

Sl.No. 2042/2022

I-2349/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2/2354472/AE 889743
2022

Chyngalini
13:56
04.08.22

Chyngalini
Sumitra Kanoria
Amit Kanoria
Nitika Kanoria
Saurav Kanoria

:1:

GENERAL POWER OF ATTORNEY

CONFIRMED THAT THE DOCUMENT IS ADMITTED
TO REGISTRATION TAX DEPARTMENT AND
THE ENDORSEMENT SHEETS ARE ATTACHED TO THIS
DOCUMENT AND THE PART OF THIS DOCUMENT

Chyngalini
REGISTRAR
MURSHIDABAD
04/08/2022

NON JUDICIAL STAMP

No. 804 Date 12.07.2022

Sold in Ashok Kumar Kanoria
Siliguri

Value Rs. 100/- Re. Tammoy Roy

Govt. Stamp Vendor
Bagdogra
Lic. No. 546/RM
07 / Darjeeling



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

04 AUG 2022

Chetan Kanoria,
Sumitra Kanoria
Amit Kanoria
Nitin Kanoria
Saurav Kanoria.

[2]

- 1) **SRI CHETAN KANORIA**, son of Late Debendra Prasad Kanoria,
- 2) **SMT SUMITRA KANORIA**, wife of Late Jagdish Prasad Kanoria,
- 3) **SRI AMIT KANORIA**, son of Late Jagdish Prasad Kanoria,
- 4) **SRI NITIN KANORIA**, son of Late Jagdish Prasad Kanoria,
- 5) **SRI SAURAV KANORIA**, son of Late Jagdish Prasad Kanoria, all are Hindu by Religion, Indians by Nationality, Business by Occupation, No. 1 Resident of Pranami Mandir Road, P.O and P.S Siliguri, District – Darjeeling, No.2 to 5 Residents of 3UC, Mani Tower, 3rd Floor, 31/41 Binova Bhave Road, P.O. Sahapur, P.S. Behala, District - South 24 Parganas, in the State of West Bengal.---hereinafter jointly and collectively called the “**PRINCIPALS**”. (PAN: BNAPK5387C), (PAN: AFMPK2129M), (PAN : AFVPK9299P), (PAN : AFRPK1997E),(PAN : ALIPK2857Q).

AND

SRI ASHOK KUMAR KANORIA, son of Late Gajanand Kanoria,Hindu by Religion, Indian by Nationality, Business by Occupation Resident of Pranami Mandir Road, P.O and P.S Siliguri, District – Darjeeling– hereinafter called the“**ATTORNEY**”. (PAN: AFQPK9895Q),

AND WHEREAS the abovenamed Principal No.1**SRI CHETAN KANORIA**, son of Late Debendra Prasad Kanoria had received by way of a registered Gift Deed, land measuring 4 Kathas from Smt Satyabhama Kanoria and others , dated 02.07.2018 being Document No. I – 1536, for the year 2018 and the same was registered in the Office of the Additional District Sub-Registrar Siliguri, in the District of Darjeeling.



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

04 AUG 2022

Chetan Kanoria,
Sumitra Kanoria
Amit Kanoria
Nitin Kanoria
Saurav Kanoria.

[3]

AND WHEREAS one **SRI JAGDISH PRASAD KANORIA**, son of Late Gajanand Kanoria has acquired by way of a registered Gift Deed, land measuring 4 Kathas from Smt Satyabhama Kanoria and others, dated 02.07.2018 being Document No. I-1538, for the year 2018 and the same was registered in the Office of the Additional District Sub-Registrar Siliguri, in the District of Darjeeling.

AND WHEREAS abovenamed Jagdish Prasad Kanoria died intestate leaving behind his wife Smt Sumitra Kanoria and his three sons namely: 1. Sri Amit Kanoria, 2. Sri Nitin Kanoria and 3. Sri Saurav Kanoria as his only legal heirs and successors as per the provisions of Hindu Succession Act and they jointly inherited the property of Late Jagdish Prasad Kanoria.

WHEREAS the abovenamed Attorney **SRI ASHOK KUMAR KANORIA**, son of Late Gajanand Kanoria had received by way of two separate registered Gift Deeds in total land measuring 3 Kathas 13 Chhataks 26 Sq. ft from Smt Satyabhama Kanoria and others, both being Dated 02.07.2018 being Document Nos. I - 1537 and I - 1563, for the year 2018 and the same was registered in the Office of the Additional District Sub-Registrar Siliguri, in the District of Darjeeling.

AND WHEREAS in the manner aforesaid abovenamed **PRINCIPALS** along with **SRI ASHOK KUMAR KANORIA** became the absolute owners of land measuring 11 Kathas 13 Chhataks 26 Sq.ft. more fully described in the Schedule below.

Ashok Kanoria

Sumitra Kanoria

Amit Kanoria

Nishi Kanoria

Saurav Kanoria

[4]

WHEREAS We the abovenamed Principals and the said Attorney , have entered into a Development Agreement dt 04/08/22 with "MSN BUILDERS", being Document No. I- 2346..... for the year 2022 in respect of the below Scheduled land and the same was registered in the office of the ADSR Siliguri , District Darjeeling.

AND WHEREAS We, do hereby nominate, constitute and appoint the **SRI ASHOK KUMAR KANORIA**, son of Late Gajanand Kanoria, Hindu by Religion, Indian by Nationality, Business by Occupation Resident of Pranami Mandir Road, P.O and P.S Siliguri, District – Darjeeling –as Our true and lawful attorney to act for us in the matters, deeds and things particularly with respect to our share in the Schedule Property.

- 1 .To enter into agreement for sale with the prospective buyer or buyers, mortgage the property to any Financial Institution on my/ our behalf and to receive the earnest money, all part payments and full consideration money from the prospective buyers and deposit to my account.
2. Be it expressly stated that this Power of Attorney is being granted in favour of the said Attorney(ies) without any consideration and no right, title or interest is created in favour of the Attorney on the property, which is the subject matter of this Power of Attorney .
3. All the receivables will be paid back to the Principal and all the payables will be borne by the Principal.

Chetankansaria
Sunitra Kanoria
Amit Kanoria
Nitin Kanoria
Saurav Kanoria

[5]

4. To execute and present for registration sale deed, lease deed or any other document in respect of the "Landowners Area" only as mentioned in the Development Agreement.
5. To sell or transfer the Residential Flats cum commercial complex and Parking Space to be constructed on the Landowners Area, with all right, title, interest and easements thereto and to execute and sign proper sale deed/s in this connection and to incorporate assurance in the sale deed/s relating to the perfectness of the title of the property and present the sale deed for Registration in the D.S.R., A.D.S.R. or any other registration office.
6. The principal shall have every right revoke this General Power of Attorney at any point of time.

And generally to do, perform or execute or cause to be done, perform or execute 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 concerned.

And We, hereby agree, confirm and ratify all such acts, deeds and proceedings done legally and in a bonafide manner by our said Attorney in respect of the Schedule land only by virtue of these presents and the same shall be binding on us and be of full force and effect as if the same was done/executed by us.

Achetan Kanoria.
Sumitra Kanoria
Amit Kanoria
Nishi Kanoria
Saurav Kanoria.

[6]

And We, hereby agree, confirm and ratify all such acts, deeds and proceedings done legally and in a bonafide manner by my said Attorney in respect of the Schedule land only by virtue of these presents and the same shall be binding on me and be of full force and effect as if the same was done/executed by me.

SCHEDULE

ALL that our share of land measuring 8 Kathas in the total land measuring 11 Kathas 13 Chhataks 26 Sq.ft situated at Mouza Siliguri , appertains to and forms part of R.S Plot No 9622, recorded in RS Khatian No.5264/1 , J.L. No. 110 (88), Pargana Baikunthapur, P.S. Siliguri, District Darjeeling within the limits of Ward No. 13 of Siliguri Municipal Corporation Area.

The said entire land measuring 11 Kathas 13 Chhataks 26 Sq.Ftis bounded and butted as follows:-

North 38 ft. wide Pranami Mandir Road.

South Land of Omprakash Agarwala and others.

East Land of MSN Builders

West 15ft wide Road.

[7]

IN WITNESS WHEREOF, We the abovenamed Principals and Attorney in good health and conscious mind have put our signatures on this Power of Attorney on this the 04th day of AUGUST, 2022

WITNESSES:-

1.

As per Roy
Sri Anesh Kumar Roy
Gand Chayan Patra
P.O - Ahogomali
P.S - Bhanjainagar
Dist - Jajpur

Chetan Kanoria
Sumitra Kanoria
Amit Kanoria
Nitin Kanoria
Saurav Kanoria

PRINCIPALS

2. Subrata Kumar Gumber
Slokate Rishikumar Gumber
Sambh Bhanjainagar
P.O. PS Sidigumber
Dist Jajpur

As per Kanoria

ATTORNEY

Drafted by me and printed in
my office

Manoj Agarwal

MANOJ AGARWAL
Advocate, Siliguri
Enrl. No. F-505/434/1997



Chetan Kanoria

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

Chetan Kanoria

Signature



Sumitra Kanoria

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

Sumitra Kanoria

Signature














Amit Kanoria

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












Amit Kanoria

Signature

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












Nikhil Kanoria

Nikhil Kanoria
Signature

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

Saurav Kanoria

Saurav Kanoria
Signature

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

Mohit Kanoria

Mohit Kanoria
Signature

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Aspen Ray

Signature of Identifier

Major Information of the Deed



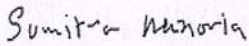


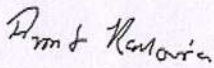


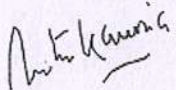
Deed No :	I-0402-02349/2022	Date of Registration	04/08/2022
Query No / Year	0402-2002354472/2022	Office where deed is registered	
Query Date	02/08/2022 2:00:31 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	MANOJ AGARWAL Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7602241704, Status :Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 2,41,92,005/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



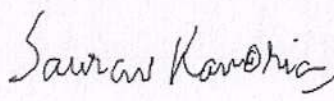


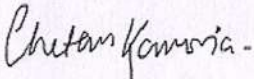
Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: PRANAMI MANDIR ROAD WARD NO 13, Mouza: Siliguri, JI No: 88, Pin Code : 734001



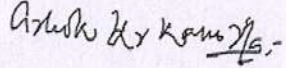
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-9622	RS-5264/1	Bastu	Bastu	8 Katha		2,41,92,005/-	Width of Approach Road: 38 Ft., Adjacent to Metal Road,
Grand Total :					13.2Dec	0 /-	241,92,005 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Sumitra Kanoria Wife of Late Jagdish Prasad Kanoria Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Office			
	04/08/2022	LTI 04/08/2022	04/08/2022	
3UC MANI TOWER, 3RD FLOOR, 31/41 BINOVA BHAVE ROAD, City:- Not Specified, P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx9m, Aadhaar No: 77xxxxxxxx8959, Status :Individual, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Office				
2	Name Mr Amit Kanoria Son of Late Jagdish Prasad Kanoria Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Office			
	04/08/2022	LTI 04/08/2022	04/08/2022	
3UC, MANI TOWER, 3RD FLOOR 31/41 BHINOVA BHAVE ROAD, City:- Not Specified, P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx9p, Aadhaar No: 78xxxxxxxx4515, Status :Individual, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Office				
3	Name Mr Nitin Kanoria Son of Late Jagdish Prasad Kanoria Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Office			
	04/08/2022	LTI 04/08/2022	04/08/2022	
3UC MANI TOWER , 3RD FLOOR, 31/41 BINOVA BHAVE ROAD, City:- Not Specified, P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx7e, Aadhaar No: 42xxxxxxxx8781, Status :Individual, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mr Saurav Kanoria Son of Late Jagdish Prasad Kanoria Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Office			
	04/08/2022	LTI 04/08/2022	04/08/2022	
3UC, MANI TOWER, 3RD FLOOR, 31/41 BINOVA BHAVE ROAD, City:- Not Specified, P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxxx7q, Aadhaar No: 43xxxxxxxx0836, Status :Individual, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mr Chetan Kanoria Son of Late Debendra Prasad Kanoria Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Office			
	04/08/2022	LTI 04/08/2022	04/08/2022	
PRANAMI MANDIR 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, PAN No.:: BNxxxxxx7C, Aadhaar No: 35xxxxxxxx3639, Status :Individual, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Ashok Kumar Kanoria (Presentant) Son of Late Gajanand Kanoria Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Office			
	04/08/2022	LTI 04/08/2022	04/08/2022	
Son of Late Gajanand Kanoria PRANAMI MANDIR 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, PAN No.:: afxxxxxx5q, Aadhaar No: 34xxxxxxxx5700, Status :Individual, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Gopal Roy Son of Mr Guneshwar Roy City:- Siliguri Mc, P.O:- Ghoghomali, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001			
	04/08/2022	04/08/2022	04/08/2022
Identifier Of Smt Sumitra Kanoria, Mr Amit Kanoria, Mr Nitin Kanoria, Mr Saurav Kanoria, Mr Ashok Kumar Kanoria, Mr Chetan Kanoria			

On 04-08-2022

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 13:56 hrs on 04-08-2022, at the Office of the A.D.S.R. SILIGURI by Mr Ashok Kumar Kanoria ,Claimant.

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

Execution is admitted on 04/08/2022 by 1. Smt Sumitra Kanoria, Wife of Late Jagdish Prasad Kanoria, 3UC MANI TOWER, 3RD FLOOR, 31/41 BINOVA BHAVE ROAD, P.O: SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 2. Mr Amit Kanoria, Son of Late Jagdish Prasad Kanoria, 3UC, MANI TOWER, 3RD FLOOR 31/41 BHINOVA BHAVE ROAD, P.O: Sahapur, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 3. Mr Nitin Kanoria, Son of Late Jagdish Prasad Kanoria, 3UC MANI TOWER, 3RD FLOOR, 31/41 BINOVA BHAVE ROAD, P.O: Sahapur, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 4. Mr Saurav Kanoria, Son of Late Jagdish Prasad Kanoria, 3UC, MANI TOWER, 3RD FLOOR, 31/41 BINOVA BHAVE ROAD, P.O: Sahapur, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 5. Mr Ashok Kumar Kanoria, Son of Late Gajanand Kanoria, PRANAMI MANDIR ROAD, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 6. Mr Chetan Kanoria, Son of Late Debendra Prasad Kanoria, PRANAMI MANDIR ROAD, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr Gopal Roy, , , Son of Mr Guneshwar Roy, P.O: Ghoghomali, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Service

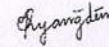
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 804, Amount: Rs.100/-, Date of Purchase: 12/07/2022, Vendor name: T Roy



Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2022, Page from 77592 to 77608

being No 040202349 for the year 2022.



Digitally signed by ZOJILA DOLKAR
BHUTIA

Date: 2022.08.12 17:27:12 +05:30

Reason: Digital Signing of Deed.

(Zojila Dolkar Bhutia) 2022/08/12 05:27:12 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SILIGURI

West Bengal.

(This document is digitally signed.)