



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 889822

Gu^y
18/08/2022
Dh^(S) 25/04/11

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.

Addl. District Sub-Registrar,
Singuri-II at Bagdogra

Gu^y
18/08/2022

: 1 :
18 AUG 2022

DEVELOPMENT POWER OF ATTORNEY

PERC PUA 8 D

JUDICIAL STAMP

1090

Date 15.6.22

~~Binded Construction~~

~~Siliguri~~

inf me hundred only

Tammoj Roy

Govt. Stamp Vendo.

Bagdogra

West. Ass. 545/RM

07 / Darjeeling



Additional Dist. Sub. Register
Siliguri at Bagdogra, Darjeeling

18 AUG 2022

Purnima Devi Agarwal

: 2 :

SMT PURNIMA DEVI AGARWALA alias **PURNIMA DEVI AGARWAL**, wife of Late Bishwambar Lal 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 **“PRINCIPAL”**.

AND

“JINDAL CONSTRUCTIONS”, a Partnership Firm, having its office at 1729/3, Sevoke Road, Bankim Nagar, Sarkar Para, Siliguri, PIN-734001, District Jalpaiguri, in the State of West Bengal, represented by its Partner, **SRI RAJESH AGARWAL**, son of Late Bishwambar Lal Agarwal, Hindu by Religion, Business by Occupation, Resident of Krishna Lamps and Lights, Sevoke Road, Opp. Gurunanak Market, Ward No.11, P.O. & P.S. Siliguri, District Darjeeling — hereinafter called the **“ATTORNEY”**.

WHEREAS, **SMT PURNIMA DEVI AGARWALA**, had purchased land measuring 8 Bigha and 0.07 Acre from Sri Pradeep Singh Arora, son of Sri Narendra Singh Arora, by virtue of a Registered Deed of Sale, dated 09.09.1985, being Document No. I- 430 for the year 1985 and the same was registered in the Office of the District Sub-Registrar Darjeeling.

AND WHEREAS the Principal hereof being interested in constructing a Ground + 3 Storied Residential Cum Commercial Building on part of aforesaid land measuring 58.636 Decimals more fully described in Schedule below approached the Attorney to construct a Ground + 3 Storied Residential Cum Commercial Building on the aforesaid land and the Attorney has agreed to the offer of the to construct a Ground + 3 Storied Residential Cum Commercial Building on the said land of the Principal.

Power of Attorney

: 3 :

WHEREAS I, the Principal hereof have entered into a Development Agreement dt. 18-08-22 with the Attorney "**JINDAL CONSTRUCTIONS**", being Document No. I-7817.....for the year 2022 and the same was registered in the office of the ADSR Bagdogra , District Darjeeling.

AND WHEREAS I, do hereby nominate, constitute and appoint the "**JINDAL CONSTRUCTIONS**", represented by its Partner, **SRI RAJESH AGARWAL**, son of Late Bishwambar Lal Agarwal, as my true and lawful attorney to act for me in the matters, deeds and things particularly with respect to the Schedule Property.

1. To appear for and represent me 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 We 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 paints, 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 me and on my behalf in respect of any matter relating to the scheduled land only.
3. 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.

: 4 :

4. To execute all necessary documents required for LUCC and for passing of the sanctioned building plan.
5. To enter into agreement of sale and receive any advance or baina money of the Developer's Allocation in the G+3storied Residential cum commercial complex and Parking Space to be constructed on the below Scheduled land.
6. And be it noted that this power is being executed in favour of the attorney to construct residential cum commercial complex and parking space and that the attorney has the power to execute and present for registration sale deed, lease deed or any other document in respect of the "Developers Area" only as mentioned in the Development Agreement.
7. To sell or transfer the Residential Flats, Shops and Parking Space of the Developer's Allocation , with all right, title, interest and easements thereto and to execute and sign proper sale deed/s in this connection and to incorporate assurance in the sale deed/s relating to the perfectness of the title of the property and present the sale deed for Registration in the D.S.R., A.D.S.R. or any other registration office.
8. And generally to do, perform or execute or cause to be done, perform or execute 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 concerned.

And I, hereby agree, confirm and ratify all such acts, deeds and proceedings done legally and in a bonafide manner by my said Attorney in respect of the Schedule land only 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.

For me and my Agent

: 5 :

SCHEDULE

All that piece or parcel of Vacant land measuring 58.636 Decimals, situated at Mouza Panchanoi, J.L. No. 27, Pargana – Patharghata, within the limits of Gram Panchayat Area, Police Station -Matigara, in the District of Darjeeling. The Plot wise area is mentioned herein below.

Plot Wise Distribution of Land :-

| L.R PLOT NO. | L.R KHATIAN NO. | AREA IN DECIMALS |
|--------------|-------------------|------------------------|
| 430 | 712 | 57 Decimals |
| 359 | 712 | 1.636 Decimals |
| | TOTAL AREA | 58.636 Decimals |

The said land and building is bounded and butted as follows:-

North ... High Land Park;

South ... 23 Feet Wide Road;

East ... Land of L.R Plot No.430;

West ... 13 Feet Wide Private Road;

:6:

IN WITNESS WHEREOF, I the abovenamed Principal and Attorney in good health and conscious mind have put our signatures on this Power of Attorney on this the 18th day of August, 2022

WITNESSES:-

1. Asopal Roy
Slog: mi Omneswan Roy
East Chayanpore
P.O - Chagomali
P.S - Bhatnagar
Dist - Jhargram

Formaldehyde

PRINCIPAL

JINDAL CONSTRUCTIONS

Logesh Barwad
PARTNER

ATTORNEY

Drafted by me and printed in
my office

Manoj Agarwal

MANOJ AGARWAL

Advocate, Siliguri

Enrl. No. F-505/434/1997

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

Purnima Agarwal

Signature

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

JINDAL CONSTRUCTIONS

Rajesh Dasswal
PARTNER

Signature

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Aapay Ray

Signature of Identifier

Major Information of the Deed

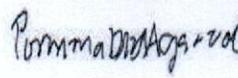
| | | | |
|---|---|--|------------|
| Deed No : | I-0403-07825/2022 | Date of Registration | 18/08/2022 |
| Query No / Year | 0403-8002504411/2022 | Office where deed is registered | |
| Query Date | 18/08/2022 1:06:27 PM | A.D.S.R. BAGDOGRA, District: Darjeeling | |
| Applicant Name, Address & Other Details | MANOJ AGARWAL SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832062005, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1] | |
| Set Forth value | | Market Value | |
| | | Rs. 2,66,44,389/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 100/- (Article:48(g)) | | Rs. 21/- (Article:E, E, E) | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040307817/2022 | | |

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Panchani, Pin Code : 734001

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|--|
| L1 | LR-430 | LR-712 | Bastu | Danga | 57 Dec | | 2,59,00,985/- | Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name : |
| L2 | LR-359 | LR-712 | Bastu | Danga | 1.636 Dec | | 7,43,404/- | Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name : |
| TOTAL : | | | | | 58.636Dec | 0 /- | 266,44,389 /- | |
| Grand Total : | | | | | 58.636Dec | 0 /- | 266,44,389 /- | |

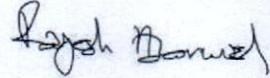
Principal Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Smt Purnima Devi Agarwal (Presentant) Wife of Late BISHWAMBAR LAL Agarwal Executed by: Self, Date of Execution: 18/08/2022 , Admitted by: Self, Date of Admission: 18/08/2022 ,Place : Office |  |  |  |
| | | 18/08/2022 | LTI 18/08/2022 | 18/08/2022 |
| City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AWxxxxxx5A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/08/2022 , Admitted by: Self, Date of Admission: 18/08/2022 ,Place : Office | | | | |

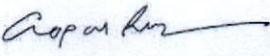
Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|--|--|--|
| 1 | JINDAL CONSTRUCTIONS | | | |
| | 1729/3, City:- Siliguri Mc, P.O:- Bankim Nagar, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734005 , PAN No.: AAxxxxxx7L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative | | | |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr RAJESH AGARWAL Son of Late BISHWAMBAR LAL AGARWAL Date of Execution - 18/08/2022, , Admitted by: Self, Date of Admission: 18/08/2022, Place of Admission of Execution: Office |  |  |  |
| | | Aug 18 2022 1:21PM | LTI 18/08/2022 | 18/08/2022 |
| City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: acxxxxxx1h,Aadhaar No Not Provided Status : Representative, Representative of : JINDAL CONSTRUCTIONS (as PARTNER) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Gopal Roy Son of Mr. Guneshwar Roy East Chanyan Para, City:- , P.O:- Gugumali, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006 |  |  |  |
| | 18/08/2022 | 18/08/2022 | 18/08/2022 |
| Identifier Of Smt Purnima Devi Agarwal, Mr RAJESH AGARWAL | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|------------------------------------|--------------------------|--------------------------------|
| 1 | Smt Purnima Devi Agarwal | JINDAL CONSTRUCTIONS-57 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Smt Purnima Devi Agarwal | JINDAL CONSTRUCTIONS-1.636 Dec |

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Panchani, Pin Code : 734001

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---------------------------------------|---|--|
| L1 | LR Plot No:- 430, LR Khatian No:- 712 | Owner: পুর্ণীমা দেবী আগরওয়াল, Gurdian: বী.এল.আগরওয়াল , Address: সেক্টক রোড, শিলিঙ্গড়ি , Classification: ডাঙা, Area: 0.92000000 Acre, | Owner Name not selected by applicant. |
| L2 | LR Plot No:- 359, LR Khatian No:- 712 | Owner: পুর্ণীমা দেবী আগরওয়াল, Gurdian: বী.এল.আগরওয়াল , Address: সেক্টক রোড, শিলিঙ্গড়ি , Classification: কল্পনী, Area: 0.97000000 Acre, | Owner Name not selected by applicant. |

Endorsement For Deed Number : I - 040307825 / 2022

On 18-08-2022

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 13:18 hrs on 18-08-2022, at the Office of the A.D.S.R. BAGDOGRA by Smt Purnima Devi Agarwal ,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 2,66,44,389/-

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

Execution is admitted on 18/08/2022 by Smt Purnima Devi Agarwal, Wife of Late BISHWAMBAR LAL Agarwal, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indentified by Gopal Roy, , , Son of Mr Guneshwar Roy, East Chanyan Para, P.O: Gugumali, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

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

Execution is admitted on 18-08-2022 by Mr RAJESH AGARWAL, PARTNER, JINDAL CONSTRUCTIONS, 1729/3, City:- Siliguri Mc, P.O:- Bankim Nagar, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734005

Indentified by Gopal Roy, , , Son of Mr Guneshwar Roy, East Chanyan Para, P.O: Gugumali, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, 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: Impressed, Serial no 1090, Amount: Rs.100/-, Date of Purchase: 15/06/2022, Vendor name: T Roy


Yogen Tshering Bhutia
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 0403-2022, Page from 170516 to 170529

being No 040307825 for the year 2022.



Digitally signed by YOGEN TSHERING
BHUTIA
Date: 2022.09.01 12:41:16 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2022/09/01 12:41:16 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BAGDOGRA

West Bengal.

(This document is digitally signed.)