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DEVELOPMENT POWER OF ATTORNEY

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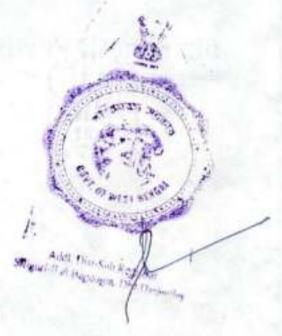
PURCHASER Tanamani Sevelopens pvt. Ltd.

Full Address
Total Value 100

Stamp Purchased from JPG Treasury-1

STAMP VENDOR
JAYA RANI DAS
Licence No. 1 of 99-2000
AddLDSR Office, Rajgant, Jalpaiguri

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2 0 FEB 2020

Arganade Group,
Director



TARAMANI DEVELOPERS PRIVATE LIMITED, a Private Limited Company, incorporated under the Companies Act, 1956, having Corporate Identity Number U70109WB2012PTC182431, Dated 06.06.2012, having its Registered office at 32/9/239, Samran Tower, 2nd Floor, Beside Howrah Petrol Pump, Burdwan Road, P.O. and P.S. Siliguri, in the District of Darjeeling, in the State of West Bengal represented by one of its Director, SRI PROMODE GARG, son of Sri Jodhraj Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Dr. Kalinath Road, Khalpara, P.O and P.S Siliguri ,District Darjeeling - hereinafter called the "PRINCIPAL"

: 2:

AND

"INDIRA CONSTRUCTIONS" a Partnership Firm, having its office at Sevoke Road, P.O. and P.S.-Siliguri, District - Darjeeling, in the State of West Bengal, represented by one of its Partner, SRI CHIRAG AGARWAL, son of Sri Mohan Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, P.O. and P.S.-Siliguri, District Darjeeling-hereinafter called the "ATTORNEY".

ARAMANI DEVELOPERS PYT. ITD.



WHEREAS the abovenamed First Party TARAMANI DEVELOPERS PRIVATE LIMITED, had purchased land measuring 9 Kathas 11 Chhataks from Smt. Rekha Rani Roy, wife of Sri Bibhuti Bhushan Roy, by virtue of Registered Deed of Sale, dated 04.07.2012, being Document No. I – 6354, for the year 2012 and the same was registered in the Office of the Additional District Sub-Registrar Siliguri II at Bagdogra, in the District of Darjeeling.

AND WHEREAS the abovenamed First Party TARAMANI DEVELOPERS PRIVATE LIMITED, had also purchased land measuring 9 Kathas 11 Chhataks from Sri Subodh Kumar Verma, son of Late Ramniranjan Prasad Verma, by virtue of Registered Deed of Sale, dated 04.07.2012, being Document No. I – 6356, for the year 2012 and the same was registered in the Office of the Additional District Sub-Registrar Siliguri II at Bagdogra, in the District of Darjeeling.

AND WHEREAS the abovenamed First Party TARAMANI DEVELOPERS PRIVATE LIMITED, had also purchased land measuring 9 Kathas 11 Chhataks from Sri Bibhuti Bhusan Roy, son of Late Binod Behari Roy, by virtue of Registered Deed of Sale, dated 04.07.2012, being Document No. 1 – 6353 for the year 2012 and the same was registered in the Office of the Additional District Sub-Registrar Siliguri II at Bagdogra, in the District of Darjeeling





AND WHEREAS the abovenamed First Party TARAMANI DEVELOPERS PRIVATE LIMITED, had also purchased land measuring 4 Kathas 6 Chhataks from Sri Bijay Kumar Jha, son of Sri Parmanand Jha, by virtue of Registered Deed of Sale, dated 04.07.2012, being Document No. 1 – 6355 for the year 2012 and the same was registered in the Office of the Additional District Sub-Registrar Siliguri II at Bagdogra, in the District of Darjeeling.

AND WHEREAS the abovenamed First Party TARAMANI DEVELOPERS PRIVATE LIMITED, had also purchased land measuring 15 Kathas from Sri Indranil Das & another, by virtue of Registered Deed of Sale, dated 26.02.2013, being Document No. 1 – 1739 for the year 2013 and the same was registered in the Office of the Additional District Sub-Registrar Siliguri II at Bagdogra, in the District of Darjeeling.

AND WHEREAS by virtue of the aforesaid Deeds the First Party, became the absolute owner of land measuring 48 Kathas 7 Chhataks and the said land is fully described in the Schedule-A below.

WHEREAS We, have entered into a Development Agreement dt 20 02 2020 with "INDIRA CONSTRUCTIONS", being Document No. 1- 1153... for the year 2020 and the same was registered in the office of the Additional District Sub-Registrar Siliguri II at Bagdogra, in the District of Darjeeling.





AND WHEREAS We, do hereby nominate, constitute and appoint the Developer. "INDIRA CONSTRUCTIONS", as our true and lawful attorney to act for us in the matters, deeds and things particularly with respect to the Schedule Property.

:5:

- To appear for and represent us before all Municipal Bodies/Corporation, SJDA, Panchayat, Revenue Office/s, Settlement Office/s, before any Magistrate and in all Courts having civil, criminal, original, appellate, revisional or special jurisdiction, before any Tribunal and/or other authorities and in all Govt./Semi Govt. Department/office in respect of any matter relating to the scheduled land only.
- 2. To bring commence, prosecute or defend and carry through Judgment and execution, all actions or any other proceedings throughout India in which I may be interested and for such purpose to appoint Advocates, Barristers, Solicitors, Attorney, Pleaders, Muktars, Revenue Agents, or any other class of legal Practitioners and in connection thereof to sign plaints, affidavits, written statements, petitions including petition of compromise or to furnish securities if necessary on our behalf or to refer any matter arising therein to arbitration for us and on our behalf in respect of any matter relating to the scheduled land only.
- To make payment/deposit of Khazna, installments and/or any other taxes as may be levied with respect to the schedule property by the concerned authority/ies.
- To execute all such deeds and documents required for obtaining Project Finance from any bank or financial Institution against the below scheduled property as and when required.
- And be it noted that this power is being executed in favour of the Attorney to construct residential cum commercial complex on the below Scheduled land.





:6:

- 6. To sell or transfer the Commercial Space, Residential Flats and Parking Space (including the Landowners Allocation on behalf of the landowners) to be constructed on the below Scheduled land with all right, title, interest and easements thereto, receive advances and to execute and sign proper Agreement of sale, sale deed/s in respect of the total constructed area and present the sale deed/Agreement of Sale for Registration in the D.S.R., A.D.S.R. or any other registration office as mentioned in the Development Agreement and the Attorney shall after receiving the entire consideration money remit the 17.50 % share of the Landowners to their respective Bank Accounts.
- 7. 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.

SCHEDULE -A

All that piece or parcel of vacant land measuring 48 Kathas 7 Chhataks situated in Mouza Jadubhitar Chhat, appertaining to R.S Plot No.140 and L.R Plot No. 190, recorded in R.S Khatian No.41 and L.R Khatian No. 1262, Touzi No. 91, J.L. No. 48, Pargana Patharghata, P.O and P.S. Pradhannagar, District Darjeeling.

The land measuring is bounded and butted as follows:-

North ... 18ft wide Kutcha Road.

South ... Land of Plot No. 182

East ... Sold Land of Smt Tarawati Agarwal

West ... Sold Land of Sri Jodhan Munda

IN WITNESS WHEREOF, We the abovenamed Principal and Attorney in good health and conscious mind have put our signatures on this Development Power of Attorney on this the 20 day of FEBAVARY, 2020
WITNESSES:-

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MAKAMANI DEVELOPERS PVI. LID.

Director

PRINCIPAL INDIRA CONSTRUCTIONS
Charag Agarwal
PARTNER

ATTORNEY

2. Capathy 50 Sni american by Siligari

Drafted by me and printed in my office

Marrie Agarwal

Advocate, Siliguri

Enrl. No. F-505/434/1997

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	RIGHT	RIGHT	RIGHT	RIGHT	RIGHT

Signature PARTNET







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भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India Government of India



E-Aadhaar Letter

ভালিকাতুক্তির নম্বর/Enrolment No.: 1215/92821/02265

Promode Garg (প্রমোদ গার্গ)
KALAWATI SADAN NEUSI

KALAWATI SADAN, NELI SENGUPTA SARANI, BABUPARA, WARD NO 27, Siliguri (M. Corp), Darjeeling,

West Bengal - 734004

आपनात आधार मध्या/ Your Aadhaar No.:

6674 1339 8700



আধার-সাধারণ মানুষের অধিকার

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- आधात पतिहर्मत प्रमाण, नाणतिकरवत प्रमाण नव
- পরিচ্যের প্রমাণ অনদাইন অথেন্টিকেশন ছারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী গত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Validity unknown Date: 2015.06 to Maddeep Sharowa Date: 2015.06 to March 16 IST

- अवसाद माता (पाल माना
- আধার আধারের জনা আপনার একবারই ভালিকাভূক্তি করার অবশাকতা আদে।
- অনুহর করে আখনার বর্তমান মোবাইন নম্বর এবং ই-দেইল ঠিকানা

 দল্লীকৃত কর-ন। এতে তবিবাতে আখনার বিভিন্ন দূবিধা পাওরা সহজ

 হবে।
- Andhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार GOVERNMENT OF BNDIA



স্তম্যদ পর্থ Promode Garg জন্মভারিপ/ DOB: 10/12/1966 পুরুষ / MALE



(A)

भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकानाः

কালাবভী সদন, নেদী সেনগুর দরনী, বাবুদাড়া, ওড়ার্ড নং 27, শিনিগুড়ি (পৌরসভা), দার্জিনিং,

पश्चिम यत्र - 734004

Address:

KALAWATI SADAN, NELI SENGUPTA SARANI, BABUPARA, WARD NO 27, Siliguri (M. Corp), Darjeding, Wes Bengal - 734004

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আধার-সাধারণ মানুষের অধিকার

6674 1339 8700

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आयकर विमाग INCOMETAX DEPARTMENT



मारत सरकार GOVT. OF INDIA

PROMODE GARG
JODHRAJ AGARWAL
10/12/1966
Parmenent Account Number
AGUPG1645F



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Chirag Agazurel
PARTNER





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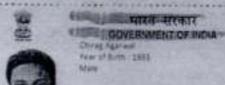
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Enrolment No. 2017/00201/00693

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अगपका आधार क्रमाक / Your Aadhaar No. 4302 1197 2680

आधार - आम आदमी का अधिकार

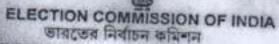


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आधार - आम आदमी का अधिकार

Christ Agons



IDENTITY CARD

GLQ4165627

পরিচয় পত্র



Elector's Name Subrata Ganguly

निर्वाष्ट्रकत गाम সুরত গাঞ্দী

Father's Name Shishir Kumar Ganguly

शिकात माम শিশির কুমার গাঙ্গী

Sex शिश

Age as on 1.1.2005 23 KES 5-2005-6.5

Address:

Dakshin Sharatnagar, Word no 24 Siliguri Darjeeling 734404

प्रिन प्राप्तवस्थात , क्यांक मर २४ निनिधाँ प्राप्तिनर , प्रवस्थात



Facsimile Signature Electoral Registration Officer Spring Street affective

Assembly Constituency: 25-Siliguri

বিধানসভা নিৰ্বাচন ক্ষেত্ৰ : ৭৫-পিলিচাড়ি

District:Dayer of

CHARL MORPH

MIRE 01.08.400E

Major Information of the Deed

Deed No :	I-0403-01157/2020	Date of Registration	20/02/2020	
Query No / Year	0403-1000327318/2020	Office where deed is r	THE PARTY OF THE P	
Query Date	20/02/2020 11:58:04 AM	The state of the s		
Applicant Name, Address & Other Details	Manoj Agarwal	anoj Agarwal iliguri, Thana : Siliguri, District : Darieeling, WEST BENGAL, PIN - 734001, Mahi		
Transaction		Additional Transaction		
Development Agreement	Power of Attorney after Registered	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Ot than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth-value		Market Value		
		Rs. 3,34,47,305/-		
Stampduty Paid(SD)		Registration Fee Paid		
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E, E)		
Remarks	Development Power of Attorney after No/Year]:- 040301153/2020	Development Power of Attorney after Registered Development Agreement of the		

Land Details:

District: Darjeeling, P.S.- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Jadubhhitar Chhat, Pin Code :

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	A 0.24 01.441	Market Value (In Rs.)	Other Details
L1	LR-190	LR-1262	Bastu	Rupni	48 Katha 7 Chatak	,	3,34,47,305/-	Width of Approach Road: 18 Ft., , Project Name :
_	Grand	Total:			79.9219Dec	0 /-		The second secon

Principal Details:

SI No	Name,Address,Photo,Finger print and Signature
	TARAMANI DEVELOPERS PRIVATE LIMITED SAMRAN TOWER, 2ND FLOOR, BESIDE HOWRAH PETROL PUMP, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, PAN No.:: AAECT2894A, Aadhaar No Not Provided, Status:Organization, Executed by: Representative

Attorney Details :

SI No	Name, Address, Photo, Finger print and Signature
100	INDIRA CONSTRUCTIONS SEVOKE ROAD, P.O SiLIGURI, P.S Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 PAN No.:: AAGFI6623R, Aadhaar No Not Provided, Status: Organization, Executed by: Representative

Representative Details:

	Name, Address, Photo, Finger print and Signature						
1	Name	Photo	Finger Print	Signature	5010		
-0.000000000000000000000000000000000000	Mr PROMODE GARG (Presentant) Son of Mr JODHRAJ GARG Date of Execution - 20/02/2020, Admitted by: Self, Date of Admission: 20/02/2020, Place of Admission of Execution: Office	The second secon		Bromode Grong			
	DR. KALINATH ROAD, KHAL	Fen 29 2020 12:15PM	LTI 20/02/2020	20/02/2020			

DR. KALINATH ROAD, KHALPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status: Representative, Representative of: TARAMANI DEVELOPERS PRIVATE LIMITED (as DIRECTOR)

2	Name	Photo	Finger Print	Signature
	Mr CHIRAG AGARWAL Son of Mr MOHAN KUMAR AGARWAL Date of Execution - 20/02/2020, Admitted by: Self, Date of Admission: 20/02/2020, Place of Admission of Execution: Office			Chinag Agrowal
į		Feb 30 2020 13:16PM	LTI 20/92/2020	38/03/3020

SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided Status: Representative, Representative of: INDIRA CONSTRUCTIONS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subrata Ganguly Son of Late Shishir Kumar Ganguly South Bharat Nagar, P.O Siliguri, P.S Siliguri, District-Darjeeling, West Bengal, India, PIN - 734001	S.I		Subrak Jengen y
	20/02/2020	20/02/2020	20/02/2020

Trans	fer of property for L1		
SI.No	From	To. with area (Name-Area)	
1	TARAMANI DEVELOPERS PRIVATE LIMITED	INDIRA CONSTRUCTIONS-79.9219 Dec	

Land Details as per Land Record

District: Darjeeling, P.S.- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Jadubhhitar Chhat, Pin Code: 734014

Sch	Plot & Khatian	Details Of Land	Owner name in English
No	Number		as selected by Applicant
L1	LR Plot No:- 190, LR Khatian No:- 1262	Owner:ভারামনি ভেডলগারম প্রা. লিমিটেড, Gurdian:পড়ে- শর্মিল গর, Address:নিজ Classification:রপনী, Area:0.79000000 Acre.	Owner Name not selected by applicant.

Endorsement For Deed Number: 1 - 040301157 / 2020

On 20-02-2020

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:04 hrs on 20-02-2020, at the Office of the A.D.S.R. BAGDOGRA by Mr PROMODE GARG ...

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 3,34,47,305/-

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

Execution is admitted on 20-02-2020 by Mr PROMODE GARG, DIRECTOR, TARAMANI DEVELOPERS PRIVATE LIMITED, SAMRAN TOWER, 2ND FLOOR, BESIDE HOWRAH PETROL PUMP, P.O.- SILIGURI, P.S.- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Indetified by Mr Subrata Ganguly, , , Son of Late Shishir Kumar Ganguly, South Bharat Nagar, P.O. Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Execution is admitted on 20-02-2020 by Mr CHIRAG AGARWAL. PARTNER, INDIRA CONSTRUCTIONS, SEVOKE ROAD, P.O.- SILIGURI, P.S.- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001

Indetified by Mr Subrata Ganguly, . . , Son of Late Shishir Kumar Ganguly, South Bharat Nagar, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 43922, Amount: Rs.100/-, Date of Purchase: 21/01/2020, Vendor name: J R Das

Suraj Lepcha

my lester

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 0403-2020, Page from 36978 to 36997
being No 040301157 for the year 2020.



Sun harle

Digitally signed by SURAJ LEPCHA Date: 2020.03.05 16:58:41 +05:30 Reason: Digital Signing of Deed.

(Suraj Lepcha) 2020/03/05 04:58:41 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BAGDOGRA West Bengal.

(This document is digitally signed.)