

পশ্চিমবঙ্গা पश्चिम बंगाल WEST BENGAL में के कि

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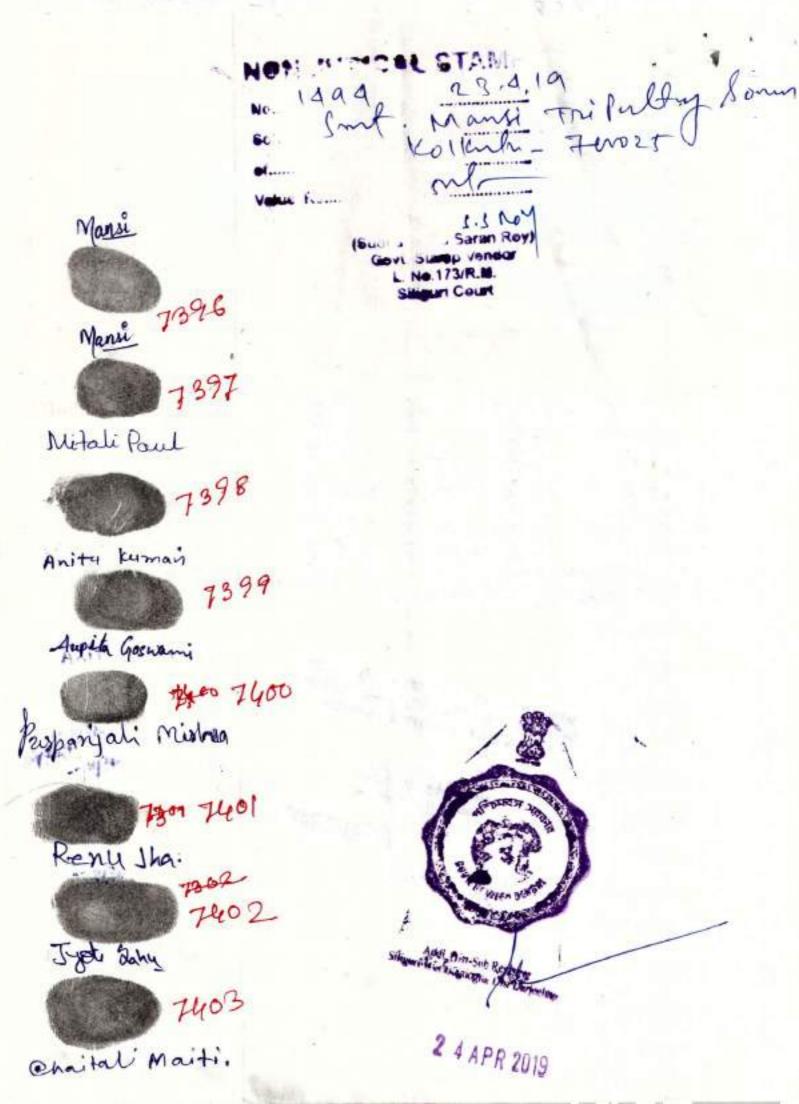
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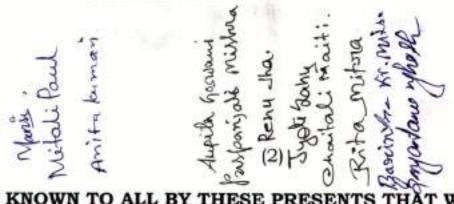
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BE KNOWN TO ALL BY THESE PRESENTS

- 1. SMT. MANSI TRIPATTY, (PAN-ASJPT4610N), Wife of Sri Kuna Treaty, Indian by Nationality, Hindu by religion, Self Employed, resident of 26, Alight Road, Bhawanipur, Circus Avenue, Post Office & Police Station Bhawanipur, District South 24 Parganas, Kolkata-700025, West Bengal,
- 2. SMT. MITALI PAUL, (PAN-ACYPP7508E), Wife of Sri Mani Lal Paul, Indian by Nationality, Hindu by religion, Service by occupation, resident of 18, Satijoymati Nagar, Maligaon, Post Office Maligaon Gotanagar, Police Station Jalukbari, District Kamrup, Pin-781033, Assam,
- 3. SMT. ANITA KUMARI, (PAN-CAAPK6556R), Wife of Sri Agendra Kumar, Indian by Nationality, Hindu by religion, Self Employed, resident of Ward No. 11, Near N.C.C. Office, Biharsharif, Post Office & Police Station Biharsharif, District Nalanda, Pin-803101, Bihar.
- 4. SMT. ARPITA GOSWAMI, (PAN-ARFPG5514P), Wife of Sri Sekhar Goswami, Indian by Nationality, Hindu by religion, Self Employed, resident of Lauchapara, Bamanhat, Post Office & Police Station Dinhata, District Coochbehar, Pin-736168, West Bengal,
- 5. SMT. PUSPANJALI MISHRA, (PAN-ANPPM7426E), Wife of Sri Jhadeswar Mishra, Indian by Nationality, Hindu by religion, Self Employed, resident of MIG-17, Housing Board Colony, Phase-II, Chidananda Vihar, Post Office & Police Station Khandagiri, District Khorda, Pin-751030, Orissa,

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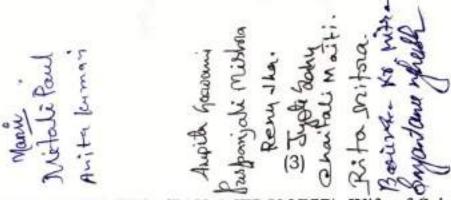
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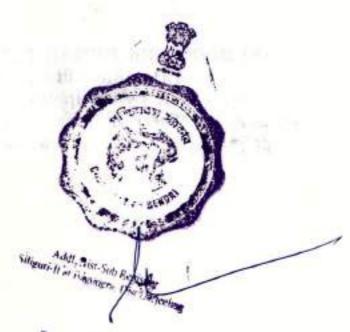
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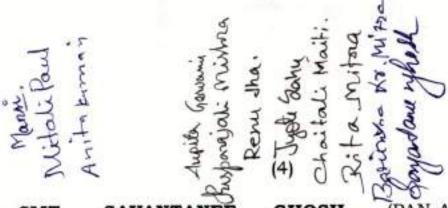




- SMT. RENU JHA, (PAN-AJFPJ0975P), Wife of Sri Chandrakant Jha, Indian by Nationality, Hindu by religion, Self Employed, resident of Thakur Gangti, Mishra Gangti, Post Office & Police Station Thakur Gangti, District Godda, Pin-813208, Jharkhand,
- SMT. JYOTI SAHU, (PAN-EATPS9362G), Wife of Sri Ranjeet Kumar, Indian by Nationality, Hindu by religion, Self Employed, resident of Gandhi Nagar, Post Office Salugara, Police Station Bhaktinagar, District Jalpaiguri, Pin-734008, West Bengal,
- SMT. CHAITALI MAITI, (PAN-BMQPM2057N), Wife of Sri Asish Kumar Maiti, Indian by Nationality, Hindu by religion, Self Employed, resident of Ram Thakur Mandir Road, Near Children Park, Milanpally, Post Office Siliguri Bazar, Police Station Siliguri, District Darjeeling, Pin-734005, West Bengal,
- SMT. RITA MITRA, (PAN-BBHPM9226M), Wife of Sri Rabi Mitra, Indian by Nationality, Hindu by religion, Self Employed, resident of Hamiltonganj, Dipo Para, Post Office Hamiltonganj, Police Station Kalchini, District Jalpaiguri, Pin-735214, West Bengal,
- SRI BARINDRA KUMAR MITRA, (PAN-AGPPM8040B), Son of Late Jagat Bandhu Mitra, Indian by Nationality, Hindu by religion, Service by occupation, resident of Hamiltonganj, Dipo Para, Post Office Hamiltonganj, Police Station Kalchini, District Jalpaiguri, Pin-735214, West Bengal,



2 4 APR 2019



11. **SMT. SAYANTANEE GHOSH**, (PAN-AYTPG7607A), Daughter of Sri Santosh Kumar Ghosh, Indian by Nationality, Hindu by religion, Service by occupation, resident of Park Road, New Town, Post Office, Police Station & District Alipurduar, Pin-736122, 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 vacant land measuring 30(Thirty) Kathas or 49.54 Decimals, situated within Mouza KALAM, J.L. No. 76, recorded in L.R. Khatian No. 945, appertaining to R.S. Plot No. 108, corresponding to L.R. Plot No. 216/667-area measuring 26 Decimals and R.S. Plot No. 88, corresponding to L.R. Plot No. 212-area measuring 23.54 Decimals, situated within Pargana Patharghata, Touzi No. 91, under Police Station Matigara, Sub-Division Siliguri, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, within the limits of Matigara-I Gram Panchayat area, District Darjeeling, in the state of West Bengal. The plot of land is more fully described in First Schedule written hereunder and referred to as Scheduled land hereinafter.
- The Executant/Principal hereof have enetred in to a Registered Joint Development Agreementhereinafter referred to as JDA) with one AB CORP (PAN: ABCFA2991H), a Partnership Firm,



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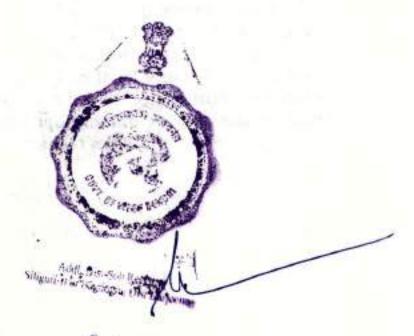
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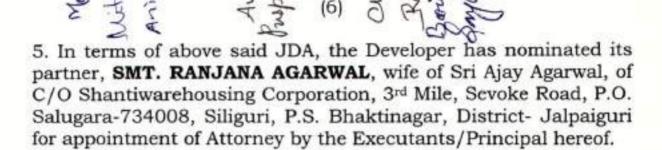
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having its Office at Kapil Centre, 1st Floor, Sevoke Road P.O. Sevoke Road, Siliguri, P.S. Bhaktinagar, Dist.Jalpaiguri in the State of West Bengal (hereinafter referred to as **Developer**). The said JDA is registered in the office of ADSR, Bhaktinagar vide Book No. 1_, Volume No. Page Nos 1945 to 1944 being document No 2243 for the year 2019.

- 3. Vide the said JDA, it has been agreed that in consideration of grant of development right, the Executants/Principal hereof shall get/receive certain residential flats(Units) and Parking Spaces and the Developer shall get/receive the balance constructed area being certain residential flats(Units) and Parking Spaces and other spaces (hereinafter referred to as Developer's Allocation) in the proposed building to be constructed on the scheduled land. The Developer's Allocation is more fully described in the Second schedule hereto.
- 4. Vide the said JDA, it has also been agreed that the Executant/Principal hereof shall grant a Power of Attorney in favour of any person nominated by the Developer above named for execution of Deed of conveyance in respect of the undivided proportionate land pertaining to Residential flats/units/parking spaces other areas falling in Developer's allocation and 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 Municipality 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.



2 4 APR 2019



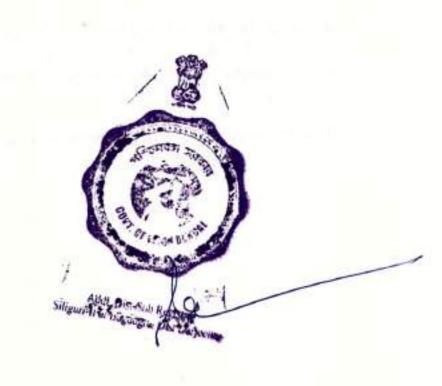
6. This General Power of Attorney hereby granted is co-existent and co-terminus with the said JDA and in view of this, neither the Executant/Principal nor the Attorney/Developer can deal with this General Power of Attorney independently.

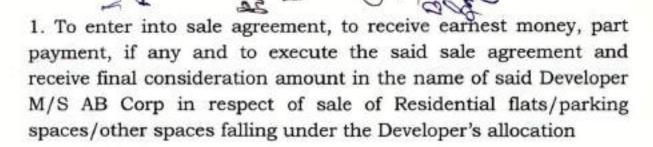
Now, We the Executant/Principal hereof do hereby appoint, nominate, authorize and constitute SMT RANJANA AGARWAL as our true legal and lawful General Attorney in respect of our property. The powers hereby conferred by us upon the Attorney are of 2(Two) Types: 1. Powers to be exercised in respect of sale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

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

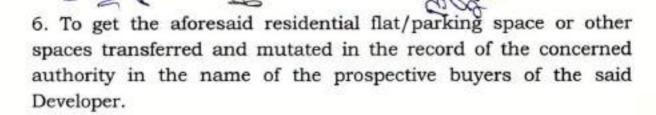




- 2. To execute the Sale Deed, Supplementary Rectification deed(if there be any) sign, verify, admit and present the same for registration in the office of the Appropriate Registering Authority to admit its execution, to receive the sale consideration, give statements and do all other acts deeds and things which are necessary for the same.
- To apply and obtain the all necessary permissions through the No Objection Certificate from the concerned departments.
- 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.
- 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.

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- 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.
- (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.

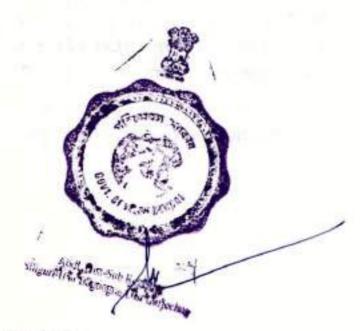


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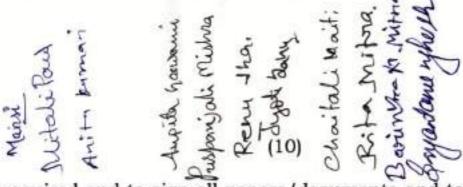
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- 10. To appoint anyone else as further General Attorney with such power as are considered necessary by him for aforesaid residential flat/parking space or other spaces and to delegate all these powers on the said attorney.
- 11. We admit that this General Power of Attorney shall remain irrevocable under all circumstances. This General Power of Attorney hereby granted is co-existent and co-terminus with the said JDA and in view of this, neither the Executant/Principal nor the Attorney/Developer can deal with this General Power of Attorney independently.

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

- To sign affidavits, and Vakalatnamas and appear in the Court(s) whether Civil, Criminal or other court(s) and complete 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
- To get the plan, elevations, designs, drawings and specifications prepared and approved from appropriate authority Continued 10



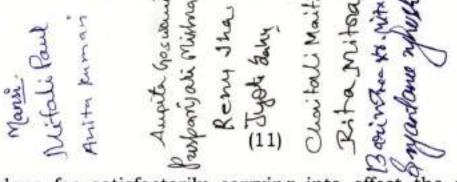
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if required and to sign all papers/documents and to represent us with respect to the above in getting the plan sanctioned.

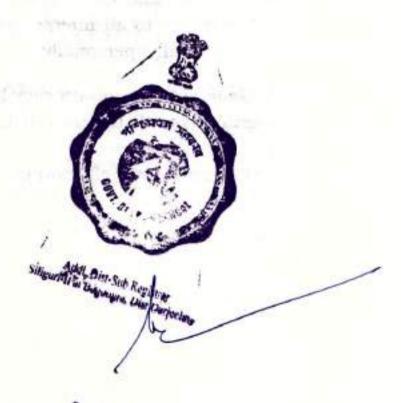
- 4. To make, sign and verify all applications or objections to appropriate authorities for all and any license, permission or consent, etc., required by law in connection with the management, development of our Scheduled property.
- 5. To institute, defend and prosecute, enforce or resist any suit or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

- To make payment of taxes, rates, cesses, assessments, and all dues and on our behalf, in respect of the above said property.
- 10. To safe guard 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. The powers given under this Irrevocable Power of Attorney(IGPA) with Sale Power are irrevocable and shall not be revoked by us under any circumstances and for any reason.
- 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 General Power of Attorney shall be valid and binding on us to all intents and purposes as if done by us (jointly and severally) personally,
- 13. This General Power of Attorney hereby granted is co-existent and co-terminus with the said JDA and in view of this, neither the Executant/Principal nor the Attorney/Developer can deal with this General Power of Attorney independently.



2 4 APR 2019

THE FIRST SCHEDULES ABOVE REFERRED

TO

DESCRIPTION OF THE LAND BELONGING TO EXECUTANTS/OWNERS HEREOF

ALL THAT PIECE AND PARCEL of vacant land measuring 30(Thirty) Kathas or 49.54 Decimals, situated within Mouza KALAM, J.L. No. 76, recorded in L.R. Khatian No. 945, appertaining to R.S. Plot No. 108, corresponding to L.R. Plot No. 216/667-area measuring 26 Decimals and R.S. Plot No. 88, corresponding to L.R. Plot No. 212-area measuring 23.54 Decimals, situated within Pargana Patharghata, Touzi No. 91, under Police Station Matigara, Sub-Division Siliguri, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, within the limits of Matigara-I Gram Panchayat area, District Darjeeling, in the state of West Bengal.

The said land is butted and bounded as follows:-

North : Land of Ranatosh Saha & Manju Mallick;

South : 12 ft. wide Kutcha Road adjacent to the land of

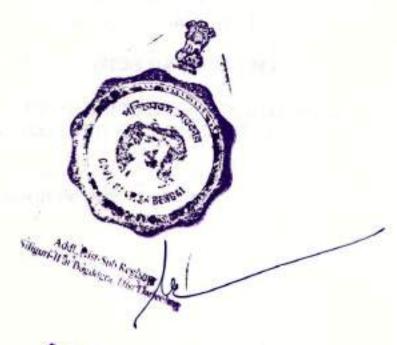
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East : 18 ft. wide Kutcha Road; : 19 ft. wide Kutcha Road. West

THE SECOND SCHEDULES ABOVE REFERRED TO

DESCRIPTION OF THE UNDIVIDED PROPORTIONATE LAND PERTAINING TO DEVELOPER'S ALLOCATION

1.Undivided proportionate share of land comprised in First Schedule appertaining to the following Residential Flats:-



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Sl	Name	Flat No	Floor	Built-up Area	S.B.Area	1
1		В	FIRST	737	921	1
		С	FIRST	737	921	
		D	FIRST	811	1014	
		G	FIRST	689	861	
		H	FIRST	689	861	
		I	FIRST	811	1014	
		J	FIRST	737	921	
		K	FIRST	737	921	
2		A	SECOND	811	1014	
		В	SECOND	737	921	
		C	SECOND	737	921	
		E	SECOND	746	933	
		F	SECOND	746	933	
		G	SECOND	689	861	
		H	SECOND	689	861	
		L	SECOND	811	1014	
3	-	A	THIRD	811	1014	
		D	THIRD	811	1014	
		E	THIRD	746	933	

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737 811

The Built up area and Super built up area of the above mentioned Residential flats/units may vary as per actual construction of the building.

933

921 921

1014

1014

Undivided proportionate share of land comprised in First Schedule appertaining to the 24 Nos. of Parking Space.



2 4 APR 2019

Undivided proportionate share of land comprised in First Schedule appertaining to the other spaces (other than the owner's allocation) constructed in the Scheduled Land.

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:

Tripurari Kumar Das,
_S/O Rajendra Lal Das
Ujanu Shib Nagar.
P.O. & P.S. Pradhan Nagar-734003.
Siliguri. Dist. Darjeeling.

Paban Kumar Sharma
S/O Niranjan Sharma
Milapally, P.O. Siliguri
Dist. Darjeeling.

Accepted by me

ATTORNEY

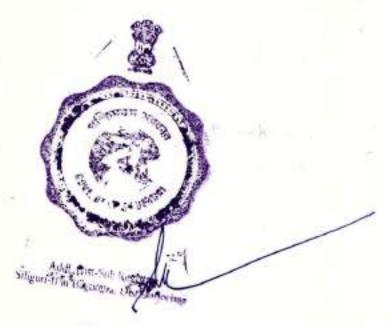
Anita Paul.
Anita Ruman
Aupita Goswami
Baspoonjali Misshra
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Just Sahu

Chaitali Maiti... Brita Mitsa. Bayandane Mull

PRINCIPAL

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

HIMADRI MOHANTA.
ADVOCATE



2 4 APR 2019

EXECUTANT SHEET

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Right Hand

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Signature of R.O.

Signature with date

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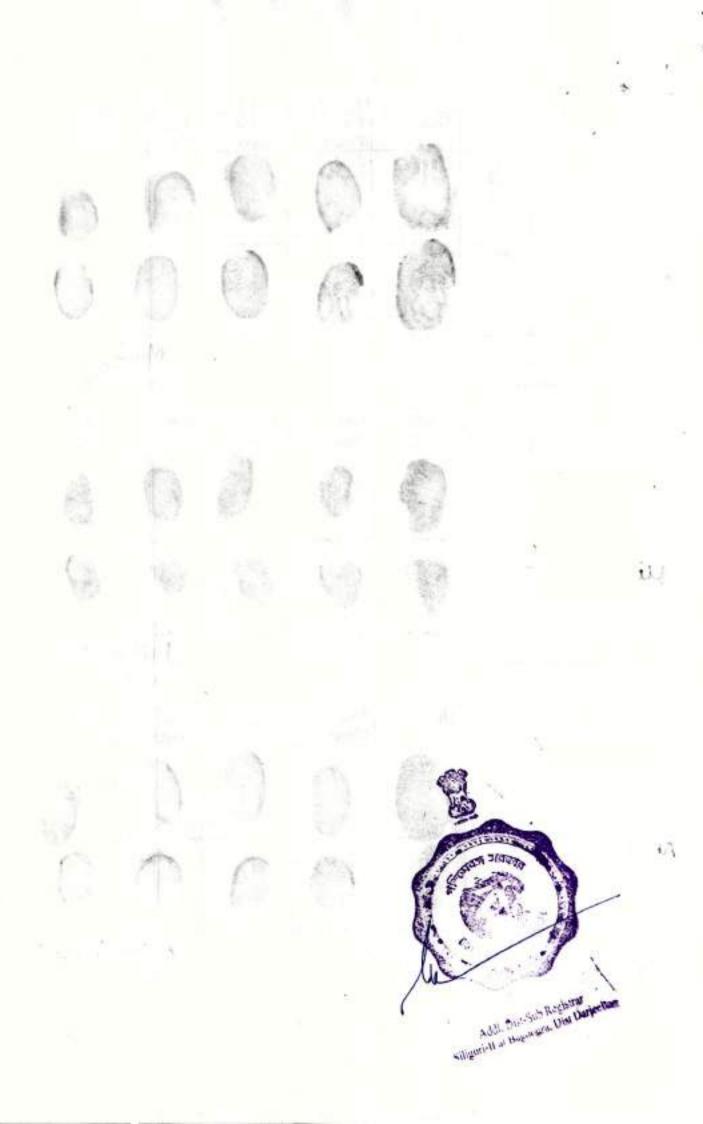
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Mitali Paul
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Signature of R.O.

Anita kunan Signature with date



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Signature of R.O.

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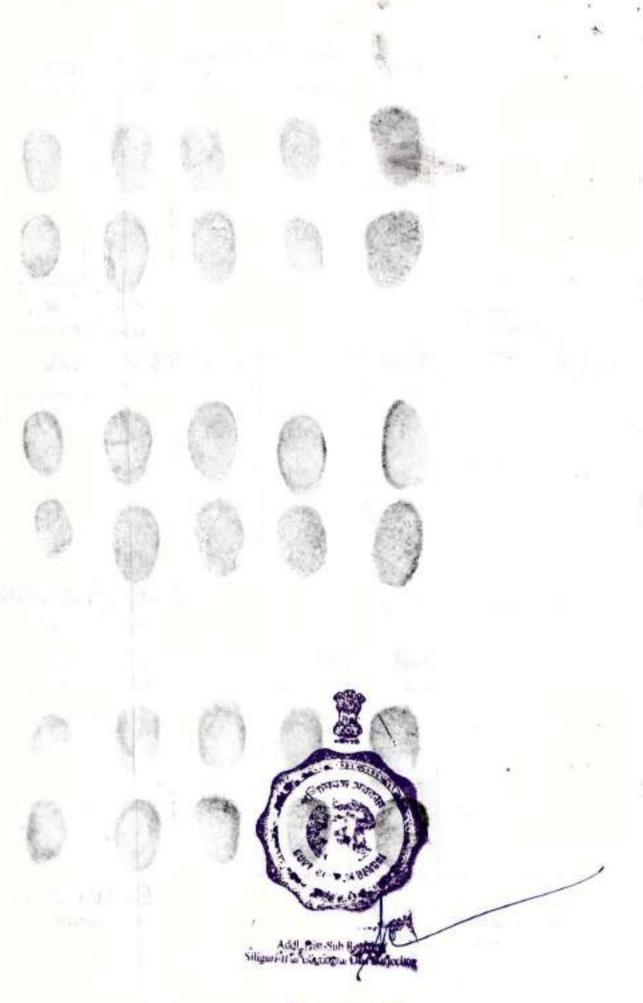
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Signature with date



2 4 APR 2019

EXECUTANT SHEET

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Signature of R.O.

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Signature of R.O.

Signature with date



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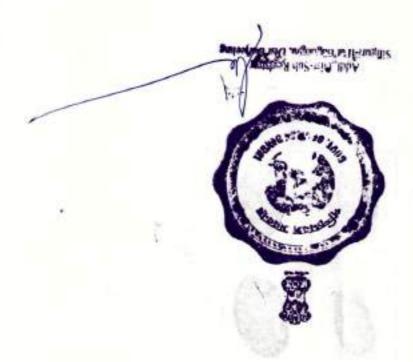
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Signature of R.O.

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Signature of R.O.

Signature with date



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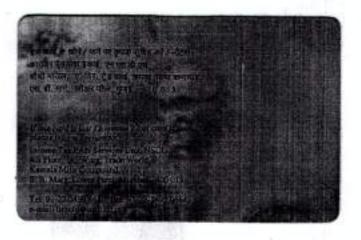
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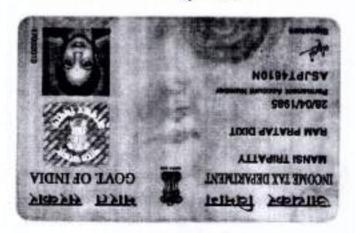
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Mifali Paul

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INCOME TAX DEPARTMENT
ANITA KUMARI



GOVT. OF INDIA

06/09/1985
Permanent Account Number
CAAPK6556R

RAM NANDAN PRASAD

Amila Luman



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Anita Kuman

Aupito Gowani



Reny Jha



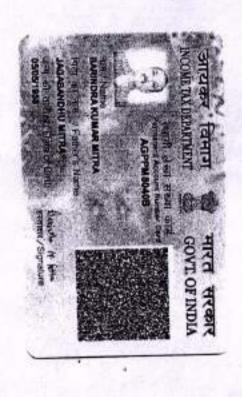


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Rita Mibra



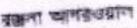
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कास्त्र अस्कास

Government of India



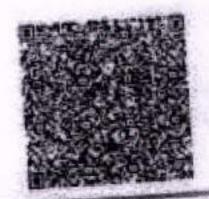
RANJANA AGARWAL

পতি অধায় আলহভাষান

Husband AJAY AGARWAL

ब्राप्तावित / DOB 20/06/1976 शक्ति / Femalé

3226 6692 4187



আধার – সাধারণ মানুষের অধিকার



Unique Identification Authority of India

টেকানা; সেবক মেছে, প্ৰকাশ নগৰ পানুসভা, ওয়াৰ্ডনৰ গালিকড়ি(গৌৰসভা), সেবক থেড জনপাইকড়ি, পৰিচে বদ Address: SEVOK ROAD ***
PRAKASH NAGAR
SHALUGARA WARDNO42
Siliguri (m.corp.), Jalpaiguri,
Sevoke Road, West Bengal,
734001

Ray'and general

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