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I- 2193 / 2018



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 391448

Shiba Prasad Datta
Lojan Datta

ABHISIKTA ESTATES
 A unit of Abhisikta Nirman (P) Ltd
Surbanti Saha
 Authorised Signatory

ABHISIKTA ESTATES
 A unit of Abhisikta Nirman (P) Ltd
Ajayit Kumar
 Authorised Signatory

GENERAL POWER OF ATTORNEY

**Linked with Development Agreement recorded at ADSR Bagdogra
 at Book No I Being No. 2144 of 2018 on 6th Day of April 2018**

-Contd-

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

[Signature]
 Addl. District Sub-Registrar,
 Sijgeri-II at Bagdogra

71 6 APR 2018

[Handwritten Signature]

Sl no 1472 date 16/3/18
sent to Abhishek Kumar
of Corleah

Rs. 100/- Rupees one hundred only

Ritu Yadav
Stamp Vendor
B-10 SLJ Court
L No-170/h M

DETAILS OF THE
STAMP VENDOR
REGISTERED WITH
THE STAMP
DEPARTMENT



Stamp of the Government of India, featuring the Ashoka Lion Capital and the motto 'Satyameva Jayate'.

Shiba Prasad Dutta.

Sayan Dutta

ABHISIKTA ESTATES
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Suganya Saha
Authorised Signatory

ABHISIKTA ESTATES
A unit of Abhisikta Nirman (P) Ltd
Arpit Kumar
Authorised Signatory

GENERAL POWER OF ATTORNEY

Linked with Development Agreement recorded at ADSR

Bagdogra at Book No I Being No. 2144 of 2018

KNOW ALL MEN BY THESE PRESENTS that We 1.MR. SHIBA PRASAD DUTTA (having Pan No. ADOPD1832A and Aadhar No.529920279483) son of Late Amarendra Nath Dutta, By Faith - Hindu, By Occupation -Business 2. MR. SAYAN DUTTA (having Pan No. BEAPD7991G and Aadhar No.896337407448) son of Mr. Shiba Prasad Dutta, By Faith - Hindu, By Occupation -Business, both are residing at Rupsingh Jote, Gossainpur P.O & P.S- Bagdogra, District- Darjeeling, Pin-

AND WHERE AS One Abhay Nath Roy son of Late Banna Charan Roy was the absolute recorded owner of a large plots situated at Mouza- Rupsingha, J.L.No. 80, Khatian No. 24/1, Dag No. 513 Hal 480, and Dag No. 515 Hal 481 at Village Rupsingh Jote, P.O- Bagdogra, P.S- Naxalbri Now Bagdogra, Dist. Darjeeling.

AND WHEREAS further as absolute owner said Abhay Nath Roy son of Late Banna Charan Roy sold the total land measuring about 21.50 Dec. little more or less (Dag No. 513 Hal 480 an area measuring 13 Dec. and Dag No. 515 Hal 481 an area measuring 8.50 Dec. little more or less) to Sri Gopi Ballav Bhowmik and Sri Pran Gopal Bhowmik son of Late Bhagwan Chandra Bhowmik on dated 10.09.1962 duly recorded at ADSR Siliguri in Book No. 1, Volume No.47, Pages 56 to 58, Being No. 4490 of 1962.

AND WHERE AS said Sri Gopi Ballav Bhowmik and Sri Pran Gopal Bhowmik son of Late Bhagwan Chandra Bhowmik as absolute joint owner seized, possessed and enjoying the said property sold/transferred of **ALL THAT** area measuring about 3 **(Three)** Cottaha, 0 **(Zero)** Chittack, 0**(Zero)** sq.ft **equivalent to 5 Dec.** little more or less at Mouza- Rupsingha, J.L.No. 80, Khatian No. 24/1, Dag No. 513 Hal 480, and Dag No. 515 Hal 481 at Village Rupsingh Jote, P.O- Bagdogra, P.S- Naxalbri Now Bagdogra, Dist. Darjeeling, favouring **Sri Shiba Prasad Dutta herein owner no. 1** by virtue of deed of conveyance on dated 28.08.1989 duly recorded at ADSR Siliguri at Book No. 1, Volume No. 91, Pages 161 to 165 ,Being No. 5735 of Year 1989.

AND WHEREAS further as absolute owner said Abhay Nath Roy son of Late Banna Charan Roy sold the total land measuring about 21.50 Dec. little more or less (Dag No. 513 Hal 480 an area measuring 13 Dec. and Dag No.

Sri Shiba Prasad Dutta

Sri Shiba Prasad Dutta

ABHISIKTA ESTATES
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Sushanta Ghosh

Authorised Signatory

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Arpita Kumar

Authorised Signatory

515 Hal 481 an area measuring 8.50 Dec. little more or less) to **Sri Krishna Gopal Nath son of Late Gour Chandra Nath** on dated 10.09.1962 duly recorded at ADSR Siliguri in Book No. 1, Volume No.47, Pages 50 to 52, Being No. 4488 of 1962.

AND WHERE AS said Sri Krishna Gopal Nath son of Late Gour Chandra Nath as absolute owner seized, possessed and enjoying the said property sold/transferred of **ALL THAT** area measuring about 2 **(Two)** Cottaha, 8 **(Eight)** Chittack, 0**(Zero)** sq.ft **equivalent to 4 Dec.** little more or less at Mouza- Rupsingha, J.L.No. 80, Khatian No. 24/1, Dag No. 513 Hal 480, and Dag No. 515 Hal 481 at Village Rupsingh Jote, P.O- bagdogra, P.S- Naxalbri Now Bagdogra, Dist. Darjeeling favoring Sri Shankar Prasad Dutta son of Sri Amrendra Nath Dutta by virtue of deed of conveyance on dated 28.08.1989 duly recorded at ADSR Siliguri at Book No. 1, Volume No. 91, Pages 151 to 154, Being No. 5733 of Year 1989.

AND WHERE AS said **Sri Shankar Prasad Dutta son of Sri Amrendra Nath Dutta** as absolute owner seized, possessed and enjoying the said property sold/transferred of **ALL THAT** area measuring about 2 **(Two)** Cottaha, 8 **(Eight)** Chittack, 0**(Zero)** sq.ft **equivalent to 4 Dec.** little more or less at Mouza- Rupsingha, J.L.No. 80 (Old),95(New) Khatian No. 24/1(Old),217(New) Dag No. 513 Hal 480, and Dag No. 515 Hal 481 at Village Rupsingh Jote, P.O- Bagdogra, P.S- Naxalbri Now Bagdogra, Dist. Darjeeling. favouring **Sri Shiba Prasad Dutta herein owners no. 1** by virtue of deed of conveyance on dated 16.07.1996 duly recorded at ADSR Siliguri at Book No. 1, Volume No. 60, Pages 63 to 68, Being No. 3630 of Year 1996.

AND WHEREAS further said Abhay Nath Roy son of Late Banna Charan Roy as absolute owner of balance unsold estate at Mouza- Rupsingha, J.L.No. 80, Khatian No. 24/1, Dag No. 513 Hal 480, and Dag No. 515 Hal 481 at Village Rupsingh Jote, P.O- Bagdogra, P.S- Naxalbri Now Bagdogra, Dist.

Sri Krishna Prasad Dutta

Sri Shankar Prasad Dutta

ABHISIKTA ESTATES
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Sushanti Das

ABHISIKTA ESTATES
A unit of Abhisikta Nirman (P) Ltd

Anshu Kumar

Darjeeling died intestate living behind his son namely **Sri Bishadu Roy** as his legal heirs and successors who becomes the absolute owner of all balance unsold estate of said Abhay Nath Roy and recorded their names in the record of Government and seized, possessed and enjoying the said property paying taxes regularly.

AND WHEREAS upon the death of Abhay Nath Roy son of Late Banna Charan Roy said **Sri Bishadu Roy** son of Late Abhay Nath Roy become entitled to the right, title and interest of the aforesaid property by Hindu Law of Succession to which the said Abhay Nath Roy was governed at the time of his death.

AND WHEREAS Sri Bishadu Roy as absolute owner of entire estate get as legal heirs of said Abhay Nath Roy and seized, possessed and enjoying the said property sold/transferred of **ALL THAT** area measuring about **5 (Five) Cottaha, 0 (Zero) Chittack, 0(Zero) sq.ft equivalent to 8 Dec.** little more or less at Mouza- Rupsingha, J.L.No. (80 Old) 91(new), Khatian No. 48 (old) 76(new), Dag No. 481 (old) 626(new) at Village Rupsingh Jote, P.O- Bagdogra, P.S- Naxalbri Now Bagdogra, Dist. Darjeeling favoring **Sri Shiba Prasad Dutta herein owners no. 1** by virtue of deed of conveyance on dated 24.05.1995 duly recorded at ADSR Siliguri at Book No. 1, Volume No.05, Pages 05 to 10, Being No. 204 of Year 01/08/1994.

AND WHEREAS Further said Sri Bishadu Roy as absolute owner sold/transferred an another plot of land **ALL THAT** area measuring about **1 (One) Cottaha, 8 (Eight) Chittack, 0(Zero) sq.ft equivalent to 2 Dec.** little more or less at Mouza- Rupsingha, J.L.No. (91old) 95(new), Khatian No. 48(Old) 76 (new), Dag No. 481(old) 626(new) at Village Rupsingh Jote, P.O- Bagdogra, P.S- Naxalbri Now Bagdogra, Dist. Darjeeling favoring **Sri Shiba Prasad Dutta herein owners no. 1** by virtue of deed of conveyance on dated

Sri Shiba Prasad Dutta

Sri Shiba Prasad Dutta

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Sushanta Saha

Authorised Signatory

ABHISIKTA ESTATES
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Anupam Kumar

Authorised Signatory

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23.04.1997 duly recorded at ADSR Siliguri at Book No. 1, Volume No. 45, Pages 193 to 198, Being No. 2653 of Year 1999.

AND WHEREAS Sri Shiba Prasad Dutta herein owners no. 1 after purchase of all four nos. of plots mutated the same and allotted a separate L.R.Khatian No. 1513 and recorded **ALL THAT** area measuring about 5 **(Five)** Cottaha, 7 **(Seven)** Chittack, 9**(Nine)** sq.ft equivalent to 9 Dec. little more or less in L.R.Dag No 626 and **ALL THAT** area measuring about 5 **(Five)** Cottaha, 7 **(Seven)** Chittack, 9**(Nine)** sq.ft equivalent to 9 Dec. little more or less in L.R.Dag No 627 and accordingly they filed application before BLRO Naxalbari for conversion of the nature of the plot from Rupani to Bastu and vide Case No 261 and 295 and memo no. 58 dated 19.01.2016 and Memo No. 130 dated 05.02.2016 the nature of plot(s) are converted as Bastu and fixed the new taxes.

AND WHERE AS the Government of India vide Declaration No. 1630(E) dated 17.06.2015 published in Gazette Of India vide No. 1272 dated 17.06.2015 acquired a portion of land measuring 20 Dec. equivalent to 0.20 acres situated at R.S Dag No. 481, Mouza- Rupsingh, J.I. No. 95 and about 07 share equivalent to 0.01182 acres or 1.182 Dec or 11(Eleven) Chittack, 21 (Twenty One) sq.ft of L.R. Dag No.626 L.R.Khatian No. 1513 also acquired and granted compensation to Sri Shiba Prasad Dutta herein owner as recorded in Notice L.A. Case No. 04/2014-15 dated 06/01/2016 and dated 03/08/2016.

AND WHEREAS Sri Shiba Prasad Dutta S/o-Late Amarendra Nath Dutta herein owners no. 1 made a Registered Deed Of Gift in favour of his Son Sri Sayan Dutta, S/O-Sri Shiba Prasad Dutta of the below Schedule Bastu Land land measuring 0.09 Acre being part of Plot No. R.S-

Sri Shiba Prasad Dutta

Sayan Dutta

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Sushanta Gohr
Authorised Signatory

ABHISIKTA ESTATES
A unit of Abhisikta Nirman (P) Ltd

Ananta Kumar
Authorised Signatory

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480/L.R-627 Khatian No.R.S.24/1,L.R-1513,of Rupsing Mouza, in the district of Darjeeling by virtue of a Registered Deed of Gift vide document No.1134/2018, S.L No 1370/2018 Volume No 0403 for the year 2018 Page no-23318 to 23343 dated 23rd day of February 2018 having permanent heritable and transferable right, title and interest, registered at the office of the A.D.S.R Siliguri II at Bagdogra and thereafter **Sayan Dutta** S/o-Sri. **Shiba Prasad Dutta** mutated the property in his name and acquired a separate Khatian being Khatian No L.R-1719.

AND WHEREAS Sri Shiba Prasad Dutta herein owners no. 1 is now absolute and recorded owner in possession of **ALL THAT** piece and parcel of land measuring about **08 Dec.** little more or less in L.R.Dag No 626 at R.S. 24/1 L.R.Khatian No. 1513 and **Sri Sayan Dutta herein owners no. 2** is now absolute and recorded owner in possession of **ALL THAT** piece and parcel of land measuring about **09 Dec.** little more or less in L.R.Dag No 627 at R.S. 24/1 L.R.Khatian No. 1719 and accordingly paying all the taxes regularly.

WHERE AS We have made a Development Agreement with **M/S ABHISIKTA ESTATES A UNIT OF M/S ABHISIKTA NIRMAN PRIVATE LIMITED** a Private Limited Company registered with Registrar of Companies Kolkata, having CIN No. U45400WB2012PTC173603 and Pan No. AAKCA2377H having its registered office at 23A/71, Jessore Road, Shree Durga Colony, Kolkata-700 028 on dated 04th day of April 2018 with specific terms and conditions to construct a multi storied residential cum commercial building on above mentioned properties and the same are recorded

ABHISIKTA ESTATES
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Sushanty Saha

Authorised Signatory

ABHISIKTA ESTATES
Abhisikta Nirman (P) Ltd

Anupit Kumar

Authorised Signatory

Shiba Prasad Dutta

Sayan Dutta

WHERE AS We have made a Development Agreement with **M/S ABHISIKTA ESTATES A UNIT OF M/S ABHISIKTA NIRMAN PRIVATE LIMITED** a Private Limited Company registered with Registrar of Companies Kolkata, having CIN No. U45400WB2012PTC173603 and Pan No. AAKCA2377H having its registered office at 23A/71, Jessore Road, Shree Durga Colony, Kolkata-700 028 on dated 04th day of April 2018 with specific terms and conditions to construct a multi storied residential cum commercial building on above mentioned properties and the same are recorded in Book No. I CD Volume No. 0403-2018, Pages 43225 to 43271, Being No. 2144 of Year 2018.

Shiba Prasad Beutla
Sayan Dutta

AND WHEREAS for performing the said construction work as per Development Agreement it is becomes necessary to provide a power to the company or company authorised person or persons as our true and lawful attorney for do all such acts, deed s and things in our names and on our behalf as are necessary for building, sanctioned building plan, construction works of the building or buildings on the said premises and to sell the flat or flats or garage or garages or shop or shops or office or offices to the intending purchaser or purchasers according to the Development Agreement. Further we have decided and hereby appoint to **M/S ABHISIKTA ESTATES A UNIT OF M/S ABHISIKTA NIRMAN PRIVATE LIMITED** a Private Limited Company registered with Registrar of Companies Kolkata, having CIN No. U45400WB2012PTC173603 and Pan No. AAKCA2377H through its authorized signatory authorized by BOD Meeting dated 31.01.2018 **SRI SUSHANTA SAHA**

ABHISIKTA ESTATES
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Sushanta Saha
Authorised Signatory

ABHISIKTA ESTATES
A unit of Abhisikta Nirman (P) Ltd
Anshu Kumar
Authorised Signatory

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Caste jointly and/or severally our true and lawful attorney for do all such acts, deeds and things in our names and on our behalf as are necessary for building sanctioned plan, construction works of the building or buildings on the said premises and to sell to the intending purchaser or purchasers and mentioned hereinafter that is to say :-

Sub: be Purosand Deula
Suryan Datta

01. To enter into hold and defend possession of the said property and also to manage and administer of the said property and every part thereof and for taking necessary measurement for preparation of site Plan and the building Plan for construction of the proposed building thereon.
02. To prepare necessary plans of the proposed residential cum commercial building to be constructed thereon by a licensed Architect and to submit the same.
03. To pay the arrear and current Municipal rates and taxes in respect of our shares to the local Panchayat/Municipality up to date.
04. To appear on our behalf before the local Panchayat/Municipality, Urban land Ceiling Authority, B.L.A.R.O Office, Income Tax authorities other government or Semi- Government and or Corporate bodies and such other office or offices that may be concerned for the purpose of asking all the necessary works relating to the aforesaid premises.

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Surbhato Gohy
Authorised Signatory

ABHISIKTA ESTATES
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Anshik Kumar
Authorised Signatory

Sub

05. To make sign, execute and submit necessary application and declarations, give undertakings, pay fees obtain sanction and such order or permissions as may be expedient from the appropriate authorities.
06. To apply for and obtain electricity, water connection, sewerage and or connection of any other utilities like Gas Telephone Telex in respect of said premises.
07. To assign collect funds for sale of aforesaid flat(s)/shop(s)/ Office(s)/Car parking space(s) or other any unit(s) to be constructed on the scheduled properties and let out grant lease, sign enter into and execute such deed s Instruments agreement and contracts act things as shall be deemed fit and proper in relation to all or any of the purposes matters or object in connection with the said premises according to the Development Agreement.
08. To negotiate on terms for and sell of the said property or any part thereof to any purchaser or purchasers at such price or prices or at such a term or terms which our said attorney in their absolute discretion think proper to agree upon and to enter in to any agreement or agreements for sale or sales and or to receipt or acknowledge the same according to the Development agreement
09. To carry of the construction of the proposed building on our said premises and to look after the general supervision and work for such construction.
10. To receive earnest money from the intending purchasers upon execution of the necessary agreement for sale and to receive the balance of the

Exhibitor for said Deed

Sugan Dutta

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Surbhato Saha

Authorised Signatory

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Arpit Kumar

Authorised Signatory

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consideration money and or other money from them upon execution of the necessary deeds, conveyance and / or other instruments and to give valid receipt and discharge thereof on behalf of us of all parts of developers allocation as explained in the Development agreement

Satish Prasad Gupta

Suryan Gupta

11. To appear before any notary public, registrar of assurance, district registrar, additional district registrar, sub registrar or other officers or authorities having jurisdiction on our behalf and to present and execute all deeds Instruments and writings for the purposes of affirmation registration and giving declarations on behalf of us and to do all other acts deeds and things in that behalf as may be as our said attorney may deem necessary expedient fit and proper.

12. To Commence initiate fills prosecute enforce defend answer oppose all actions or other legal proceedings both civil and criminal Including arbitration proceedings and demands touching any of the matters aforesaid or any other matter relating to the said premises or any part thereof.

13. To appoint nominate and retain advocates, attorneys, solicitors, pleaders, architects, building surveyors, revenue agents and to revoke such appointments and retain or again to appoint and retain others as the occasion shall require.

14. To make, sign, affirm, file and present all applications, claims , petitions, written statements and all other papers and documents necessary and

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Sushruti Gola

Authorised Signatory

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Anshu Kumar

Authorised Signatory

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expedient in the opinion of the said Attorneys to be made, signed, executed, affirmed, presented or filed and to receive back such documents.

- 15. To allow and pay all fees, costs and charges and expenses to be allowed or paid in respect of the aforesaid premises.
- 16. To state, adjust and settle all accounts, claims and demands whatsoever now pending and which may hereafter arise between us of our said Attorneys and any other person or persons.
- 17. To make affidavits in our name and on our behalf.
- 18. To charge the said property by way of suitable mortgage and to make the property free from all encumbrances and liabilities whatsoever to have a good marketable title according to the terms specified in the Development agreement, **NOW GENERALLY TO** do execute and perform any other act or acts, deed or deeds, matter or thing which in the opinion of our said attorneys ought to be done, executed or performed in relation to our said premises or affairs ancillary or incidental thereto as fully and effectually as we ourselves could do the same if we are personally present. AND we hereby agree to ratify and confirm all and whatsoever our said attorneys shall lawfully do or cause to be done by virtue of these deeds.

Suhbir Prasad Bhatta

Suryan Datta

ABHISIKTA ESTATES
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Sushanta Goh

Authorised Signatory

ABHISIKTA ESTATES
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Amit Kumar

Authorised Signatory

THIS POWER OF ATTORNEY IS IRREVOCABLE and shall not be revoked by us till the completion of the work of construction and transfer of all developers' allocation on the name of developers or his nominee or his authorised person or persons as

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mentioned in the Development agreement in the manner aforesaid that our said attorneys think fit and proper.

Sushanta Prasad Saha
Soyan Dutta

SCHEDULE OF THE LAND ABOVE REFERRED TO
(DESCRIPTION OF THE LAND AND PREMISES)

ALL THAT piece and parcel of bastu land measuring about **08 Dec.** little more or less at Mouza- Rupsingha, J.L.No. 95,R.S Khatian No 24/1 L.R.Khatian No. 1513, R.S Dag No. 481, L.R.Dag No. 626 of Owners No.1 and **ALL THAT** piece and parcel of bastu land measuring about **09 Dec.** little more or less at Mouza- Rupsingha, J.L.No. 95,R.S Khatian No 24/1 L.R.Khatian No. 1719, R.S Dag No. 480, L.R.Dag No. 627 of Owners No.2 and after amalgamation of all two plots it is **ALL THAT** piece and parcel of bastu land measuring about **17 Dec. equivalent to 10(Ten) Cottaha, 02 (Two) Chittack, 43(Forty Three) sq.ft** little more or less at R.S Dag No. 480,481 L.R.Dag No 626,627, Mouza- Rupsingha, J.L.No. 95,R.S Khatian No 24/1 L.R.Khatian No. 1513, 1719 with pukka structure measuring about 1000 sq.ft (One Thousand) sq.ft little more or less, Under lower Bagdogra Gram Panchayat, A.D.R.O.Siliguri II at Bagdogra, Known as Village- Rupsingh Jote (South), P.O & P.S- Bagdogra, District- Darjeeling-734014 West Bengal which is bounded by:

ON THE NORTH : Military Camp,
ON THE SOUTH : N.H. 31 Asian Highway Road,
ON THE EAST : Vacant Land of Sushanta Kr. Deb

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Anjeet Kumar
Authorised Signatory

2/12

1000 sq.ft (One Thousand) sq.ft little more or less, Under lower Bagdogra Gram Panchayat, A.D.R.O.Siliguri II at Bagdogra, Known as Village-Rupsingh Jote (South), P.O & P.S- Bagdogra, District- Darjeeling-734014 West Bengal which is bounded by:

ON THE NORTH : Military Camp,
 ON THE SOUTH : N.H. 31 Asian Highway Road,
 ON THE EAST : Vacant Land of Sushanta Kr. Deb
 ON THE WEST : One Storied building of Bimilesh Dev

IN WITNESS WHERE OF We Mr. Shiba Prasad Dutta and Mr. Sayan Dutta the Executants to execute this GENERAL POWER OF ATTORNEY on this the 06th Day of April, 2018.

SIGNED SEALED AND DELIVERED:

In Bagdogra(Darjeeling) in the presence of:

Shiba Prasad Dutta

Sayan Dutta

(1) Jayantini Mitra
 Son of Late Bimal Mitra
 Rupsingh Jote
 P.O. Bagdogra,
 Dist. Darjeeling

ABHISIKTA ESTATES
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 Subhansu Saha
 Authorised Signatory

EXECUTANTS

ABHISIKTA ESTATES
 A unit of Abhisikta Nirman (P) Ltd
 Apurjit Kumar
 Authorised Signatory

ACCEPTED THE POWER
 DELEGATED AS ABOVE

(2) Umesh K. Srivastava
 S/O Late Ganga Prasad Srivastava
 nevakamanda Pathy Bagdogra,
 P.O. + P.S. Bagdogra,
 Dist. Darjeeling.












Drafted and Prepared By me:


 AMIT PRASAD

ADV/SLG

F/1848/1213/2010












EXECUTANT

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Shiba Prasad Bhatta</i>	Left Hand					
	Right Hand					

Shiba Prasad Bhatta

Signature with date

EXECUTANT











		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Sanyam Dutta</i>	Left Hand					
	Right Hand					

Sanyam Dutta

Signature with date

EXECUTANT / CLAIMANT













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

Sushant Sahas
Signature with Date

EXECUTANT / CLAIMANT



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

Ankit Kumar
Signature with date

EXTRACT OF RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S ABHISIKTA NIRMAN PRIVATE LIMITED HELD AT ITS REGISTERED OFFICE AT 23A/51, JESSORE ROAD, SHREE DURGA COLONY, KOLKATA-28 ON 31ST JANUARY, 2018 AT 10.00 A.M.

Resolution No. 1

RESOLVED THAT company made a new unit with the name of **M/S ABHISIKTA ESTATES** to act as developer/promoter on joint venture basis at Bagdogra(Darjeeling), Kolkata.

Resolution No. 2

RESOLVED THAT the company unites M/S Abhisikta Estates going to construct the multistoried commercial cum residential building on the plot of land All That piece and parcel of bastu land measuring about 17 Dec. equivalent to 9(Nine) Cottahia, 10 (Ten) Chittack, 42(Forty Two) sq.ft little more or less at R.S. Dag No. 480,481 L.R.Dag No 626,627, Mouza- Rupsingha, J.L.No. 95, L.R.Khatian No. 1513, 1719 Known as Village- Rupsingh Jute (South), P.O & P.S. Bagdogra, District- Darjeeling-734014 West Bengal of **Mr. Shiba Prasad Dutta** son of Late Amarendra Nath Dutta and **Mr. Sayan Dutta** son of Mr. Shiba Prasad Dutta, both are residing at Rupsingh Jute, Gossainpur P.O & P.S- Bagdogra, District- Darjeeling, Pin- 734014 West Bengal after making Development Agreement with specific terms and conditions as mentioned in the said Development Agreement. **Sri Sushanta Saha** son of Late Pravash Chandra Saha, and **Sri Arpit Kumar** son of Sri Amarendra Kumar are authorized on behalf of the company to sign Development Agreement with land owners, submit plan or plans for sanction, appoint engineer, appoint legal personal, signed agreement to sale with proposed buyer of flat, sign deed of conveyance, submit application and act all other works relating to project and construction.

Resolution No. 3

RESOLVED THAT **Sri Sushanta Saha** son of Late Pravash Chandra Saha, and **Sri Arpit Kumar** son of Sri Amarendra Kumar jointly or severally authorized to sign the agreement to sale with buyer and also join in deed of conveyance on behalf of the company for registration of flat or flats favouring the buyer or buyers.

For and on Behalf of the Board of Directors of

Sushanta Saha

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

SUSHANTA SAHA
PRAVASH CHANDRA SAHA
19/07/1968
BOEP53679B



Sushanta Saha

For more information visit our website: www.itiitfsl.com
Income Tax PAN Services Centre (ITIITFSL)
 Plot No. 2, Sector 12, CHD, Gurgaon,
 Near Mangla - 122 001.

For more information visit our website:
आयकर पैन सेवा केंद्र (ITIITFSL)
 प्लॉट नं. 2, सेक्टर 12, चण्डीगढ़,
 नज्द मंगला - 122 001

Sushanta Saha


ELECTION COMMISSION OF INDIA
 निर्वाचन आयोग

IDENTITY CARD - WB/20/188/879032
 पहचान कार्ड

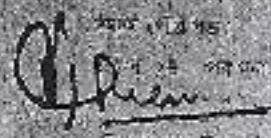



Elector's Name	SAHA SUSHANTA
निर्वाचक का नाम	साहा सुशान्ता
Father/Mother	
Husband's Name	PRAYAS
पति/माता/पिता का नाम	
Sex	M
लिंग	पुरुष
Age as on 1.1.1995	28
उत्पन्न की तिथि	1-95

Sushanta Saha

Address PART NO 202
DUMDUM MUNICIPALITY
NORTH 34 PARAGANAS

दिनांक 25/11/35
25/11/35
25/11/35



Electoral Registration Officer
NORTH 34 PARAGANAS

No. 135-DUM DUM. 25/11/35
25/11/35

Place : BARRACKPUR

स्थान : बरकपुर

Date : 25/11/35

दिनांक : 25/11/35

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARPIT KUMAR
AMRENDRA KUMAR
04/03/1998

Full time employee of M/s. [illegible]
COSPK9064G

Signature
Arpit Kumar



In case this card is lost / found, kindly inform / return to
Income Tax ESN Services Unit, ITTLISL,
Plot No. 3, Sector 11, CBD Desapur,
New Mumbai - 400 614.

इस कार्ड को खोया / पाया जाने के संबंध में सूचना देना / लौटाना
आयकर सेवा केंद्र, ई.एस.एन. यूनिट, इटिलिसल,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. डेसापुर,
नया मुंबई - 400 614.

Arpit Kumar

INDIAN UNION DRIVING LICENCE
WEST BENGAL STATE

No. **WB-2320150216723** Issue Dt. **08-01-2019**

Name **ARPIT KUMAR**

SIGN of **AMARENDHA KUMAR**

Blood Gr. **J** D.O.B. **04-03-1996**

Address **23/54 SHREE NINJA COLONY
JESSEPE ROAD
POSPS DUM DUM, KOLKATA
700028**

Authorized to drive the following classes of motor vehicles

Valid till	Vehicle Class	Issue Dt.
07-01-2025	PRIVATE	08-01-2019

Holder's Signature

AK

Issuing Authority

Barhachipore

Arpit Kumar



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/04/036/255112



Elector's Name : Mitra Jayanta
নির্বাচকের নাম : মিত্র জয়ন্ত

Father/Mother/
Husband's Name : Bimal

পিতা/মাতা/স্বামীর নাম : বিনয়ল

Sex : Male
লিঙ্গ : পুরুষ

Age as on 01-01-95 : 42
০১-০১-৯৫ -এ বয়স : ৪২

Jayanti Mitra

Address :

Dumriguri

Naxalbari

Darjeeling

উদ্দেশ্য :

কুমিল্লা

নেত্রাজল

সিলিগুড়ি



Electoral Registration Officer

নির্বাচন-নিবন্ধন অফিসার

For Phansidewa (S.T.) Assembly Constituency

ফাঁসিদেশ (স.স.স.) বিধানসভা নির্বাচন কেন্দ্র

Place : Siliguri

স্থান : সিলিগুড়ি

Date : 11-2-95

তারিখ : ১১-২-৯৫



ভাৰতীয় নিৰ্বাচন কমিছন
পৰিচয় পত্ৰ
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/04/026/258110



নিৰ্বাচকের নাম : শিবা প্রসাদ দত্ত
Elector's Name : Shiba Prasad Datta
বিতরণের নাম : অমরেন্দ্র নাথ দত্ত
Polling Name : Amarendra Nath Datta
লিঙ্গ/সঙ্গ : পু / M
জন্ম তারিখ : 23/04/1965
Date of Birth :

Shiba Prasad Datta

WB/04/026/258110

বিষয়:

রাপসিং (সিও), রাপসিং, বাগদোগা,
পিনকোড-734014

Address:

RUPSING (NORTH), RUPSING,
BAGDOGRA, DARJEELING-734014


Date: 06/11/2017

25 - রাপসিং - মালগুরা (সিও) বিধান
সভার নির্বাচন কার্যক্রমের অধীনে

Facsimile Signature of the Electoral
Registration Officer for

25 - Maligara-Naxalbar(SC) Constituency

বিধান সভার নির্বাচন কার্যক্রমের অধীনে
২৫ - মালগুরা - নাক্সালবার (সিও) বিধান
সভার নির্বাচন কার্যক্রমের অধীনে

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 102 / 203

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADOPD1832A

नाम / NAME
SHIBA PRASAD DUTTA

पिता का नाम / FATHER'S NAME
AMARENDRA NATH DUTTA

जन्म तिथि / DATE OF BIRTH
15-10-1954

हस्ताक्षर / SIGNATURE
Shiba Prasad Dutta

सचिव, आयकर, प.प्र.वि.
COMMISSIONER OF INCOME-TAX, W.B. - XI

Shiba Prasad Dutta


ভারতের নির্বাচন কমিশন
পরিচয় কার্ড
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ZRS1794536

নির্বাচকসংখ্যা : সায়ন দত্ত
Elector's Name : Sayan Dutta
পিতার নাম : শিব প্রসাদ দত্ত
Father's Name : Shiba Prasad Dutta
লিঙ্গ/সেক্স : পু/ M
জন্ম তারিখ : 10/08/1983
Date of Birth : 10/08/1983

Sayan Dutta

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAYAN DUTTA
SHIBA PRASAD DUTTA
10/06/1993

Permanent Account Number
BEAPD7991G

Sayan Dutta
Signature



Sayan Dutta



ABHISIKTA ESTATES
A unit of Abhisikta Nirman (P) Ltd
Sushant Saha
Authorized Signatory

ABHISIKTA ESTATES
A unit of Abhisikta Nirman (P) Ltd
Asmit Kumar
Authorized Signatory

Major Information of the Deed



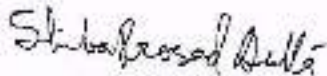
Deed No :	I-0403-02193/2018	Date of Registration	06/04/2018
Query No / Year	0403-1000101517/2018	Office where deed is registered	
Query Date	05/04/2018 4:56:38 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	AMIT PRASAD SILIGURI COURT, Thana : Naxalbari, District : Darjeeling, WEST BENGAL, PIN - 734014, Mobile No. : 9832479882, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 35,00,000/-	Rs. 1,08,90,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040302144/2018		



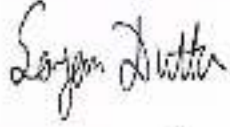
Land Details :

District: Darjeeling, P.S:- Bagdogra, Gram Panchayat: LOWER BAGDOGRA, Mouza: Rupsing

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-481	RS-24/1	Bastu	Bastu	8 Dec	15,00,000/-	68,40,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L2	RS-480	RS-24/1	Bastu	Bastu	9 Dec	20,00,000/-	40,50,000/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
TOTAL :					17Dec	35,00,000 /-	108,90,000 /-	
Grand Total :					17Dec	35,00,000 /-	108,90,000 /-	

Principal Details :



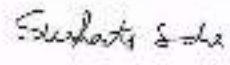


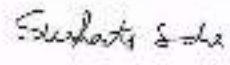


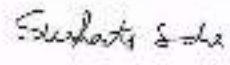


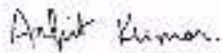


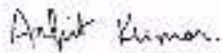


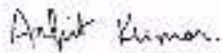
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger print	Signature
	Mr Shiba Prasad Dutta Son of Late Amarendra Nath Dutta Executed by: Self, Date of Execution: 06/04/2018 , Admitted by: Self, Date of Admission: 06/04/2018 , Place : Office	 <small>06/04/2018</small>	 <small>171 06/04/2018</small>	 <small>06/04/2018</small>
Rupsingh Jote , Gossainpur, P.O:- Bagdogra, P.S:- Naxalbari, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : ADOPD1832A, Status : Individual, Executed by: Self, Date of Execution: 06/04/2018 , Admitted by: Self, Date of Admission: 06/04/2018 , Place : Office				

2	Name	Photo	Fingerprint	Signature
	Mr Sayan Dutta (Presentant) Son of Mr Shiba Prasad Dutta Executed by: Self, Date of Execution: 06/04/2018 , Admitted by: Self, Date of Admission: 06/04/2018 ,Place : Office	 <small>06/04/2018</small>	 <small>LTI 06/04/2018</small>	 <small>06/04/2018</small>
Rupsingh Jote , Gossainpur, P.O:- Bagdogra, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BEAPD7991G, Status :Individual, Executed by: Self, Date of Execution: 06/04/2018 , Admitted by: Self, Date of Admission: 06/04/2018 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/s Abhisikta Estates A Unit Of M/s Abhisikta Nirman Private Limited 23 A / 71 , Jessore Road Shree Durga Colony , Kolk, P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.: AAKCA2377H, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Sushanta Saha Son of Late Pravash Chandra Saha Date of Execution - 06/04/2018, , Admitted by: Self, Date of Admission: 06/04/2018, Place of Admission of Execution: Office </td> <td>  <small>Apr 4 2018 11:01AM</small> </td> <td>  <small>LTI 06/04/2018</small> </td> <td>  <small>06/04/2018</small> </td> </tr> <tr> <td colspan="4"> 23 A /71 JESSORE ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BFEPS3679B Status : Representative, Representative of : M/s Abhisikta Estates A Unit Of M/s Abhisikta Nirman Private Limited (as DIRECTOR) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Sushanta Saha Son of Late Pravash Chandra Saha Date of Execution - 06/04/2018, , Admitted by: Self, Date of Admission: 06/04/2018, Place of Admission of Execution: Office	 <small>Apr 4 2018 11:01AM</small>	 <small>LTI 06/04/2018</small>	 <small>06/04/2018</small>	23 A /71 JESSORE ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BFEPS3679B Status : Representative, Representative of : M/s Abhisikta Estates A Unit Of M/s Abhisikta Nirman Private Limited (as DIRECTOR)			
Name	Photo	Finger Print	Signature										
Shri Sushanta Saha Son of Late Pravash Chandra Saha Date of Execution - 06/04/2018, , Admitted by: Self, Date of Admission: 06/04/2018, Place of Admission of Execution: Office	 <small>Apr 4 2018 11:01AM</small>	 <small>LTI 06/04/2018</small>	 <small>06/04/2018</small>										
23 A /71 JESSORE ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BFEPS3679B Status : Representative, Representative of : M/s Abhisikta Estates A Unit Of M/s Abhisikta Nirman Private Limited (as DIRECTOR)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Arpit Kumar Son of Shri Amrendra Kumar Date of Execution - 06/04/2018, , Admitted by: Self, Date of Admission: 06/04/2018, Place of Admission of Execution: Office </td> <td>  <small>Apr 6 2018 11:30AM</small> </td> <td>  <small>LTI 06/04/2018</small> </td> <td>  <small>06/04/2018</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Arpit Kumar Son of Shri Amrendra Kumar Date of Execution - 06/04/2018, , Admitted by: Self, Date of Admission: 06/04/2018, Place of Admission of Execution: Office	 <small>Apr 6 2018 11:30AM</small>	 <small>LTI 06/04/2018</small>	 <small>06/04/2018</small>				
Name	Photo	Finger Print	Signature										
Shri Arpit Kumar Son of Shri Amrendra Kumar Date of Execution - 06/04/2018, , Admitted by: Self, Date of Admission: 06/04/2018, Place of Admission of Execution: Office	 <small>Apr 6 2018 11:30AM</small>	 <small>LTI 06/04/2018</small>	 <small>06/04/2018</small>										

23A / 54 , JESSORE ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: COSPK9064G Status : Representative, Representative of : M/s Abhisikta Estates A Unit Of M/s Abhisikta Nirman Private Limited (as DIRECTOR)

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Shiba Prasad Dutta	M/s Abhisikta Estates A Unit Of M/s Abhisikta Nirman Private Limited 4 Dec
2	Mr Sayan Dutta	M/s Abhisikta Estates A Unit Of M/s Abhisikta Nirman Private Limited-4 Dec

Transfer of property for L2

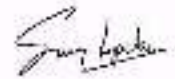
Sl.No	From	To. with area (Name-Area)
1	Mr Shiba Prasad Dutta	M/s Abhisikta Estates A Unit Of M/s Abhisikta Nirman Private Limited-4.5 Dec
2	Mr Sayan Dutta	M/s Abhisikta Estates A Unit Of M/s Abhisikta Nirman Private Limited-4.5 Dec

Endorsement For Deed Number : I - 040302193 / 2018

On 05-04-2018

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 1,08,90,000/-



Suraj Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

On 06-04-2018

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 : 4B (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:36 hrs on 06-04-2018, at the Office of the A.D.S.R. BAGDOGRA by Mr Sayan Dutta , one of the Executants.

Major Information of the Deed :- I-0403-02193/2018-06/04/2018

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

Execution is admitted on 06/04/2018 by 1. Mr Shiba Prasad Dutta, Son of Late Amarendra Nath Dutta, Rupsingh Jote, Gossainpur, P.O: Bagdogra, Thana: Naxalbari, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Mr Sayan Dutta, Son of Mr Shiba Prasad Dutta, Rupsingh Jote, Gossainpur, P.O: Bagdogra, Thana: Matgara, Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by Profession Business

Personally known to me

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

Execution is admitted on 06-04-2018 by Shri Sushanta Saha, DIRECTOR, M/s Abhisikta Estates A Unit Of M/s Abhisikta Nirman Private Limited, 23 A / 71, Jessore Road Shree Durga Colony, Kolk, P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Personally known to me

Execution is admitted on 06-04-2018 by Shri Arpit Kumar, DIRECTOR, M/s Abhisikta Estates A Unit Of M/s Abhisikta Nirman Private Limited, 23 A / 71, Jessore Road Shree Durga Colony, Kolk, P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Personally known to me

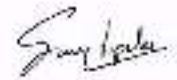
Payment of Fees

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 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1472, Amount: Rs.100/-, Date of Purchase: 16/03/2018, Vendor name: R Yadav



Suraj Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2018, Page from 44083 to 44114
being No 040302193 for the year 2018.



Digitally signed by Suraj Lepcha
Date: 2018.04.06 13:09:52 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 06/04/2018 13:09:44
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)