

6548/23

6508/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 461304

88002265241/27

DM  
1-25  
05/09/23



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**THIS DEVELOPMENT POWER OF ATTORNEY IS MADE ON THIS 5<sup>TH</sup> DAY OF SEPTEMBER 2023 AT SILIGURI**

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

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

05 SEP 2023

1/09/23  
AMP  
1/09/23  
1/09/23

K. Poddar  
K. Poddar

**BE KNOWN TO ALL BY THESE PRESENTS THAT We,**

1. **SRI DINESH PODDAR (I T PAN: AFHPP8066K, Adhaar No.6206 0987 5107)** Son of Late Sugriwmall Poddar, **SRI PRAMOD KUMAR SINHAL (I T PAN: AJCPS8358N, Adhaar No.4918 5226 9014)** son of Late Ram Kumar Sinhal both Hindu by religion, both business by occupation, both Indian by Nationality, No.1 residing at Neelkamal Apartment, Block-C, Pranami Mandir Road, P.O. Haiderpara-734006, P.S. Bhaktinagar, Siliguri, Dist. Jalpaiguri in the state of West Bengal, No.2 residing at Shanti Apartment, West Ashrampara, P.O. & P.S. Siliguri-734001, Dist. Darjeeling in the state of West Bengal, hereinafter collectively called the **"EXECUTANT/PRINCIPAL"** (which expression shall mean and include unless excluded by or repugnant to the context his/her/their, successors, legal representatives, executors, administrators and assigns)

**WHEREAS**

1. The Executant/Principal parties are the absolute Joint owner in possession of **ALL THAT PIECE AND PARCEL** of land 17(Seventeen) Katha 34(Thirty Four) Square Feet in RS Plot No. 396/837(Three Nine Six by Eight Three Seven), Corresponding L R Plot No. 258(Two Five Eight) appertaining to RS Khatian No.655(Six Five Five), Corresponding L R Khatian No. 870(Eight Seven Zero) & 871(Eight Seven One), RS Sheet No.11(One One), Corresponding LR Sheet No. 110,J.L. No.2(Two), Mouza-Dabgram, Pargana- Baikunthapur, P.O. Dabgram-734004 Via Siliguri Town, P.S. Bhaktinagar, ADSRO-Bhaktinagar, Block & BLLRO- Rajganj, under Dabgram-II Gram Panchayet, District-





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admit the execution thereof and present the same before any registering authority and also for obtaining necessary permissions and/or sanctions from different authorities in connection with the development of the new building/s at the scheduled land and also for pursuing and following up the matter with the Local Panchayet and /or any local body/Development authority and other statutory authorities and for all other matters concerning or related to the project or development which shall remain in force until completion and sale/transfer of the project finally.

5. In terms of above said RDA, the Developer has nominated its partner, **GAURAV SINHAL**, (Adhaar No. 2927 0125 6996), Son of Sri Pramod Kumar Sinhal resident of Jayram House, Pani Tanki More, Sevoke Road, P.O. & P.S. Siliguri-734001, District-Darjeeling in the State of West Bengal, for appointment of Attorney by the Executants/Principal hereof.

6. This Development Power of Attorney hereby granted is co-existent and co-terminus with the said RDA and in view of this, neither the Executant/Principal nor the Attorney/Developer can deal with this Development Power of Attorney independently.

Now, We the Executant/Principal hereof do hereby appoint, nominate, authorize and constitute said **GAURAV SINHAL** as our true legal and lawful Attorney in respect of our property. The powers hereby conferred by us upon the Attorney are of 2(Two) Types: 1. Powers to be exercised in respect of sale of Residential Flats/Units, Parking spaces & other spaces falling under the Developer's Allocation as described in Second schedule hereto



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and 2. General Powers to be exercised to carry out the Development/construction work on the scheduled land.

The various powers which are being conferred by this indenture upon the attorney are:-

**1. Powers to be exercised in respect of sale of undivided proportionate land pertaining to Residential Flats/Units, Parking spaces & other spaces falling under the Developer's Allocation as described in second schedule hereto:-**

We hereby empower our above named attorney to do the following acts, deeds and things in our name and on our behalf:-

1. To enter into sale agreement, to receive earnest money, part payment, if any and to execute the said sale agreement and receive final consideration amount in the name of said Developer M/S Golden Construction.
2. To execute the Sale Deed, Supplementary Rectification deed (if there be any) sign, verify, admit and present the same for registration in the office of the Appropriate Registering Authority to admit its execution, to receive the sale consideration, give statements and do all other acts deeds and things which are necessary for the same.
3. To apply and obtain the all necessary permissions through the No Objection Certificate from the concerned departments.

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4. To enter into Rent Agreement in respect of the aforesaid flat or its part, to execute Rent Agreement, to receive advance, to receive security, to issue rent receipt, to deliver possession to get the tenant evicted through the process of law or by negotiation, to take back possession of the aforesaid residential flat/parking space or other spaces falling under the Developer's allocation.
5. To sign all kinds of prescribed forms/affidavit/undertaking/document on our behalf in respect of the aforesaid residential flat/parking space or other spaces.
6. To get the aforesaid residential flat/parking space or other spaces transferred and mutated in the record of the concerned authority in the name of the prospective buyers of the said Developer.
7. To deposit House Tax, Electricity and Water Charges or any other dues and demands to the concerned authority in respect of the aforesaid residential flat/parking space or other spaces.
8. For any of the aforesaid purposes, to do the following acts deeds and things under his own signatures:
  - (a) To reply to the letters and notices, to make correspondence, to make representations, to make petitions.
  - (b) to sign, execute submit and present forms etc.

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(c) to sign, submit and execute affidavits declarations, indemnity Bonds, Surety, Bonds, undertakings, No objection etc.

(d) To produce documents and to give statements.

9. To execute, sign and present all kinds of suits, plaints complaints, Appeals, Revision, Statement, Applications, in connection with the aforesaid residential flat/parking space or other spaces and their management and to proceed with the conduct of all court proceedings and appoint an advocate for the purpose.

10. To appoint anyone else as further Attorney with such power as are considered necessary by him for aforesaid residential flat/parking space or other spaces and to delegate all these powers on the said attorney.

11. This Development Power of Attorney hereby granted is co-existent and co-terminus with the said RDA and in view of this, neither the Executant/Principal nor the Attorney/Developer can deal with this Development Power of Attorney independently.

**2 Powers to be exercised to carry out the Development/construction work on the scheduled land.**

1. To sign affidavits, and Vakalatnamas and appear in the Court(s) whether Civil, Criminal or other court(s) and complete



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the proceedings in our name and on our behalf (Jointly and severally).

2. To appear before the authorities of Revenue office, village Panchayat office, SJDA, BLLRO, SDLLRO, DLLRO, Panchayat Samity or any other office pertaining to state or central Government or any other office to represent in all respect and to sign all such papers on our behalf as our law full Agent/attorney

3. To get the plan, elevations, designs, drawings and specifications prepared and approved from appropriate authority if required and to sign all papers/documents and to represent us with respect to the above in getting the plan sanctioned.

4. To make, sign and verify all applications or objections to appropriate authorities for all and any license, permission or consent, etc., required by law in connection with the management, development of our Scheduled property.

5. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals, in any court anywhere within or outside India in its civil, criminal, revenue, revision or before any tribunal or arbitration or industrial court, income-tax and sales-tax authorities, to act and plead, to sign and verify plaints, written statements, petitions and other pleadings, including pleadings under Article 226 of the Constitution of India, and also to present any Memorandum of Appeal, to accept service of summons, notice and other legal processes.



Richard  
Frank

6. To appoint, engage on our behalf pleaders, advocates or solicitors whenever our said attorney shall think proper to do so and to discharge and/or terminate his or their appointment

7. To receive delivery of notices addressed to us issued by court or any department in respect to the said property

8. And generally to do, perform or execute or cause to be done, performed or executed all such further and other acts, deeds and things as and when required or deemed expedient or advised to be done for satisfactorily carrying into effect the powers and authority/ies hereby conferred.

9. To make payment of taxes, rates, cesses, assessments, and all dues and on our behalf, in respect of the above said property.

10. To safeguard the scheduled property from the encroachments of any third parties, whom so ever on behalf of the Principal/Executant.

11. We Undertake to ratify and confirm whenever required, all acts and deeds done by the said Attorney in exercise of powers contained herein.

12. We, the above named Principal/Executant do hereby agree and declare that all acts, deeds and things done, executed or performed by the said Development Power of Attorney shall be

Kim Pothar.  
Khand was

valid and binding on us to all intents and purposes as if done by us (jointly and severally) personally,

13. This Development Power of Attorney hereby granted is co-existent and co-terminus with the said RDA and in view of this, neither the Executant/Principal nor the Attorney/Developer can deal with this Development Power of Attorney independently.

**THE FIRST SCHEDULES ABOVE REFERRED TO  
DESCRIPTION OF THE LAND**

**ALL THAT PIECE AND PARCEL** of vacant land measuring 17(Seventeen) Katha 34(Thirty Four) Square Feet in RS Plot No. 396/837(Three Nine Six by Eight Three Seven), Corresponding L R Plot No. 258(Two Five Eight) appertaining to RS Khatian No.655(Six Five Five), Corresponding L R Khatian No. 870(Eight Seven Zero) & 871(Eight Seven One), RS Sheet No.11(One One), Corresponding LR Sheet No. 110,J.L. No.2(Two), Mouza-Dabgram, Pargana- Baikunthapur, P.O. Dabgram-734004 Via Siliguri Town, P.S. Bhaktinagar, ADSRO-Bhaktinagar, Block & BLLRO- Rajganj, under Dabgram-II Gram Panchayet, District- Jalpaiguri .The Plot of Land is bound and butted as follows:-

By North: Panchanan Sarani Pucca Road  
By South: Sold land of Bakharu Singh & Others  
By East: Land & House of Rajen Kharati  
By West: Land & House of Narayan Mandal



for  
for  
for  
for

**THE SECOND SCHEDULES ABOVE REFERRED TO  
DEVELOPER'S ALLOCATION**

i) Residential Flats

Flat No., Floor, Super Built up Area	Developer's Allocation
Flat No.7, Third Floor	1226 Sq. ft.
Flat No.7, Fourth Floor	1226 Sq.ft.
Flat No.6, First Floor	1104 Sq.ft.
Flat No.6, Fourth Floor	1104 Sq.ft.
Flat No.5 First Floor	658 Sq.ft.
Flat No.5 Second Floor	658 Sq.ft.
Flat No.4, First Floor	862 Sq.ft.
Flat No.4, Second Floor	862 Sq.ft.
Flat No.3, Fourth Floor	918 Sq.ft.
Flat No.2, First Floor	1297 Sq.ft.
Flat No.2, Second Floor	1297 Sq.ft.
Flat No.2 Third Floor	1297 Sq.ft.
Flat No.2 Fourth Floor	1297 Sq.ft.
Flat No.1 First Floor	1241 Sq.ft.
Flat No.1 Second Floor	1241 Sq.ft.
Flat No.1 Third Floor	1241 Sq.ft.
	17529 Sq.ft.

ii) The 60% of total Car Parking spaces & other spaces to be constructed/provided in the proposed building/complex.

iii) 60%(Sixty Percent) of the remaining top roof after leaving/providing 50%(Fifty percent) for common purposes.

**IN WITNESS WHEREOF** We the abovenamed principal have set and subscribed our hands on this Power of Attorney on the day, month and year first above written.

WITNESSES:

1. Dipankar Paul  
Dipankar Paul  
S/O Sri Dulal Paul  
Saktigarh  
P.O. -Siliguri Bazar-734005.  
P.S. Bhaktinagar. Dist. Jalpaiguri.

2. Lakhan Sah  
Lakhan Sah  
S/O Mahesh Sah  
Ramchandra Nagar  
Siliguri

1. X- in Lakhan

2. Paul

PRINCIPAL/EXECUTANT

Accepted By Me:-

Bhawan Singh

ATTORNEY

Drafted, read over,  
explained by me and typed  
in my Office












Kalyan Paul

ADVOCATE/SILIGURI

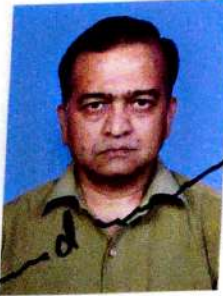










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**EXECUTANT SHEET**












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	ft nd					
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*K. P. Pothar*  
-----  
Signature

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	Left nd					
	ght nd					

*K. P. Pothar*  
-----  
Signature

CLAIMANT SHEET

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	Right Hand					

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*bravara Sankhal*

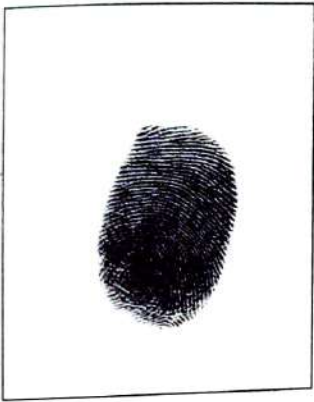
Signature



**IDENTIFIER PHOTO SHEET**

PHOTO

LEFT THUMB IMPRESSION



*Dipankar Paul*

Signature of Identifier

### Major Information of the Deed




Deed No :	I-0711-06538/2023	Date of Registration	05/09/2023
Query No / Year	0711-8002265241/2023	Office where deed is registered	
Query Date	05/09/2023 1:30:03 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	P K SINHAL Sevoke Road , Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832062039, Status : Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,13,91,807/-		
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]:- 071106531/2023		

### Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-II, Mouza: Dabgram Sheet No - 11, Pin Code : 735135




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-396/837	RS-655	Bastu	Bastu	17 Katha 34 Sq Ft		1,13,91,807/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					28.1279Dec	0 /-	113,91,807 /-	

### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Dinesh Poddar (Presentant)</b> Son of Late Sugriwmall Poddar Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 , Place : Office	 <small>05/09/2023</small>	 <small>LTI 08/09/2023</small>	 <small>05/09/2023</small>






Pranami Mandir Road, 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.:: Afxxxxxx6k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023  
 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office

Name		Photo	Finger Print	Signature
2	<b>Shri Pramod Kumar Sinhal</b> Son of Late Ram Kumar Sinhal Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office	 05/09/2023	 LTI 05/09/2023	 05/09/2023
West 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.:: Ajxxxxxx8n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office				




**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>GOLDEN CONSTRUCTIONS</b> Kapil Centre, 1st Floor, Sevoke Road, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: Aaxxxxxx6f,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Shri Gaurav Sinhal</b> Son of Shri Pramod Kumar Sinhal Date of Execution - 05/09/2023, , Admitted by: Self, Date of Admission: 05/09/2023, Place of Admission of Execution: Office	 Sep 5 2023 1:52PM	 LTI 05/09/2023	 05/09/2023
Pani Tanki More, Sevoke Road, 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, Aadhaar No Not Provided Status : Representative, Representative of : GOLDEN CONSTRUCTIONS				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr DIPANKAR PAUL</b> Son of Late Dulal Paul Saktigarh, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Bhaktinagar, District:- Jaipalguri, West Bengal, India, PIN:- 734005			
	05/09/2023	05/09/2023	05/09/2023
Identifier Of Shri Dinesh Poddar, Shri Pramod Kumar Sinhal, Shri Gaurav Sinhal			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Dinesh Poddar	GOLDEN CONSTRUCTIONS-14.064 Dec
2	Shri Pramod Kumar Sinhal	GOLDEN CONSTRUCTIONS-14.064 Dec



Endorsement For Deed Number : I - 071106538 / 2023

**On 05-09-2023**

**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 13:25 hrs on 05-09-2023, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Dinesh Poddar , one of the Executants.

**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 1,13,91,807/-

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

Execution is admitted on 05/09/2023 by 1. Shri Dinesh Poddar, Son of Late Sugriwmal Poddar, Pranami Mandir Road, P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 2. Shri Pramod Kumar Sinhal, Son of Late Ram Kumar Sinhal, West Ashrampara, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr DIPANKAR PAUL, , Son of Late Dulal Paul, Saktigarh, P.O: Siliguri Bazar, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

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

Execution is admitted on 05-09-2023 by Shri Gaurav Sinhal,

Indetified by Mr DIPANKAR PAUL, , Son of Late Dulal Paul, Saktigarh, P.O: Siliguri Bazar, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

**Payment of Fees**

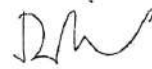
Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-

**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 235, Amount: Rs.50.00/-, Date of Purchase: 04/09/2023, 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 134168 to 134188  
being No 071106538 for the year 2023.



*Biswarup Goswami*

Digitally signed by BISWARUP GOSWAMI  
Date: 2023.09.18 11:25:45 +05:30  
Reason: Digital Signing of Deed.

**(Biswarup Goswami) 18/09/2023**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**West Bengal.**