SL-430/18

I - 343/2018



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

₩ 178964

Q-1-59787

100 PAP 2019

GENERAL POWER OF ATTORNEY (After Registration of Development Agreement)

19/1/18

This General Power of Attorney is made on the 19th day of February, 2018 at Siliguri.

(contd. to next sheet)

CERTIFIED THAT THE SOCIENT IF ADMITTED TO REGISTRATION THE WAS A TRACED IN THIS DOCUMENT WE THE HAVING THE BOOLINEAT ADDITION OF THE BOOLINEAR ADDITIONS THE FIRST STREET, AND THE BOOLINEAR ADDITIONS STREET, AND THE STREET,

11.J. STAMP

SL NO. 1246 ____ DATED 16-62-18 NAME Smt. Deboonti Den Singh OF Deshbandhu Pasan Sillynsi.

ONLY)

S. D. SANKAR DAS STAMP VENDOR SILIGURI COURT L/NO.714/RM of 1999



Addi. Dist. Sub-Registrar Siliguri-I, Dt. Darjecting

1 9 FEB 2018

II.J. STAMP

SL NO. 1246 _____ DATED 16-02-18 NAME Smt. Debonti Den Singh OF Deshbandhu Paran Silignesi

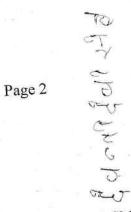
RS FIFTY ONLY

S. D.B SANKAR DAS STAMP VENDOR SILIGURI COURT L/NO.714/RM of 1999



Addi. Dist. Sub-Registrar Siliguri-I, Dt. Darjeeling

19 FEB 2018



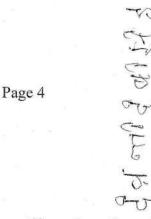
KNOW ALL MEN BY THESE PRESENTS That I, SMT. DEBANTI DEVI SINGH, WIFE OF SRI BIRENDRA SINGH AND DAUGHTER OF LATE PARAMANANDA SINGH, by religion Hindu, by occupation Housewife, by Nationality Indian, resident of Lenin Sarani, Deshbandhu Para, Ward No.29, Siliguri, P.O. Siliguri Town, Pin 734004, P.S. Siliguri, Dist. Darjeeling, hereinafter called the "PRINCIPAL", do hereby nominate, appoint and constitute -(1) SMT.RUMI GHOSH ROY, WIFE OF SRI. SANJAY GHOSH ROY, (2) SRI SANJAY GHOSH ROY, SON OF SRI. NISHIT GHOSH ROY, Both by religion Hindu, by occupation Business, residents of Deshbandhupara, Siliguri, P.O. Siliguri Town, P.S.Siliguri, Dt.Darjeeling, 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 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 19-02-18 executed by the Principal and the Attorney hereof, and registered in the office of the Addl. Dist. Sub-Registrar, Siliguri, being document No. 337 -for the Year 2018, 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.
- 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.

(contd. to next sheet)



- 3. To bring, commence, prosecute and defend and carry through judgement 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, plaints, written statements, verifications, vokalatnama 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 etc. for me and on my behalf the Flats / Garage / parkings of the Apartments, being the saleable space which have been agreed by me 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 deem 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.
- 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 (contd. to next sheet)



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 these presents & this Power of Attorney shall be irrevocable during the period for which the said Agreement of Development shall remain in force and effective.

:SCHEDULE OF THE PROPERTY:

All that piece or parcel of Homestead land measuring 2-Two Kathas 8-Eight Chhataks situated in R.S. Plot/Dag No.6036 (Six thousand thirty six), recorded in R.S. Khatian No.3516 (Three thousand five hundred sixteen) of Mouza Siliguri, J.L.No.110 (88), identified as Holding No.380/167/116 of Ward No.XXIX of the Siliguri Municipal Corporation, Siliguri, within the jurisdiction of Police Station, Sub-Division & Registry office Siliguri, Paragana Baikunthapur, Touzi No.3(ja), Dt. Darjeeling, together with proposed building.

The said total Land measuring 2-Kathas 8-Chhataks is presently butted and bounded as follows:

On the North: Land with house of Sri Biju Paul & Others;

On the South: Partly land with house of Tarak Banerjee and partly land of Srija Construction;

On the East: Land with house of one Sri. Paul;

On the West: 20-Ft. wide Siliguri Municipal Corporation Road and partly land of Srija Construction;

(contd. to next sheet)

Page 5. Survey

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:

द्वान्याद्वा स्टि

SIGNATURE OF THE PRINCIPAL.

Srija Construction
Rum Chosh For

Srija Construction

Srija Construction

Partner

ich Sumie Sinon Beeignder Sinon

Derh. pardhu palca. Si'li u R;

WDN029

SIGNATURE OF THE ATTORNEY.

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

> Advocate, Siliguri. Regn.No.WB/352/82.



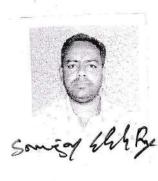
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Left Hand			100 A	4	
Right Hand					

E don't Zoll & Signature.



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand		2.4(10)			
Right Hand					

Rumi Chosh Roy Signature.



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

Signature.

COAT OFINDIA Merch Polh

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ड्रवणी-देवी क्षेष्ट

BIFPD4442R

Бегталеся Ассоии Мишрег

03/05/1963

НЭИІЗ АОИАИАМАЯАЧ

DEBANTI DEVI

INCOMETAX DEPARTMENT

आयकर विभाग

INCOME TAX DEPARTMENT

मारत सरकार GOVT. OF INDIA

RUMI GHOSH ROY

SWADESH SARKAR

07/12/1986

Permanent Account Number

BAIPG8324G

Rumi Whosh Roy.

Signature



इस कार्ड के खोने / पाने पर कृपया स्वित करें / लौटाएं . आयुकर पैन सेवा इकाई, एन एस डी एल तीसरी मंजील, सफायर चेंबर्स, बानेर टेलिफोन एक्स्चेंज के नजदीक, बानेर, पुना - 411 045

If this card is lost /someone's lost card is found, please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune 441-045

Tel: 91-20-2721 8080, fax: 91-20-2721 8081 e-mail: fininfo@nsdl.co.m

Quini Chock Ed.

आयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार GOVT. OF INDIA

SANJOY GHOSH ROY

NISHIT GHOSH ROY

30/06/1980 Permanent Account Number

AGLPR9398D



Joseph Mad MRY

इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर कृपया सूचित करें / लौटायें : आयकर पैन सेवा इकाई, एन एस डी एल तीसरी मंजिल, ट्रेंड वर्ल्ड, ए विंग, कमला मिल्स कम्पाउंड एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found, please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664, email: tininfo@nsdl.co.in

Licence New Vise: 320070090485

Date of Issue Valid Up

15.05.07 14.05.27

Name: NAKUL SARKAR

S/D/W:LT.F.SARKAR

Address M.M.SOAP FACTORY, DESHBANDHU-PARA, SILIGURI, DJ. Blood GRUD

Date of Birth: 20.10.1987

Licensing Author
SILIGUR

- ST. - ST. - ST.

Major Information of the Deed

Deed No :	I-0402-00343/2018	Date of Registration	19/02/2018	
Query No / Year	0402-1000052387/2018	Office where deed is registered		
Query Date	19/02/2018 12:10:07 PM	A.D.S.R. SILIGURI, District: Darjeeling		
Applicant Name, Address & Other Details S Das Siliguri, Thana: Siliguri, District: Dar 9832068257, Status: Advocate		eeling, WEST BENGAL, F	PIN - 734001, Mobile No. :	
Transaction		Additional Transaction		
	Power of Attorney after Registered			
Set Forth value		Market Value		
Rs. 36,00,000/-		Rs. 43,66,250/-		
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]:- 040200337/2018 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: DESHBANDHU PARA, Road Zone : (Ward No.29

Sch		Mouza: Silige Khatian Number	Land Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
No L1	RS-6036	RS-3516	Bastu	Bastu	2 Katha 8 Chatak	35,00,000/-	83 (2)	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
	Grand	l Total :	-		4.125Dec	35,00,000 /-	42,50,000 /-	

Structure Details:

Sch	Structure	Area of	Setforth	Market value	Other Details
No	Details	Structure	Value (In Rs.)	(In Rs.)	
31	On Land L1	500 Sq Ft.	1,00,000/-	1,16,250/-	Structure Type: Structure

Gr. Floor, Area of floor: 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Tin Shed, Extent of Completion: Complete

rin Sned, Extent of C	ompletion. Ooi	mpiete		
Total :	500 sq ft	1,00,000 /-	1,16,250 /-	

incipal Details:

lo	Name,Address,Photo,Finger p	rint and Signat				
1	Name	Photo	Fringerprint	Signature		
	Smt DEBANTI DEVI SINGH (Presentant) Wife of Shri BIRENDRA SINGH Executed by: Self, Date of Execution: 19/02/2018 , Admitted by: Self, Date of Admission: 19/02/2018 ,Place : Office			39047847498		
		19/02/2018	LTI 19/02/2018	19/02/2018		
	LENIN SARANI , DESHBANDHU PARA , SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BIFPD4442R, Status: Individual, Executed by: Self, Date of Execution: 19/02/2018 , Admitted by: Self, Date of Admission: 19/02/2018 , Place: Office					

Attorney Details :

SI No	
	SRIJA CONSTRUCTION DESHBANDHU PARA, SILIGURI, P.O:- SILIGUIRI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004, PAN No.:: ACPFS9703D, Status: Organization, Executed by: Representative

Representative Details:

1	Name	Photo	Finger Print	Signature
	Smt RUMI GHOSH ROY Wife of Shri SANJAY GHOSH ROY Date of Execution - 19/02/2018, , Admitted by: Self, Date of Admission: 19/02/2018, Place of			Rumi Charl Rof.
	Admission of Execution: Office	Feb 19 2018 12:45PM	LTI 19/02/2018	- Siliguri, Siliguri Mc, District:-Darjeeli

Major Information of the Deed :- I-0402-00343/2018-19/02/2018

		Finger Print	Signature
Name	Photo	ringerring	150 5 90
Shri SANJAY GHOSH ROY Son of Shri NISHIT GHOSH ROY Date of Execution - 19/02/2018, , Admitted by: Self, Date of Admission: 19/02/2018, Place of			Sonigg Chur Ry
Admission of Execution: Office	Feb 19 2018 12:44PM	LTI 19/02/2018	19/02/2018 District:-Darieeling

DESHBANDHU PARA, SILIGURI, P.O:- SILIGURI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status: Representative, Representative of: SRIJA CONSTRUCTION (as PARTNER)

Identifier Details : Name & address			
Shri Nakul Sarkar Son of Shri Phanindra Sarkar Thakur Nagar, P.O:- Sahudangi Hat, P.S:- Bhaktinagar, Dis By Caste: Hindu, Occupation: Business, Citizen of: India, , I ROY, Shri SANJAY GHOSH ROY	trict:-Jalpaiguri, West Bengal, India, PIN - 735135, Sex: Male Identifier Of Smt DEBANTI DEVI SINGH, Smt RUMI GHOSH 19/02/2018		

	fer of property for L1	To. with area (Name-Area)
SI.No	From	10. With area (Name-Area)
1	Smt DEBANTI DEVI SINGH	SRIJA CONSTRUCTION-4.125 Dec
Trans	fer of property for S1	
	From	To, with area (Name-Area)
1	Smt DEBANTI DEVI	SRIJA CONSTRUCTION-500.000000000 Sq Ft

Endorsement For Deed Number: I - 040200343 / 2018

On 19-02-2018

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.

Major Information of the Deed :- I-0402-00343/2018-19/02/2018

esentation(Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 12:33 hrs on 19-02-2018, at the Office of the A.D.S.R. SILIGURI by Smt DEBANTI DEVI SINGH ,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 43,66,250/-

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

Execution is admitted on 19/02/2018 by Smt DEBANTI DEVI SINGH, Wife of Shri BIRENDRA SINGH, LENIN SARANI , DESHBANDHU PARA , SILIGURI, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession House wife

Indetified by Shri Nakul Sarkar, , , Son of Shri Phanindra Sarkar, Thakur Nagar, P.O: Sahudangi Hat, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 735135, by caste Hindu, by profession Business

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

Execution is admitted on 19-02-2018 by Smt RUMI GHOSH ROY, PARTNER, SRIJA CONSTRUCTION, DESHBANDHU PARA, SILIGURI, P.O:- SILIGUIRI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004

Indetified by Shri Nakul Sarkar, , , Son of Shri Phanindra Sarkar, Thakur Nagar, P.O: Sahudangi Hat, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 735135, by caste Hindu, by profession Business

Execution is admitted on 19-02-2018 by Shri SANJAY GHOSH ROY, PARTNER, SRIJA CONSTRUCTION, DESHBANDHU PARA, SILIGURI, P.O:- SILIGUIRI TOWN, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734004

Indetified by Shri Nakul Sarkar, , , Son of Shri Phanindra Sarkar, Thakur Nagar, P.O: Sahudangi Hat, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 735135, 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 1246, Amount: Rs.50/-, Date of Purchase: 16/02/2018, Vendor name: S Das

Amitabha Acharya

charya

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI

Darjeeling, West Bengal

Major Information of the Deed :- I-0402-00343/2018-19/02/2018

cificate of Registration under section 60 and Rule 69.

Registered in Book - I
Volume number 0402-2018, Page from 11173 to 11190 being No 040200343 for the year 2018.



Digitally signed by AMITABHA ACHARYA

Date: 2018.02.21 17:03:11 +05:30 Reason: Digital Signing of Deed.

Acharya

(Amitabha Acharya) 21-02-2018 17:03:05 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. SILIGURI West Bengal.

(This document is digitally signed.)