

Sl no: 2734/2024

D- 2581/2024



पश्चिम बंगाल WEST BENGAL

AL 997785

Q. 8-2878477/2024
12:07 13/11/24 ✓

Prabhu Kumar Singh

GENERAL POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

ADDL. DIST. SUB-REGISTRAR
BAGURHA

SL. NO. 26100 Date 12.11.2024
PURCHASER Tiban Kumar Dey
Full Address Havimpara, Siliguri
Total Value 100/-
Stamp Purchased from JPG Treasury-1

STAMP VENDOR
JAYA RANI DAS
Licence No.1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiguri



Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

13 NOV 2024

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TO REGISTRATION THE SIGNATURE SHEET AND
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DOCUMENT ARE THE PART OF THIS DOCUMENT

ADDL. DIST. SUB-REGISTRAR
SILIGURI

Jiban Kumar Dey

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JIBAN KUMAR DEY, son of Late Kalachand Dey, having PAN : **ADFPD9807Q**, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Ward No. 12, Raja Ram Mohan Roy Road, Hakimpara, P.O. and P.S. Siliguri, Pin Code-734001, District- Darjeeling, in the State of West Bengal - hereinafter referred to and called as the **"PRINCIPAL"**.

WHEREAS the Principal named above is the sole and absolute owner-in-possession of all that piece or parcel of LAND measuring 17 Decimal more fully described in the Schedule given below and has been enjoying the said land in his khas, actual and physical possession, having permanent heritable and transferable right, title and interest therein, free from all charges and encumbrances whatsoever.

AND WHEREAS the Principal have become desirous to construct a multistoried building on his aforesaid land but he is not in a position to put his contemplation and scheme into action due to paucity of fund and experience and such have approached a bonafide developer **N B INFRASTRUCTURE**, a Partnership Firm, having partners expert in construction/development/promoting such Multistoried Building on his below Schedule land and as such they have finally entered into a registered **DEVELOPMENT AGREEMENT** dated 13.11.2024, being Document No. I- 2576 for the year 2024, registered in the Office of the Additional District Sub Registrar Siliguri, District Darjeeling, under the certain terms and conditions as mentioned therein.

Jiban Kumar Dey

Continued to next page



Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling
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NOW KNOW ALL MEN BY THESE PRESENTS THAT;

JIBAN KUMAR DEY (the **PRINCIPAL** herein) do hereby appoint, nominate and constitute **N B INFRASTRUCTURE**, a Partnership Firm, having PAN : **AAXFN3514H**, having its Office at 3rd Floor, J P Tower, Sevoke Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of West Bengal, Represented by one of its **PARTNER**, **SRI AMAN AGARWAL**, son of Sri Harish Kumar Agarwal, Hindu by Faith, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, Siliguri, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal - as the true and lawful **"ATTORNEY"** for the period till the true intent and purpose of these presents is effectuated and fulfilled, to do all or any other acts, deeds and things hereinafter mentioned with respect to and concerning the below Schedule landed property of the Principal in the name of the Principal and on his behalf i.e;

1. To look after, to take care of and to manage every affairs concerning the below Schedule landed property on behalf of the Principal.
2. To cause preparation of the building plan/s and to submit such plan/s before the Local Authority or Authorities, Siliguri Municipal Corporation, Siliguri Jalpaiguri Development Authority for sanction/approval/revision thereof in the name of the Principal and for him.
3. To sign for or on behalf of the Principal and submit all applications, forms, documents and maps or plans as may be necessary to get the L.U.C.C. and Building Plan/s sanctioned/approved/revised passed by the Siliguri Municipal Corporation, Siliguri Jalpaiguri Development Authority or any other concerned Authority or Authorities.
4. To cause commencement of the construction of the multistoried building according to the approved building plan under the care and supervision of a competent engineer on behalf of the Principal.



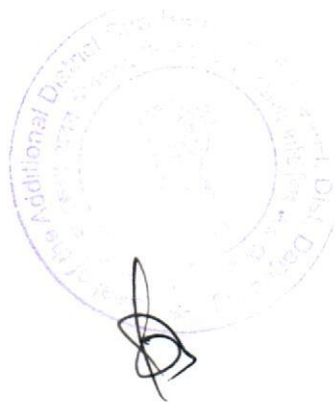
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5. To use, develop and raise structure and construction of the multistoried building upon the below Schedule land in accordance with the plan/s passed and sanctioned or revised by the appropriate authority and/or subsequently modified.
6. To pay all charges as may be levied either by the Siliguri Municipal Corporation or by the Siliguri Jalpaiguri Development Authority in the matter of approving the necessary to construct the building on the below Schedule land on behalf of the Principal and in his name.
7. To apply for renewal or modifications of the approved plan, if and when necessary and to sign all papers, documents or forms as may be necessary for the said purpose.
8. To apply before the Authorities of the West Bengal State Electricity Distribution Co. Ltd. for electricity connections and also to the concerned Authorities for water supply connections, to the Authority of the Land Revenue Department for mutation/correction/conversion of the name of the Principal with respect to the below Schedule land in his name and on his behalf.
9. To appear and to represent both the Principal before any authority of the Government, semi Government or any statutory body and local body which includes the concerned Siliguri Municipal Corporation and Siliguri Jalpaiguri Development Authority or any concerned Authority or Authorities concerning any matter that related to construction, developing, promoting of the said building on the below Schedule land by the Attorney and to sign and execute all such required papers and documents in the name of the Principal and on his behalf.
10. To realise and receive any advances, sale consideration, premium, rent, lease premium, lease rent or in other form from any intending Party or Purchaser/s or from any bank or any other institutions on their behalf against sale, lease,



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Given under my

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tenancy, etc., in respect of the Developer's Allocation in the said building to be constructed on the below Schedule land.

11. To sign and execute any kind of Deed/s or Document/s, Sale Deed/s, Mortgage/s, Settlement/s, Exchanges, Rectification/s, Declaration/s, Gift/s, Partition/s, Agreement or Agreements for Sale or otherwise, in the name of the Principal on his behalf, transferring the Developer's Allocation in the said building to be constructed on the below Schedule land to the intending Party or Purchaser/s thereof, upon receipt of the balance of the consideration money fixed, to appear and to present such executed Deed/s or Document/s, Sale Deed/s, Mortgage/s, Settlement/s, Exchanges, Rectification/s, Declaration/s, Gift/s, Partition/s, Agreement or Agreements for Sale or otherwise before the registering authority having jurisdiction to accept such executed Deed/s or Document/s for registration on behalf of the Principal and to admit the execution thereof on receipt of the consideration money.
12. To give no objection certificate in the name of the Principal and on his behalf to any Purchaser or Purchasers who intend or intends to purchase one or more flats, parking spaces or units in the said building to be constructed on the below Schedule land, as may be required by the intending Purchaser/s for his/her/their taking loan from any company, bank, firm, person or persons or any other Authority or Authorities by charging or mortgaging the said property to be purchased and also to appear before any Authority or Authorities on behalf of the Principal and to sign all documents, papers that may be necessary in this connection.
13. To deliver possession for said flats, parking spaces, units, etc., of the Developer's Allocation to the intending Purchasers after or before the completion of the required/registered instruments/deeds on behalf of the Principal.



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Siliguri-I, Dt. Darjeeling

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14. To enforce any covenant in any agreements, conveyances or any other documents executed by the said Attorney by virtue of the powers hereby conferred.
15. To bring, commence, prosecute or defend any suit, case or proceedings in respect of the below Schedule landed property of the Principal and to do all other acts concerning any suit, case or proceedings, for the Principal and on his behalf.
16. To generally to do all other acts, deed, things and matters as may appear necessary to give effect to the powers conferred upon the said Attorney as aforesaid, as effectually as the Principal could do if he would personally present.

AND FURTHER THE PRINCIPAL do hereby agree that all acts and deeds and things lawfully done by his said Attorney shall be construed as acts, deeds and things done by him and the Principal undertake to ratify and confirm all and whatsoever his said Attorney shall lawfully do and cause to be done by virtue of this POWER OF ATTORNEY.

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Siliguri-I, Dt. Darjeeling

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At least twice by

Page No. 7

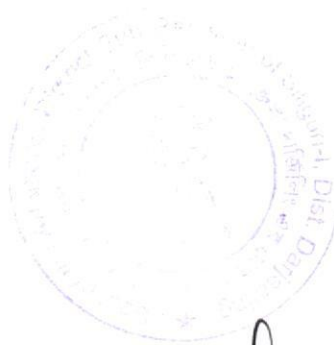
SCHEDULE

All that piece or parcel of **VACANT LAND** measuring **17 DECIMAL**, situated within **R.S. MOUZA SILIGURI**, appertains to and forming part of **R.S. PLOT No. 723/1229**, Recorded in **R.S. KHATIAN No. 1650/1**, R.S. J.L. No. 110(88), corresponding to **L.R. MOUZA SILIGURI MADHYA PASCHIM**, appertains to and forming part of **L.R. PLOT No. 431**, Recorded in **L.R. KHATIAN No. 8761**, L.R. J.L. No. 90, Pargana Baikunthapur, within the limits of **WARD No. 10** of Siliguri Municipal Corporation, **Uday Sankar Sarani, Mahakalpally**, Police Station Siliguri, District Darjeeling, in the State of West Bengal. The classification of the land and proposed land use is Bastu.

The said land is bound and butted as follows:-

By the North : Land of Mahakal Sporting Club,
By the South : Four Storied Building,
By the East : 24 feet wide S.M.C. Road,
By the West : Land of Ravi Pal Choudhury and Others.

Note:- That the photographs and the fingerprints of both the hands of the Principal herein and the Attorney hereto are duly affixed upon sheet/s forming PART of these presents.



[Handwritten signature]

Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

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IN WITNESS WHEREOF the Parties hereof do hereby put their respective seal and signatures on this **POWER OF ATTORNEY** on this the **13TH DAY OF THE MONTH OF NOVEMBER, 2024.**

WITNESSES:-

1. Gouram Dey
S/o Jiban Kr. Dey
Daga Ram Mohan Dey Rd.
Hakimpara, Calcutta
P.S. Siliguri
Dist. Darjeeling

2. Akash Gupta
S/o. Manu Lal Prasad
Prakash Nagar, Siliguri
P.O. Saluguri
P.S. Bhaktinagar
Dist. Jalpaiguri

The contents of this document have been gone through and understood personally by the Parties hereof.

Jilean hute Dey

PRINCIPAL

Accepted by:-
N B INFRASTRUCTURE
Ananta
PARTNER

ATTORNEY

Drafted as per instructions, read over and explained by me to the Parties and printed in my office.

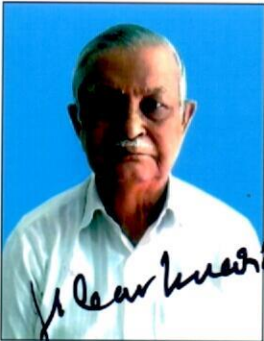
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NIKUNJ SARAF
Advocate :: Siliguri
Regn. No. WB/1287/2008.



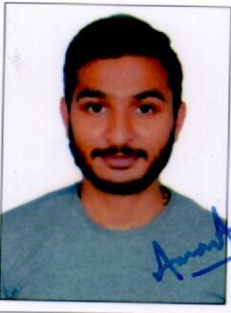
Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

13 NOV 2024

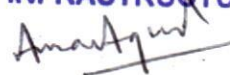
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Jidean Kuo</i>	LEFT HAND					
	RIGHT HAND					

Jidean Kuo

SIGNATURE

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

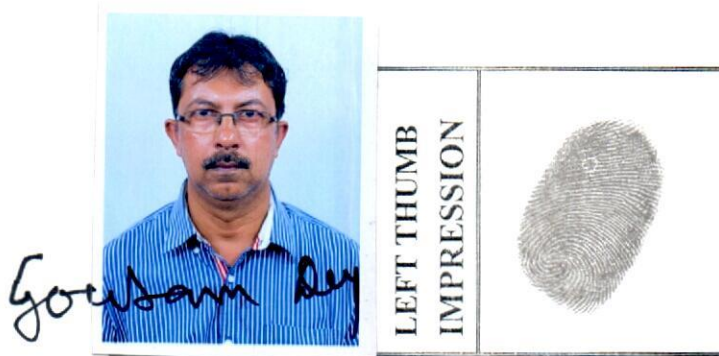
N B INFRASTRUCTURE



PARTNER

SIGNATURE

WITNESS / IDENTIFIER



Goebam Sey
SIGNATURE

Major Information of the Deed

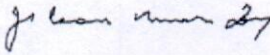
Deed No :	I-0402-02581/2024	Date of Registration	13/11/2024
Query No / Year	0402-8002878477/2024	Office where deed is registered	
Query Date	13/11/2024 11:30:29 AM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	N S Associate Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 8637372499, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 2,26,66,661/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040202576/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: MAHAKAL PALLY WARD NO.10, Mouza: Siliguri, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-723/1229	RS-1650/1	Bastu	Bastu	17 Dec		2,26,66,661/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					17Dec	0 /-	226,66,661 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Jiban Kumar Dey (Presentant) Son of Late Kalachand Dey Executed by: Self, Date of Execution: 13/11/2024 , Admitted by: Self, Date of Admission: 13/11/2024 ,Place : Office		 Captured	
	13/11/2024	13/11/2024	LTI	13/11/2024

Raja Ram Mohan Roy Road, Ward No. 12, Hakimpara, 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.:: adxxxxxx7q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/11/2024
 , Admitted by: Self, Date of Admission: 13/11/2024 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	N B Infrastructure 3rd Floor, J P Tower, Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: aaxxxxxx4h,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
	Shri Aman Agarwal Son of Shri Harish Kumar Agarwal Date of Execution - 13/11/2024, , Admitted by: Self, Date of Admission: 13/11/2024, Place of Admission of Execution: Office	 Nov 13 2024 12:12PM	 Captured LTI 13/11/2024	 13/11/2024
	Sevoke Road, Siliguri, 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 , Aadhaar No Not Provided Status : Representative, Representative of : N B Infrastructure (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Goutam Dey Son of Jiban Kumar Dey Raja Ram Mohan Roy Road , Hakimpara, City:- Siliguri Mc, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	 13/11/2024	 Captured 13/11/2024	 13/11/2024
Identifier Of Shri Jiban Kumar Dey, Shri Aman Agarwal			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Jiban Kumar Dey	N B Infrastructure-17 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: MAHAKAL PALLY WARD NO.10, Mouza: Siliguri,
Pin Code : 734001

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 723/1229, RS Khatian No:- 1650/1		

Endorsement For Deed Number : I - 040202581 / 2024

On 13-11-2024

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 12:07 hrs on 13-11-2024, at the Office of the A.D.S.R. SILIGURI by Shri Jiban Kumar Dey ,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 2,26,66,661/-

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

Execution is admitted on 13/11/2024 by Shri Jiban Kumar Dey, Son of Late Kalachand Dey, Raja Ram Mohan Roy Road, Ward No. 12, Hakimpura, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr Goutam Dey, , , Son of Jiban Kumar Dey, Raja Ram Mohan Roy Road , Hakimpura, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

Execution is admitted on 13-11-2024 by Shri Aman Agarwal, Partner, N B Infrastructure, 3rd Floor, J P Tower, Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Mr Goutam Dey, , , Son of Jiban Kumar Dey, Raja Ram Mohan Roy Road , Hakimpura, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, 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 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 26100, Amount: Rs.100.00/-, Date of Purchase: 12/11/2024, Vendor name: J R DAS

No entry in Succession Register
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2024, Page from 62362 to 62378
being No 040202581 for the year 2024.



Zojila

Digitally signed by ZOJILA DOLKAR BHUTIA
Date: 2024.11.20 15:58:57 +05:30
Reason: Digital Signing of Deed.

(Zojila Dolkar Bhutia) 20/11/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.