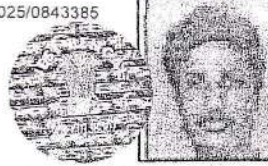
2190778

Rumi Ghosh Roy



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/04/025/0843385



নির্বাচকের নাম : অভিজিত পাল চৌধুরী
Elector's Name : Abhijit Pal Chowdhuri
পিতার নাম : প্রান কুমার পাল চৌধুরী
Father's Name : Pran Kumar Pal Chowdhuri
লিঙ্গ/Sex : পুং / M
জন্ম তারিখ : XX/XX/1964
Date of Birth

Abhijit Paul Chowdhury

WB/04/025/0843385

ঠিকানা:

মধ্য দেশবন্ধু পাড়া,
জেলা-দার্জিলিং-734004

Address:

Madhya Deshbandhu Para,
DIST-DARJEELING-734004

Date: 14/09/2016

26 - শিলিগুড়ি নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

28 - Siliguri Constituency

ত্রিভঙ্গ পরিদপ্তর বলে নতুন ঠিকানার জোড়ার নিচে যম রেখা ও
একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
পরিচয়পত্রের নকলটি উল্লেখ করুন।

In case of change in address mention this Card
No. in the relevant Form for including your name
in the roll at the changed address and to obtain
the card with same number 220 / 458

Major Information of the Deed

No / Year	I-0402-01991/2019	Date of Registration	02/09/2019
Registry Date	0402-1000193776/2019	Office where deed is registered	
Applicant Name, Address & Other Details	02/09/2019 1:08:54 PM	A.D.S.R. SILIGURI, District: Darjeeling	
S Das Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832068257, Status : Advocate			
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 40,00,000/-		Rs. 51,80,321/-	
Stampduty 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]:- 040201987/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



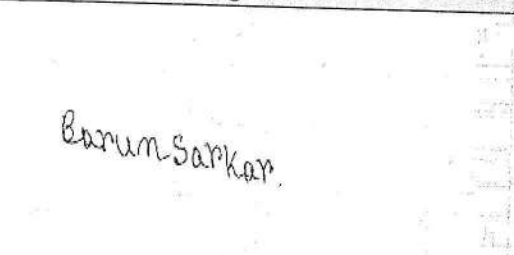
District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: BAGHAJATIN COLONY BTN.BHAGAJATIN RD & MAHANANDA RVR, Mouza: Siliguri, , Ward No: 2 Pin Code : 734003

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-679	RS-471/1	Bastu	Bastu	0.027 Acre	20,00,000/-	24,54,546/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-679	RS-153	Bastu	Bastu	0.026 Acre	18,00,000/-	23,63,637/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			5.3Dec	38,00,000 /-	48,18,183 /-	
		Grand Total :			5.3Dec	38,00,000 /-	48,18,183 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1305 Sq Ft.	2,00,000/-	3,62,138/-	Structure Type: Structure
Gr. Floor, Area of floor : 1305 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		1305 sq ft	2,00,000 /-	3,62,138 /-	



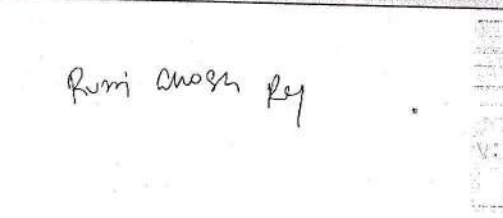
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri BARUN SARKAR (Presentant) Son of Late DHIREN SARKAR Executed by: Self, Date of Execution: 02/09/2019 , Admitted by: Self, Date of Admission: 02/09/2019 ,Place : Office	 02/09/2019	 LTI 02/09/2019	Signature  02/09/2019
2/6 BAGHAJATIN COLONY, P.O:- PRADHAN NAGAR, P.S:- Pradhan Nagar, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BJCPS8275F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/09/2019 , Admitted by: Self, Date of Admission: 02/09/2019 ,Place : Office				



Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SRIJA CONSTRUCTION DESHBANDHU PARA, P.O:- SIIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004 , PAN No.:: ACPFS9703D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt RUMI GHOSH ROY Wife of Shri SANJOY GHOSH ROY Date of Execution - 02/09/2019, , Admitted by: Self, Date of Admission: 02/09/2019, Place of Admission of Execution: Office	 Sep 2 2019 1:24PM	 LTI 02/09/2019	Signature  02/09/2019
DESHBANDHU PARA, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : SRIJA CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
ABHIJIT PAUL CHOUDHURY Son of Late PRAN KR. PAUL CHOUDHURY DESHBANDHU PARA, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734004			
	02/09/2019	02/09/2019	02/09/2019

Identifier Of Shri BARUN SARKAR, Smt RUMI GHOSH ROY

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri BARUN SARKAR	SRIJA CONSTRUCTION-2.7 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri BARUN SARKAR	SRIJA CONSTRUCTION-2.6 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri BARUN SARKAR	SRIJA CONSTRUCTION-1305.00000000 Sq Ft

Endorsement For Deed Number : I - 040201991 / 2019

On 02-09-2019

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 13:18 hrs on 02-09-2019, at the Office of the A.D.S.R. SILIGURI by Shri BARUN SARKAR ,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 51,80,321/-

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

Execution is admitted on 02/09/2019 by Shri BARUN SARKAR, Son of Late DHIREN SARKAR, 2/6 BAGHAJATIN COLONY, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business

Indetified by Shri ABHIJIT PAUL CHOUDHURY, , Son of Late PRAN KR. PAUL CHOUDHURY, DESHBANDHU PARA, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

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

Execution is admitted on 02-09-2019 by Smt RUMI GHOSH ROY, PARTNER, SRIJA CONSTRUCTION, DESHBANDHU PARA, P.O:- SIIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004

...ed by Shri ABHIJIT PAUL CHOUDHURY, . . . Son of Late PRAN KR. PAUL CHOUDHURY, DESHBANDHU
...KA, P.O: SILIGURI TOWN, Thana: Siliguri, . City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN -
...34004, 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 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1378, Amount: Rs.50/-, Date of Purchase: 30/08/2019, Vendor name: R Chaki



Jiwan Tamang
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

uplicate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2019, Page from 85040 to 85058
being No 040201991 for the year 2019.



Digitally signed by Jiwan Tamang
Date: 2019.09.09 17:52:44 +05:30
Reason: Digital Signing of Deed.

(Jiwan Tamang) 09-09-2019 17:52:35
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)