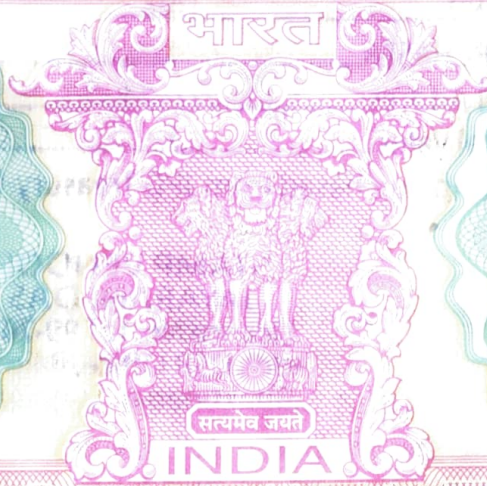


4745/26

I-4748

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AS 019576

11:01am

(8) 1788640/2026

09/07/26



Beauty Duble

Signature

POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

THIS POWER OF ATTORNEY IS MADE ON THIS

THE 08TH DAY OF JULY, 2026.

Certified that the Document is admitted to
Registration and the Signature Sheet and
the Endorsement Sheet attached to this
Document are part of this Document

Mamang
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

09 JUL 2026

S.L.NO. 12470 Date 03/7/2026

PURCHASER Smt. Beauty Dutta

Full Address Tyetnagar, Siliguri

Total Value 50/-

Stamp Purchased from JPG Treasury-I

88

STAMP VENDOR
JAYARANI DAS
Licence No. 1 of 89-2008
Addl. DSR Office, Rajshahi
Bhaktinagar, Jalpaiguri



7

ADDL. DIST. SUB-REGISTRAR
Bhakti Nagar, Dist. Jalpaiguri

09 JUL 2026

: 2 :

Beauty Dutta.



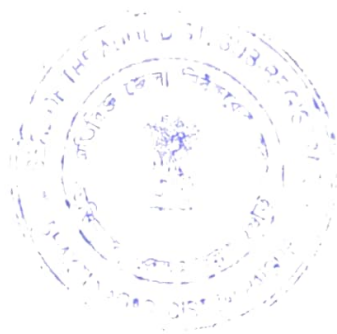
BY : **SMT. BEAUTY DUTTA**, daughter of Late Ganesh Dutta, Indian by Nationality, Hindu by faith, Others by Occupation, residing at Shanti Niketan Housing Complex, Jyotinagar, Siliguri, Ward No.41 of Siliguri Municipal Corporation, P.O. - Sevoke Road, P.S. - Bhaktinagar, District - Jalpaiguri, PIN - 734001, in the State of West Bengal, hereinafter called the "**PRINCIPAL**".

TO : **SRI NIMIT MUNDHRA**, son of Sri Kamal Kumar Mundhra, Indian by Nationality, Hindu by faith, Business by occupation, residing at Hillman House, Vidya Sagar Road, Khalpara, Siliguri, P.O. - Siliguri Bazar, P.S. - Siliguri, District - Darjeeling, PIN - 734005, in the State of West Bengal, hereinafter called the "**ATTORNEY**".

I. THAT I, the abovenamed Principal, am the sole, absolute and exclusive owner of all that piece or parcel of land measuring about 0.1745 Acres, more particularly described in the Schedule-A given hereinbelow.

II. THAT I, the abovenamed Principal, have entered into a Development Agreement with NRS AGRO PRIVATE LIMITED, executed on 17-10-2025, being Document No.7980 for the year 2025, entered in Book-I, Volume No.0711-2025, Pages 195079 to 195111, registered at the Office of the Additional District Sub-Registrar, Bhaktinagar, for construction of a residential / commercial building on the Schedule-A land.

III. THAT the Landlord's Allocation and the Developer's Allocation in the said building as stipulated in Clause 2.5 of the aforesaid Development Agreement has been more particularly described in the Schedule-B and Schedule-C given hereinbelow respectively.



A handwritten signature in blue ink, consisting of a stylized 'S' shape with a small loop at the top.

Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

09 JUL 2026

Beauty Dutta
Sri Nimit Mundhra

IV. THAT abovenamed NRS AGRO PRIVATE LIMITED is constructing the said building on the Schedule-A land, the permit of which has been granted vide Building Permit No. SWS-OBPAS/0104/2026/0082, dated 12-06-2026 issued by the Commissioner, Siliguri Municipal Corporation.

V. THEREFORE BY THESE PRESENTS, I, the abovenamed Principal, in pursuance of the abovementioned Development Agreement being Document No.7980 for the year 2025, do hereby nominate, constitute and appoint abovenamed **SRI NIMIT MUNDHRA**, Director of NRS AGRO PRIVATE LIMITED, as my true and lawful attorney for me, in my name and on my behalf to inter alia, do and perform the following acts, deeds and things particularly in pursuance of the abovementioned Development Agreement on my behalf in the manner as under.

1. To appear for and represent me before all Municipal Bodies/Corporation, Fire Department, Land Department, Electricity Department, Forest Department and any other Concerned Department/s, Revenue Office/s, Settlement Office/s, before any Magistrate and in all courts having civil, criminal, original, appellate, revisional or special jurisdiction, before any Tribunals and/or other authorities and in all Govt./Semi-Govt. department/office and to sign, execute, verify and file complaints, written statements and petitions, and also to present appeals in any court, and to accept services of all summons, notices and other processes of law.

2. 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 complaints, 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.



P

Adm. Dist Sub-Registrar
Anakti Nagar, Dist. Jalgaon

09 JUL 2026

: 4 :

Beauty Dutta.
[Signature]

3. To appoint, engage on my behalf pleaders, advocates or solicitors whenever my said attorney shall think proper to do so and to discharge and/or terminate his/her or their appointment.
4. To compromise, compound or withdraw cases, and/or to refer to arbitration all disputes and differences.
5. To sign, verify and file applications for execution of decrees or orders of any court.
6. To receive delivery of notices issued by court or any department in respect to the said property.
7. To submit/ apply for claim of compensation to the authority concerned if the Scheduled land is acquired by the Government.
8. To further get the plan, elevations, designs, drawings and specifications prepared and approved from appropriate authority and to sign all papers/documents and to represent with respect to the above in getting the plan sanctioned as well as for obtaining occupation certificate from the authority concerned.
9. To construct the said building on the Schedule-A land as per approved plan and for same store building materials as per requirement, keep guard/chowkidar or any other staff or take other security measures including padlocks.
10. To make payment/deposit of Khazna, installments and/or any other taxes as may be levied by the concerned authority/ies.
11. To advertise in the media and/or publish brochure, etc., for sale of the units in the said building developed/ constructed on the Schedule-A land.



9

Adol. Dist Sub-Registrar
Bhakti Nagar, Dist-Jainpur

09 JUL 2026

Beauty Dutta.
[Signature]

12. To sell all the Developer's Allocation, more particularly described in the Schedule - C given hereinbelow, with all right, title, interest and easement thereto and to execute and sign proper documents/sale deeds in this connection and to incorporate assurances in the documents/sale deeds relating to perfectness of the title to the property and to give assurance and to include any indemnity clauses in such deeds as may be necessary.

13. To enter into an agreement to sale with any intending purchaser/s, receive baina money and balance of the consideration amount against sale and to give valid receipt/s thereof and discharge the intending purchaser/s from the payment thereof and to admit such receipt/s before the Registering Authority or any other concerned authority/ies with regards to the transfer of the right, title and possession of the Developer's Allocation, more particularly described in the Schedule - C given hereinbelow.

14. To enter into, execute and present the Deed of Sale/ Conveyance and/or other documents on my behalf before the Registering Authority and admit execution thereof and to sign such papers, affidavits, vouchers, documents and registers as may be necessary and do such other things for registration of the said Deed of Sale/ Conveyance and/or other documents as my said attorney shall consider necessary for properly and legally conveying the Developer's Allocation, more particularly described in the Schedule-C given hereinbelow, in favour of any intending purchaser/s as fully and effectually in all respects as I could have done the same myself in pursuance of the abovementioned Development Agreement.

15. 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 and development of the property as stipulated in the abovementioned Development Agreement.



7

Addl. Dist Sub-Registrar
Bhakti Nagar, Dist. Jalpaiguri

09 JUL 2016

Beauty Duba.
Impress

16. To execute and do all other acts, deeds or things for the assurance of the purchaser/s with respect to the Developer's Allocation and to apply and appear before any authority/ies as may be necessary, appropriate or expedient.

17. 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.

18. And I, the abovenamed Principal, hereby agrees, confirms and ratifies all such acts, deeds and proceedings done legally in conformity with the stipulations in the Development Agreement and in a bona-fide manner by my said Attorney by virtue of these presents and the same shall be binding on me and be of full force and effect as if the same was done/executed by me.

SCHEDULE - A

All that piece or parcel of land measuring 0.1745 Acres, forming part of R.S. Plot No.164 corresponding to L.R. Plot Nos.28 and 29, recorded in R.S. Khatian No.236/7 corresponding to L.R. Khatian No.207, situated within Mouza- Dabgram, J.L. No.2, Pargana - Baikunthapur, R.S. Sheet No.8 corresponding to L.R. Sheet No.66, Jyotinagar, bearing Holding No.322/2665 in Ward No.41 of Siliguri Municipal Corporation, P.S. - Bhaktinagar, District - Jalpaiguri.

The said land is bound and butted as follows :-

By North : Dolphin Signature Apartments,
By South : 33 Feet wide Metal Unmentioned Road,
By East : Park,
By West : House of Bajla Family.



[Handwritten signature]

Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalgaon

09 JUL 2020

: 7 :

SCHEDULE - B

LANDLORD'S ALLOCATION

All that Premises measuring 2805.00 Sq.ft. (Carpet Area) i.e. 3122.00 Sq.ft. (Built-up Area) i.e. 4300.00 Sq.ft. (Super Built-up Area) being Residential Flat along with Commercial Space at Fifth Floor of the building to be constructed / developed on the Schedule-A land.

Type	Carpet Area (in Sq.ft.)	Built-up Area (in Sq.ft.)	Super Built-up Area (in Sq.ft.)
Residential Flat	2287.00	2560.00	3510.00
Commercial Space	518.00	562.00	790.00

SCHEDULE - C

DEVELOPER'S ALLOCATION

All that Premises measuring 2805.00 Sq.ft. (Carpet Area) i.e. 3122.00 Sq.ft. (Built-up Area) i.e. 4300.00 Sq.ft. (Super Built-up Area) being Residential Flat along with Commercial Space at Second Floor of the building to be constructed / developed on the Schedule-A land.

Type	Carpet Area (in Sq.ft.)	Built-up Area (in Sq.ft.)	Super Built-up Area (in Sq.ft.)
Residential Flat	2287.00	2560.00	3510.00
Commercial Space	518.00	562.00	790.00



9

Addl. Dist. Sub-Registrar
Jhalpaiguri, Dist. Jalpaiguri

09 JUL 2026

: 8 :

IN WITNESSES WHEREOF THE PRINCIPAL AND THE ATTORNEY HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THIS POWER OF ATTORNEY ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :

1. Ayan Kumar Barua
S/o. SMT. Beauty Dutta.
Jyotinagar, Siliguri,
P.O. Sevoke Road, 734001.
P.S - Bhaktinagar
Dist - Jalpaiguri

The contents of this document have been personally gone through and understood by the Principal and the Attorney.

Beauty Dutta.
PRINCIPAL



ATTORNEY

2.
Amit Mandal
S/O Gopal Mandal
South Ekra S/O Siliguri
P.O Sevoke Road
P.S Bhakti Nagar
Dist. Jalpaiguri

Beauty Dutta.
SIGNATURE OF THE ATTORNEY
IS ATTESTED BY THE PRINCIPAL

Drafted as per the instructions of the parties hereto and printed in the Office of Kamal Kumar Kedia & Associates, Siliguri. Read over and explained by me.



Rahul Kedia
Advocate, Siliguri.
Enr.No.F/1379/1449/2017.



9

Addl. Dist Sub-Registrar
Bhakti Nagar, Dist. Jalpaiguri

09 JUL 2026



Beauty Dutta.

FINGER PRINTS OF SMT. BEAUTY DUTTA (PRINCIPAL)

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

Beauty Dutta.
SIGNATURE



[Handwritten signature]

Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalgaon

09 JUL 2026



FINGER PRINTS OF SRI NIMIT MUNDHRA (ATTORNEY)

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

11/10/11


SIGNATURE



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

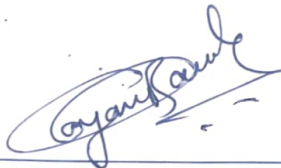
09 JUL 2026

PHOTO AND LEFT THUMB IMPRESSION OF
SRI AYAN KUMAR BARUA (IDENTIFIER)

PHOTO



LEFT THUMB IMPRESSION



SIGNATURE OF THE IDENTIFIER



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist. Jalpaiguri

09 JUL 2020

Major Information of the Deed

Deed No :	I-0711-04748/2026	Date of Registration	09/07/2026
Query No / Year	0711-8001788640/2026	Office where deed is registered	
Query Date	07/07/2026 3:38:17 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Kamal Kumar Kedia And Associates Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832040004, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 4,16,42,052/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50 (Article 48(g))	Rs. 200/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 071107980/2025		

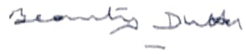
Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Un-Mentioned Road, Road Zone : (Ward No. 41 - Ward No. 41 (Under Bhaktinagar PS)) , Mouza: Dabgram Sheet No - 8, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
11	RS-164	RS-236/7	Commercial Use	Sahari	0.1745 Acre	4,16,42,052/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				17.45Dec	0 /-	416,42,052 /-	

Apartment Details:

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
	Smt BEAUTY DUTTA (Presentant) Daughter of Late Ganesh Dutta Executed by: Self, Date of execution: 08/07/2026 Admitted by: Self, Date of admission: 09/07/2026 ,Place : Siliguri		 Captured	
		09/07/2026	LTI 09/07/2026	09/07/2026

Shanti Niketan Housing Complex, Jyotinagar, Ward No.41, Siliguri, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: APxxxxxx4F, Aadhaar No: 40xxxxxxxx3614, Status :Individual, Executed by: Self, Date of Execution: 08/07/2026
Admitted by: Self, Date of Admission: 09/07/2026 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri NIMIT MUNDHRA Son of Shri KAMAL KUMAR MUNDHRA Executed by: Self, Date of Execution: 08/07/2026 Admitted by: Self, Date of Admission: 09/07/2026 ,Place : Office	 09/07/2026	 LT1 09/07/2026	 09/07/2026
	Son of Shri KAMAL KUMAR MUNDHRA HILLMAN HOUSE, VIDYASAGAR ROAD, KHAL PARA, SILIGURI, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: BCxxxxxx4B, Aadhaar No: 84xxxxxxxx0780, Status :Individual, Executed by: Self, Date of Execution: 08/07/2026 Admitted by: Self, Date of Admission: 09/07/2026 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri AYAN KUMAR BARUA Son of Smt. Beauty Dutta(Mother) 25/1 Nagar, Siliguri, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001	 09/07/2026	 Captured 09/07/2026	 09/07/2026

Identifier Of Smt BEAUTY DUTTA, Shri NIMIT MUNDHRA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt BEAUTY DUTTA	Shri NIMIT MUNDHRA-17.45 Dec

Endorsement For Deed Number : I - 071104748 / 2026

On 09-07-2026

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 11:01 hrs on 09-07-2026, at the Office of the A.D.S.R. BHAKTINAGAR by Smt BEAUTY DUTTA Executant

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 1642052/-

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

Execution is admitted on 09/07/2026 by 1. Smt BEAUTY DUTTA, Daughter of Late Ganesh Dutta, Shanti Niketan Housing Complex, Jyotinagar, Ward No.41, Siliguri, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Others, 2. Shri NIMIT MUNDHRA, Son of Shri KAMAL KUMAR MUNDHRA, HILLMAN HOUSE, VIDYASAGAR ROAD, KHAL PARA, SILIGURI, P.O. Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Identified by Shri AYAN KUMAR BARUA, , Son of Smt Beauty Dutta, Jyotinagar, Siliguri, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, 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 200.00/- (E = Rs 200.00/-) and Registration Fees paid by by POS = Rs 200/-

Description of Payment

By POS on 09/07/2026 12:05PM with Govt. Ref. No: 192026270139385756 on 09-07-2026, Amount Rs: 200/-, Bank: SBI Ref. No. 07118001788640/01/2026 on 09-07-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 50.00/-

Description of Stamp

Stamp Type: Impressed, Serial no 12420, Amount: Rs.50.00/-, Date of Purchase: 03/07/2026, Vendor name: J R

Sidhant Tamang

Sidhant Tamang
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Date of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0711-2026, Page from 117430 to 117445
being No 071104748 for the year 2026.



Digitally signed by SIDHANT TAMANG
Date: 2026.07.15 11:37:25 +05:30
Reason: Digital Signing of Deed.

(Sidhant Tamang) 15/07/2026
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.