

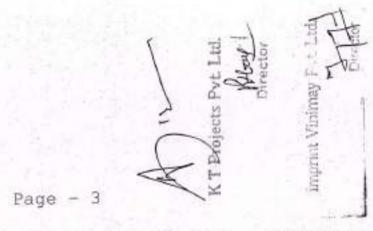
WHEREAS WE,

1. SRI NARSINGH AGARWAL S/o Late Daya Ram Agarwal, Hindu by religion, Indian by Nationality, Business by occupation, Resident of Salghari (Urban) P.O. & P.S. Jorethang in the District of South Sikkim in the State of Sikkim.

2. K.T. PROJECTS PRIVATE LIMITED, A private Limited company incorporated under the provision of the Companies Act bearing certificate of Incorporation No. 717 Dated 7.10.2004 having its registered Office at Jorethang Bazar, P.O. & P.S. Jorethang, South Sikkim in the State of Sikkim, represented by one of its Director SRI RATAN KUMAR GOEL S/o Late BalmukundGoel, Hindu by religion, Indian by Nationality, Director of the above named Company by profession, resident of Jorethang Bazar, P.O. & P.S. Jorethang, South Sikkim in the State of Sikkim --- hereinafter jointly and collectively called "PRINCIPALS".

WHEREAS Principal No. 1 hereof SRI NARSINGH AGARWAL acquired a piece and parcel of Land measuring 2.93 Acres appertaining to and forming part of R.S. Plot No. 9 corresponding to L.R. Plot No. 142 & 143, recorded in Khatian No. 16/3, 17/1, 224/1, 280, 281, 282, 283, 284, 285 & 286 of Mouza - Kalaram in the District of Darjeeling by Virtue of a Deed of Conveyance executed by DEEPAK CHHETRI & 9 OTHERS and registered at the office of the Additional District Sub - Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, Volume No. 157, Pages 273 to 282, being Document No. 6352 for the year 2006 and possessing the aforesaid land abovenamed SRI NARSINGH AGARWAL mutated his name at the office of B.L.& L.R.O., Phansidewa and got L.R. Khatian No. 429 opened in his name being L.R. Plot No. 142 & 143 for the aforesaid land.





AND WHEREAS Principal No. 2 hereof K.T. PROJECTS PRIVATE LIMITED acquired a piece and parcel of Land measuring 2.67 Acres appertaining to and forming part of Plot No. 9, recorded in Khatian No. 2/1, 2/3, 2/5 & 2/7 of Mouza - Kalaram in the District of Darjeeling by Virtue of Four Separates Deed of Conveyance executed by SMT ANITA MUNDRA & SMT AMITA MUNDRA and registered at the office of the Additional District Sub - Registrar, Siliguri-II at Bagdogra and recorded in

i. Book No. I, CD Volume No. 4, Pages 5722 to 5739, being Document No. 1711 for the year 2008.

ii. Book No.I, CD Volume No. 5, Pages 56 to 73, being Document No. 1726 for the year 2008.

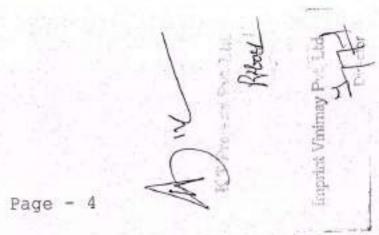
iii. Book No.I, CD Volume No. 5, Pages 14 to 30, being Document No. 1727 for the year 2008.

iv. Book No.I, CD Volume No. 5, Pages 74 to 91, being Document No. 1728 for the year 2008.

AND WHEREAS possessing the aforesaid land above named First Party No. 2 K.T. PROJECTS PRIVATE LIMITED mutated its name at the office of B.L.& L.R.O., Phansidewa and got L.R. Khatian No. 539 opened in its name being L.R. Plot No. 143 & 144 for the aforesaid Land.

AND WHEREAS the First Party/Landlords are the absolute owner in possession of all that piece or parcel of land measuring approx 560 Decimals as more fully described in the schedule below.

AND WHEREAS above named PRINCIPALS in order to have optimum use of their aforesaid landed property decided to develop the said land by constructing a building or block by block-wise separated building/ residential flats/commercial or official blocks and were in look out of a reputed developer to develop the said property.



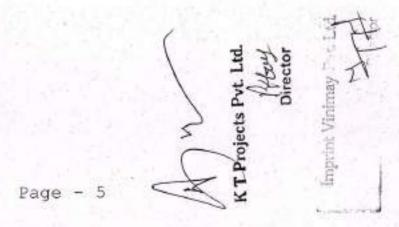
AND WHEREAS accordingly after several rounds of discussions and after considering all aspects the above named PRINCIPALS decided to enter into a registered development agreement with one M/S IMPRINT VINIMAY PRIVATE LIMITED, A private Limited company incorporated under the provision of the Companies Act, 1956 bearing certificate of Incorporation No. U51109WB2005PTC102335 Dated 18.03.2005 having its registered Office at 2nd Mile Sevoke Road, Siliguri P.O.Sevoke Road& P.S. Bhaktinagar, District -Jalpaiguri, represented by one of its Director SRI YOGESH GOEL S/o Ram Kumar Goel, Hindu by religion, Indian by Nationality, Director of the above named Company by occupation, resident of 2nd Mile Sevoke Road, Siliguri P.O. Sevoke Road & P.S. Bhaktinagar, District -Jalpaiguri and the aforesaid development agreement containing mutually agreed terms and conditions is duly registered with the office of the Additional District Sub Registrar, Siliguri-II at Bagdogra today (i.e. 15 /7/2015).

AND WHEREAS in the aforesaid development agreement the above named PRINCIPLES agreed to execute and register a general power of attorney where upon empowering the above named developer M/S IMPRINT VINIMAY PRIVATE LIMITED or its Director named above to execute proper deed of conveyances or any other documents with respect to the sale of the developers allocation in terms of and as decided and agreed by the parties of the aforesaid development agreement.

## NOW KNOW ALL MEN BY THESE PRESENTS that WE,

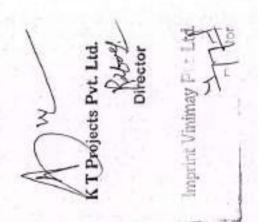
1.SRI NARSINGH AGARWAL S/o Late Daya Ram Agarwal, Hindu by religion, Indian by Nationality, Business by occupation, Resident of Salghari (Urban) P.O. & P.S. Jorethang in the District of South Sikkim in the State of Sikkim.





- 2.K.T. PROJECTS PRIVATE LIMITED, A private Limited company incorporated under the provision of the Companies Act bearing certificate of Incorporation No. 717 Dated 7.10.2004 having its registered Office at Jorethang Bazar, P.O. & P.S. Jorethang, South Sikkim in the State of Sikkim, represented by one of its Director SRI RATAN KUMAR GOEL S/o Late BalmukundGoel, Hindu by religion, Indian by Nationality, Director of the above named Company by profession, resident of 24 Mile, Sevoke Road, Siliguri-734001, P.O. Sevoke Road, P.S. Bhaktinagar in the District of Jalpaiguri do hereby nominate, appoint and constitute SRI YOGESH GOEL S/o Ram Kumar Goel, Hindu by religion, Indian by Nationality, Director of the above named Company by occupation, resident of 2nd Mile Sevoke Road, Siliguri P.O. Sevoke Road Bhaktinagar, District - Jalpaiguri one of the Director of the above named Developer M/S IMPRINT VINIMAY PRIVATE LIMITED as our true and lawful Attorney to act for us and on our behalf and authorize him to do the following acts and things hereinafter mentioned.
- 1. To cause and prepare and to submit necessary building plans, drawings, elevations plans revised plan to the appropriate authorities, Siliguri Municipal Corporation and get the same sanctioned from the appropriate authorities.
- To employ architects, engineers, labour contractors, site assistants, office staffs and other required employees for the development and construction of the multistoried building on the aforesaid landed property.
- 3. To enter into agreement with the suppliers of the building materials and other equipments as required for the construction of the same and to take all necessary steps, actions for the construction of the same.

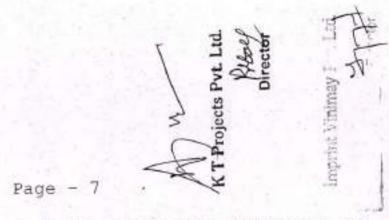




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- 4. To negotiate with the intended purchaser/s and finalize the consideration amount and enter in to agreement to sale in respect of the Developers allocation as determined in the aforesaid development agreement.
- 5. To receive the advance amount, part of consideration money and/or full consideration money of the sale consideration of the Developers allocation for which land owner shall not be any way liable.
- 6. To Execute Deed of sale or any other document necessary to effectuate the transfer Developers Allocation in favour of purchaser/s and for the aforesaid purpose or purposes and cause the same to be stamped, registered or authenticated as the case may be without any hampering of the Land owners Allocation and common amenities such as parking plot, only after the completion of the construction work i.e. after receiving of the Completion Certificate from the S.M.C., being applied by the developer.
- 7. To appear before any Registrar or Sub Registrar or any other Authority for the purpose of the said transfer and present the deed of Conveyance and any other Instrument before him/them for registration and to admit the execution of the deed or Instrument and to have the same registered according to law, only after the completion of the construction work i.e. after receiving of the Completion Certificate from the S.M.C., being applied by the developer.
- 8. To put the Purchaser/s in possession of the said Developers allocation as determined in the aforesaid development agreement or any part thereof as the case may be.





9. The said Attorney shall also be entitled to prosecute or defend any suit, complaint or other proceeding in respect of the aforesaid property and for the aforesaid purpose or purposes, to appoint any pleader or advocate on our behalf and to prosecute and defend such legal proceeding in or before any Court, Civil, Criminal and Revenue, or Officer or Appellate or Revisional Court or Authority and for such purpose the said Attorney may accept service of summons or notice issued by any Lawful Authority and the said Attorney is also authorized to sign and verify plaints and written Statements for the aforesaid purpose and also to swear affidavits for the aforesaid purpose.

AND GENERALLY to do all lawful acts necessary for the aforesaid purpose.

AND WE HEREBY AGREE that all acts and things lawfully done by our said Attorney shall be considered as acts, and things done by us and WE undertake to ratify and confirm all and whatsoever our said Attorney will lawfully do and cause to be done by virtue of this POWER OF ATTORNEY relating to the aforesaid property as mentioned in the Schedule Below.

## SCHEDULE OF THE LANDED PROPERTY

All that piece or parcel of vacant land measuring 560 (Five Six Zero) Decimals appertaining to and forming part of L.R Plot No. 142(One Four Two), 143(One Four Three), 144(One Four Four), recorded in L.R. Khatian Nos. 429(Four Two Nine) and 539(Five Three Nine)of Mouza - Kalaram, J.L. No. 76 (Seven Six) situated within Pargana - Patharghata, P.S. Phanshidewa, in the District of Darjeeling.



## Page - 8

IN WITNESS WHERE OF, WE have signed this Power of Attorney at Siliguri on this the 15th day of July 2015:

WITNESSES:

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8-0 15 P.S. Siliguri
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2. Amon Singlal
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Klathers, Siliguri,
P.O. & P.S. Siliguri
Dist. Darkeling

K T Projects Pvt. Ltd.

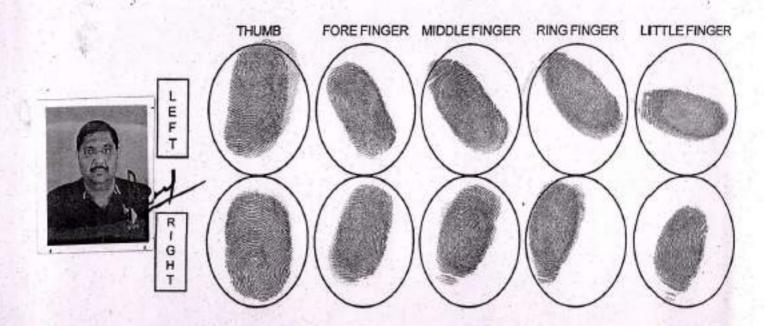
EXECUTORS

Impant Vinimay Pvt. Ltd.

Drafted by me and printed in my office,

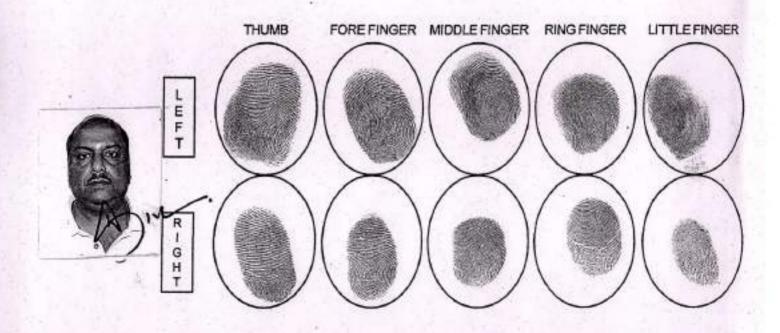
ADVOCATE / SILIGURI Reg. No. F/1300/1283/2014

# FINGER IMPRESSION



K T Projects Pyt. Ltd.

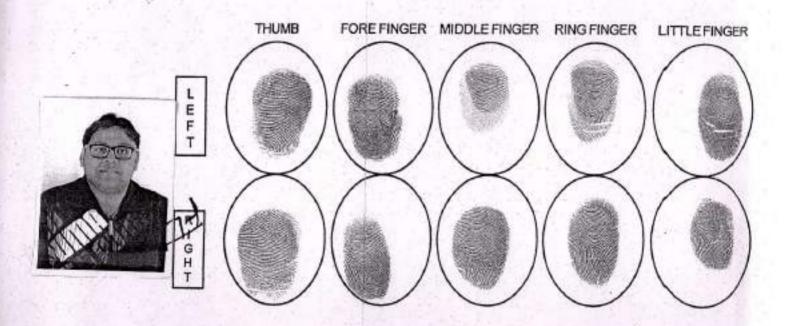
SIGN WITH DATE



SIGNATURE OF R.O.

SIGNATURE WITH DATE

# FINGER IMPRESSION



Imprint Vinimay Pvt. Ltd.

SIGN. WITH DATE

FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER THUMB

**PHOTO** 

SIGNATURE OF R.O.

SIGNATURE WITH DATE



# Government of West Bengal Directorate of Registration & Stamp Revenue FORM-1564

#### Miscellaneous Receipt

Visit Commission Case No / Year	0403001057/2015	Date of Application	15/07/2015	
Query No / Year	04031000163264/2015			
Transaction	[4002] Power of Attorney, General Power of Attorney			
Applicant Name of QueryNo	Mr Rajesh Kumar Agarwal			
Stampduty Payable	Rs.50/-	Rs.50/-		
Registration Fees Payable	Rs.7/-			
Applicant Name of the Visit Commission	Mr Rajesh Agarwal			
Applicant Address	bagdogra			
Place of Commission	bagdogra			
Expected Date and Time of Commission	15/07/2015 6:00 PM			
Fee Details	J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/-			
Remarks				

. ( 6.5



#### Government of West Bengal

# Department of Finance (Revenue), Directorate of Registration and Stamp Revenue OFFICE OF THE A.D.S.R. BAGDOGRA, District Name: Darjeeling Signature / LTI Sheet of Query No/Year 04031000163264/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri NARSINGH AGARWAL SALGHARI, P.O:- JORETHANG, P.S:- JORETHANG, District-South, Sikkim, India, PIN - 737121	Principal			Dir
SI No.	Name of the Executant	Category		Finger Print	Signature with date
2	Shri YOGESH GOEL 2ND MILE ROAD SEVOKE ROAD, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:- Jaipaiguri, West Bengal, India, PIN - 734001	Represent ative of Attorney [M/ S IMPRINT VINIMAY PRIVATE LIMITED]			洪朝
SI No.	Name of the Executant	Category		Finger Print	Signature with date
3	Shri RATAN KUMAR GOEL JORETHANG BAZAR, P.O:- JORETHANG, P.S:- JORETHANG, District:- South, Sikkim, India, PIN -734121	Represent ative of Principal [K T PROJECT S PRIVATE LIMITED]			House

SI No.	Name and Address of identifier	Identifier of	Signature with date
100000	Mr RABIN DAS Son of Shri SANTOSH DAS S. P MUKHARJEE ROAD KHALPARA, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeelling, West Bengal, India, PIN - 734005	Shri NARSINGH AGARWAL	Copy Say.

(Kaushik Ray)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BAGDOGRA
Darjeeling, West Bengal

## Seller, Buyer and Property Details

## .A. Principal & Attorney Details

	Principal Details		
SL No.	Name, Address, Photo, Finger print and Signature		
1	Shri NARSINGH AGARWAL Son of Late DAYA RAM AGARWAL SALGHARI, P.O:- JORETHANG, P.S:- JORETHANG, District:-South, Sikkim, India, PIN - 737121 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status: Self Date of Execution: 15/07/2015 Date of Admission: 15/07/2015 Place of Admission of Execution: Pvt. Residence		
2	K T PROJECTS PRIVATE LIMITED  JORETHANG BAZAR, P.O:- JORETHANG BAZAR, P.S:- JORETHANG, District:-South, Sikkim, India, PIN  - 737121  Status: Organization  Represented by (1-2) representative as given below:-		
1-2	Shri RATAN KUMAR GOEL, DIRECTOR Son of Late BALMUKUND GOEL JORETHANG BAZAR, P.O:- JORETHANG, P.S:- JORETHANG, District:-South, Sikkim, India, PIN - 734121 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status: Representative Date of Execution: 15/07/2015 Date of Admission: 15/07/2015 Place of Admission of Execution: Pvt. Residence		

2 3	Attorney Details		
SL No.	Name, Address, Photo, Finger print and Signature		
1	M/ S IMPRINT VINIMAY PRIVATE LIMITED  2ND MILE, SEVOKE ROAD SILIGURI, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001  Status: Organization  Represented by representative as given below:-		
1(1)	Shri YOGESH GOEL, DIRECTOR Son of Mr. RAM KUMAR GOEL 2ND MILE ROAD SEVOKE ROAD, P.O:- SEVOKE ROAD, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status: Representative Date of Execution: 15/07/2015 Date of Admission: 15/07/2015 Place of Admission of Execution: Pvt. Residence		

## B. Identifire Details

0.583	TO THE REPORT OF THE STREET	Identifier Details	
SL No.	Identifier Name & Address	Identifier of	Signature
•	Mr RABIN DAS Son of Shri SANTOSH DAS S. P MUKHARJEE ROAD KHALPARA, P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Shri NARSINGH AGARWAL, Shri YOGESH GOEL, Shri RATAN KUMAR GOEL	

# C. Transacted Property Details

## D. Applicant Details

Details of the applicant who has submitted the requsition form		
Applicant's Name Rajesh Kumar Agarwal		
Address	Khalpara, Thana: Siliguri, District: Darjeeling, WEST BENGAL, PIN - 734005	
Applicant's Status	Advocate	

## Office of the A.D.S.R. BAGDOGRA, District: Darjeeling Endorsement For Deed Number: IV - 040300879 / 2015

Query No/Year

04031000163264/2015

Serial no/Year

0403007690 / 2015

Deed No/Year

IV - 040300879 / 2015

Transaction

[4002] Power of Attorney, General Power of Attorney

Name of Presentant

Shri NARSINGH

Presented At

Private Residence

AGARWAL

**Date of Execution** 

15-07-2015

Date of Presentation

15-07-2015

Remarks

On 15/07/2015

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

Presented for registration at 19:20 hrs on: 15/07/2015, at the Private residence by Shri NARSINGH AGARWAL, one of the Executants.

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

Execution is admitted on 15/07/2015 by

Shri NARSINGH AGARWAL, Son of Late DAYA RAM AGARWAL, SALGHARI, P.O: JORETHANG, Thana: JORETHANG, , South, SIKKIM, India, PIN - 737121, By caste Hindu, By Profession Business Indetified by Mr RABIN DAS, Son of Shri SANTOSH DAS, S. P MUKHARJEE ROAD KHALPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, By caste Hindu, By Profession Service

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

Execution is admitted on 15/07/2015 by

Shri YOGESH GOEL, DIRECTOR, M/S IMPRINT VINIMAY PRIVATE LIMITED, 2ND MILE, SEVOKE ROAD SILIGURI, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001 Indetified by Mr RABIN DAS, Son of Shri SANTOSH DAS, S. P MUKHARJEE ROAD KHALPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, By caste Hindu, By Profession Service

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

Execution is admitted on 15/07/2015 by

Shri RATAN KUMAR GOEL, DIRECTOR, K T PROJECTS PRIVATE LIMITED, JORETHANG BAZAR, P.O.: JORETHANG BAZAR, Thana: JORETHANG, South, SIKKIM, India, PIN - 737121 Indetified by Mr RABIN DAS, Son of Shri SANTOSH DAS, S. P MUKHARJEE ROAD KHALPARA, P.O.: SILIGURI, Thana: Siliguri, Darjeeling, WEST BENGAL, India, PIN - 734005, By caste Hindu, By Profession Service

(Kaushik Ray)

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

#### On 29/07/2015

### 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.

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

#### Description of Stamp

1. Rs 50/- is paid on Impressed type of Stamp, Serial no 5534, Purchased on 19/06/2015, Vendor named J Das.

(Kaushik Ray)

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 - IV

Volume number 0403-2015, Page from 1141 to 1167 being No 040300879 for the year 2015.



Digitally signed by SURAJ LEPCHA Date: 2015.08.05 12:40:30 +05:30 Reason: Digital Signing of Deed.

Sur bode

(Suraj Lepcha) 05/08/2015 12:40:29
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)

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CAPO71550784512 67757816 9970572908 KOLKATA SITA MANSION, 281/2 MILE SEVOKE ROAD PIN: 734801, WEST BENGAL, INDIA SILIBURY, JALPATOUR! officer well on one / Name of Spouse ANKITA SOEL state we want / Name of Monthage BINLA DEVI GOEL RAM KUMAR GOEL

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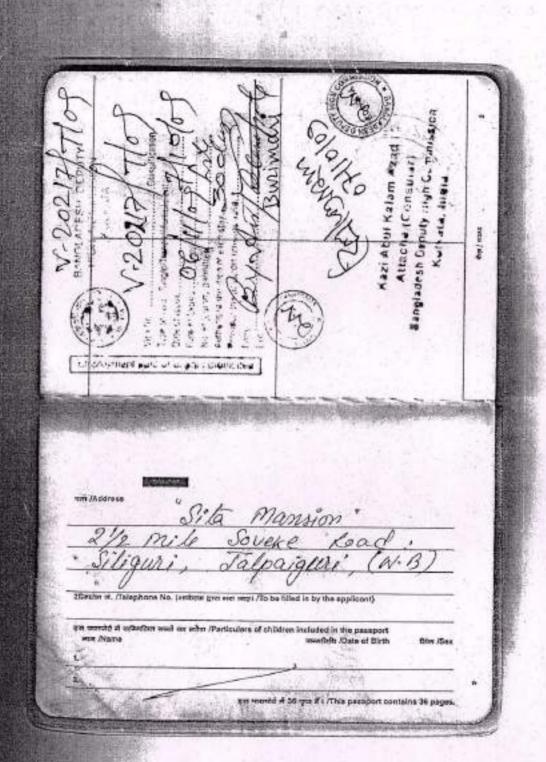
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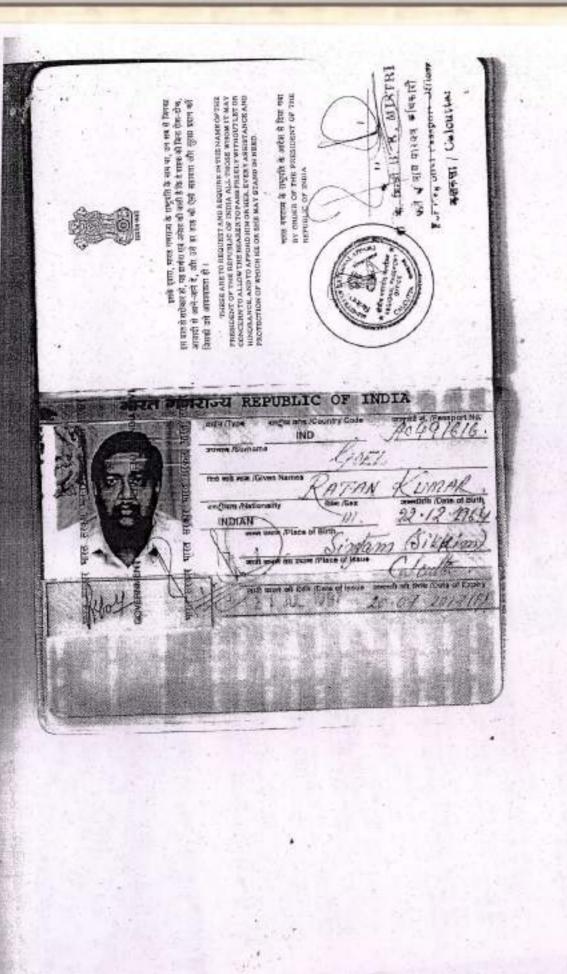
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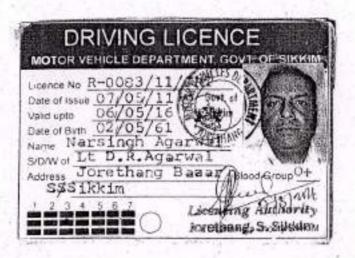
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INCOMPTAX DEPARTMENT

IMPRINT VINIMAY PRIVATE LIMITED , आयकर विभाग

मारत सरकार GOVT OF INDIA

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18/03/2005

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