

3649/24

I 362212024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 778402



Abhellee

Sir Sharee
LEVERAGE RATNA HEIGHTS
PARTNER

GENERAL POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

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

Dm
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

8 8001348349/24

31 MAY 2024

Page No. 1

SRI ALOK KUMAR CHETTRI, son of Late Tula Bahadur Chettri, having I.Tax PAN No. **ATKPC1915H**; Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Pati Colony, Upper Bagdogra, P.O. and P.S. Bagdogra, PIN-734014, District Darjeeling, West Bengal and permanent Resident of Bank Road, Ward No. 17, Rajbari Ranikoop, P.O. and P.S. Kurseong, PIN-734203, District Darjeeling, West Bengal - HEREINAFTER referred to and called as the **"PRINCIPAL"**.

WHEREAS the Principal named above is the sole, absolute and lawful owner-in-possession of all that land measuring 1.2356 Acre described in the **SCHEDULE** given hereinunder and is in peaceful possession of the said land without any act of hindrance or obstruction from anybody free from all charges and encumbrances having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the Principal herein being desirous of constructing multistoried building/s complex on his said land measuring 1.2356 Acre more particularly described in the Schedule given hereunder but is not in a position to put their contemplation and scheme into action due to lack of funds and expertise and as such have approached one **LEVERAGE RATNA HEIGHTS**, a Partnership Firm, to construct/promote/develop Multistoried Building/s Complex on his below Schedule land and as such have entered into a **REGISTERED DEVELOPMENT AGREEMENT** dated 31.05.2024 being Document No. I-3605 for the year 2024, registered in the Office of the Additional District Sub Registrar Bhaktinagar, District Jalpaiguri under the certain terms and conditions as mentioned in the said Development Agreement.

Continued to next page

Abinash

LEVERAGE RATNA HEIGHTS
Sarju Sharma
PARTNER

Page No. 3

NOW KNOW ALL MEN BY THESE PRESENTS THAT I;

SRI ALOK KUMAR CHETTRI (the **PRINCIPAL** herein) does hereby appoint, nominate and constitute;

LEVERAGE RATNA HEIGHTS, a Partnership Firm, having I.Tax PAN No. **AAKFL9501H**, having its Office No. 8, 2nd Floor Back Side, Times Square, Sevoke Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, PIN-734001, District Jalpaiguri, in the State of West Bengal, Represented by its Authorised **PARTNER**, **SRI SARJU SHARMA**, son of Late Jagdish Prasad Sharma, Hindu by Faith, Indian by Nationality, Business by Occupation, Resident of Shastri Nagar, Ward No. 41, P.O. Sevoke Road, P.S. Bhaktinagar, PIN-734001, District Jalpaiguri, West Bengal - as my true and lawful **“ATTORNEY”** for the period till the true intent and purpose of these presents is effectuated and fulfilled and to act and to be my true and **LAWFUL ATTORNEY** in fact and at law, or in his name and on his behalf and for me to do and execute and perform or cause to be done, executed and performed inter alia all or any of the following acts, deeds and things mentioned herein below.

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

4. To make, sign and verify all applications or objections to appropriate authorities for all and any license/s, permission or consent, etc., required by law in connection with the passing of the said L.U.C.C. and the Building/s Plan.
5. To cause commencement of the construction of the proposed Multistoried Building/s Complex according to the approved building/s plan under the care and supervision of a competent engineer.
6. To enter into any agreement of amalgamation with the owner/s of the land adjacent to the below Schedule land at its discretion and on such terms and conditions as the Attorney may deem fit and proper in the name of the Principal and on his behalf.
7. To use, develop and raise structure and construction of Multistoried Building/s Complex upon the below Schedule land in accordance with the plan passed and sanctioned by an appropriate authority and/or subsequently modified.
8. 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 said Multistoried Building/s Complex on the below Schedule land on behalf of the Principal and in his name.
9. 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.
10. To apply before the Authorities of the West Bengal State Electricity Distribution Co. Ltd. for electricity connections, electric power and also to the concerned Authorities for water supply connections and for that purpose to sign all letters, applications, undertakings, indemnities, terms and conditions etc., as may be required by the Authorities concerned.



11. To apply and cause mutation/correction of the name and land of the Principal with respect to the below Schedule land and to apply for conversion if any required in the concerned B.L.&L.R.O. Office or any other Authorities in the name of the Principal and on his behalf.
12. To appear and to represent 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/s complex 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.
13. To advertise for sale by affixing a board and/or flex at the sale or otherwise as the Attorney at its discretion may deem fit and proper, to negotiate with the intending Purchaser/s thereof, to fix the consideration money thereof, to enter into Agreement/s of Sale with such intending Purchaser/s in his/her/their name/s and on his/her/their behalf and to collect and retain the money from such intending Purchaser/s in respect of the said Multistoried Building/s Complex to be constructed on the below Schedule land.
14. 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 his behalf against sale, lease, tenancy, etc., in respect of said Multistoried Building/s Complex to be constructed on the below Schedule land.
15. To sign and execute any kind of Deeds or Documents, Sale Deeds, Deeds of Conveyances, Mortgages, Settlements, Exchanges, Rectifications, Declarations, Gifts, Partitions, Agreements for Sale or otherwise or any other documents of transfer, in the name of the Principal on his behalf, transferring all the units/spaces in the said Multistoried Building/s Complex to be constructed on the below Schedule land to the intending Party/Parties or

Attw

Page No. 6

Purchaser/s thereof, upon receipt of the balance of the consideration money fixed, to appear and to present such executed Deeds or Documents or otherwise before the registering authority having jurisdiction to accept such executed Deeds or Documents or otherwise for registration on behalf of the Principal and to admit the execution thereof on receipt of the consideration money.

16. 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 units/spaces in the said Multistoried Building/s Complex 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 changing 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.
17. To deliver possession for said units/spaces in the said Multistoried Building/s Complex to the intending Purchasers after or before the completion of the required/registered instruments/deeds on behalf of the Principal.
18. To cancel any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire units or rights and other constructed areas/saleable spaces and/or undivided shares in the land comprised in the said property in respect of the said Multistoried Building/s Complex and to deal with the space and rights of such person or persons in such manner as the said Attorney may deem fit and proper.
19. To finalise and accept or dispute the market value assessed by the concerned Registrar or the concerned Collector or other concerned authority or authorities in respect of the said Multistoried Building/s Complex and for that to do all acts deeds and things and sign execute deliver and submit all

W.H.

Page No. 7

papers documents applications objections notices etc. and also to submit and take delivery of all documents of title, clearances, plans etc. as may be required and found necessary or expedient by the said Attorney.

20. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, deeds or documents, sale deeds, deeds of conveyance, mortgages, settlements, exchanges, rectifications, declarations, gifts, partitions, agreements for sale or otherwise or any other documents of transfer rectifications, declarations, etc. in respect of the said Multistoried Building/s and affidavits, applications, undertakings, indemnities and other documents as may be required.

21. To enforce any covenant in any Deeds or Documents, Sale Deeds, Deeds of Conveyance, Mortgages, Settlements, Exchanges, Rectifications, Declarations, Gifts, Partitions, Agreements for Sale or otherwise or any other documents of transfer executed by the Principal or by the said Attorney by virtue of the powers hereby conferred and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others in respect of the said Multistoried Building/s Complex.

22. To ask, demand, sue for, recover, realise and collect money, earnest money, consideration, construction costs, deposits, advances, compensation, interest, damages, payments whatsoever etc., in respect of the said Multistoried Building/s Complex which are or may be due payable or recoverable under any such agreement from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.

23. To bring, commence, prosecute or defend and suit, case or proceedings in respect of the below Schedule land or any part/portion thereof is involved, to sign any plaint, written statement, complaint, petition, including petition for compromises, objection, show cause, verification etc. to swear any

Abhijit

EVERAGE RATNA HEIGHTS
Sujit Sheen
PARTNER

Page No. 8

Affidavit, to furnish any Bond including Indemnity Bond, to deposit any paper or document and to receive and/or take back any Deed of Document, to sign any receipt therefore, to deposit any money in court or Office and to receive any money from any Court of Law or Office, to refer any matter in Appeal, Review, Revision, Motion, or in Arbitration, to attend, appear and represent the Principal in or before any Court, Judicial Body, Statutory Body etc. and to make any oral or written statement there, to engage any Lawyer or Agent, to sign any Vokalatnama or Power, to pay their fees or remuneration with right to dispense with his/her/their services as and when necessary, to carry through judgment or to put into Execution of any Decree or Final order, to take in possession any property by Writ of any Court/Judicial Forum, and to do all other acts concerning any suit, case or proceedings, for the Principal and on his behalf.

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

Continued to next page



SCHEDULE
(DESCRIPTION OF THE LAND)

All that piece or parcel of VACANT LAND measuring **1.2356 ACRE**, situated within **MOUZA DABGRAM**, appertaining to and forming part of **R.S. Plot No. 498** corresponding to **L.R. PLOT No. 91**, under **R.S. SHEET No. 8** corresponding to **L.R. SHEET No. 41**, Recorded in **R.S. Khatian No. 98/1, L.R. Khatian No. 255**, J.L. No. 2, Pargana Baikunthapur, within the jurisdiction of **WARD No. 41 of Siliguri Municipal Corporation, Dr. Pareshmoni Road**, Police Station Bhaktinagar, District Jalpaiguri, in the State of West Bengal. The classification and proposed land use is bastu.

The said land is butted and bounded as follows:-

By the **North** ... Land of Pratap Gajmer, Dawa, Baira Gurung, Laxmi Ghatraj, Renu Sunar and Others,

By the **South** ... 23 feet wide Pucca Road,

By the **East** ... 30 feet wide Pucca Road,

By the **West** ... Land of Sri Sarju Sharma and Smt. Nanda Kumari Chettri @ Nanda Kumari.

NOTE:- Separate Sheets are being used for the purpose of affixing impressions of all the fingers of both the hands of the Principal and the Authorised Signatory of the Attorney thus forming part of these presents.

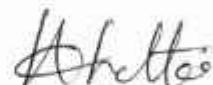
Continued to next page

IN WITNESSES WHEREOF all the Parties herein in good health and sound conscious mind have set and subscribed their respective seal and signatures on this **POWER OF ATTORNEY** on this the **31st DAY OF THE MONTH OF MAY, 2024.**

WITNESSES:-

1. Rajesh Agarwalla.
Sl.no - Gajendra Agarwalla
Paranpura.
P.O - Paranpura.
P.S. - Ratna.
Now Pukhuria.
Dist - Muzaffarpur

The contents of this document have been gone through and understood personally.



PRINCIPAL

Accepted by :-

2. Radhika Chetturi
W/o ALOK Kumar Chetturi
of Pafi Colony, Upper
Bagdogra. P.S. Bagdogra
Dist. Darjeeling

LEVERAGE RATNA HEIGHTS


Radhika Chetturi
PARTNER

ATTORNEY

Drafted as per instructions of the Parties,
readover and explained by me and printed
in my office.


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

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



SIGNATURE

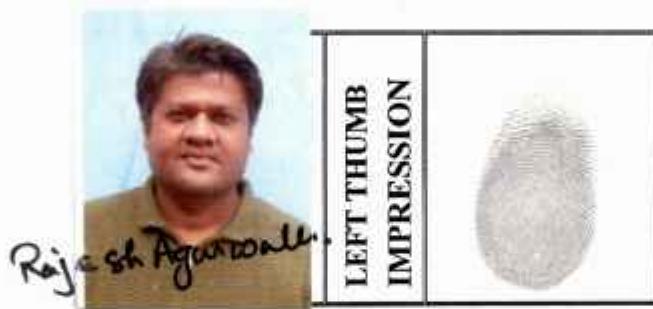
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND						
	RIGHT HAND					


 Sayre Shand
 Sayre Shand

CELESTE RAYNA HEIGHTS
 Sayre Shand
 PARTNER

SIGNATURE

IDENTIFIER/ WITNESS



Rajesh Agarwalla.

SIGNATURE

Major Information of the Deed

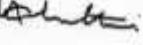
Deed No :	I-0711-03622/2024	Date of Registration	31/05/2024
Query No / Year	0711-8001348349/2024	Office where deed is registered	
Query Date	31/05/2024 1:01:51 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Leverage Ratna Heights Sevoke Road, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, Mobile No. : 9163029999, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 8,68,27,265/-		
Stampduty 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]:- 071103605/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Parasmoni Road, Mouza: Dabgram Sheet No - 8, Ward No: 41 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
L1	RS-498	RS-98/1	Bastu	Bastu	1.2356 Acre	8,68,27,265/-	Width of Approach Road: 30 Ft, Adjacent to Metal Road, , Project Name :
	Grand Total :			123.56Dec	0/-	868,27,265/-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Alok Kumar Chettri (Presentant) Son of Late Tula Bahadur Chettri Executed by: Self, Date of Execution: 31/05/2024 , Admitted by: Self, Date of Admission: 31/05/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 

Bank Road, Ward No. 17, Rajbari Ranikoop, City:- , P.O:- Kurseong, P.S:-Kurseong, District:- Darjeeling, West Bengal, India, PIN:- 734203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: atxxxxxx5h, Aadhaar No: 66xxxxxxxx3462, Status :Individual, Executed by: Self, Date of Execution: 31/05/2024 , Admitted by: Self, Date of Admission: 31/05/2024 ,Place : Office

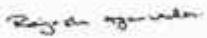
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Leverage Ratna Heights Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Date of Incorporation:XX-XX-2XX3 , PAN No.: aaxxxxxx1h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Sarju Sharma Son of Late Jagdish Prasad Sharma Date of Execution - 31/05/2024, , Admitted by: Self, Date of Admission: 31/05/2024, Place of Admission of Execution: Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td>May 31 2024 2:17PM</td><td></td><td>LTI 31/05/2024</td><td>31/05/2024</td></tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Sarju Sharma Son of Late Jagdish Prasad Sharma Date of Execution - 31/05/2024, , Admitted by: Self, Date of Admission: 31/05/2024, Place of Admission of Execution: Office		 Captured		May 31 2024 2:17PM		LTI 31/05/2024	31/05/2024
Name	Photo	Finger Print	Signature										
Shri Sarju Sharma Son of Late Jagdish Prasad Sharma Date of Execution - 31/05/2024, , Admitted by: Self, Date of Admission: 31/05/2024, Place of Admission of Execution: Office		 Captured											
May 31 2024 2:17PM		LTI 31/05/2024	31/05/2024										
Shastri Nagar, Ward No. 41, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: AKxxxxxx5A, Aadhaar No: 80xxxxxxxx3591 Status : Representative, Representative of : Leverage Ratna Heights (as Partner)													

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Rajesh Agarwalla Son of Shri Gajananda Agarwalla Paranpur, City:- , P.O- Paranpur, P.S:-Ratua, District:-Malda, West Bengal, India, PIN:- 732204		 Captured	
	31/05/2024	31/05/2024	31/05/2024

Identifier Of Shri Alok Kumar Chettri, Shri Sarju Sharma

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Alok Kumar Chettri	Leverage Ratna Heights-123.56 Dec

Endorsement For Deed Number : I - 071103622 / 2024

On 31-05-2024

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 13:59 hrs on 31-05-2024, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Alok Kumar Chettri ,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 8,68,27,265/-

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

Execution is admitted on 31/05/2024 by Shri Alok Kumar Chettri, Son of Late Tula Bahadur Chettri, Bank Road, Ward No. 17, Rajbari Ranikop, P.O: Kurseong, Thana: Kurseong, , Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by Profession Business

Indefited by Shri Rajesh Agarwalla, , , Son of Shri Gajananda Agarwalla, Parapur, P.O: Parapur, Thana: Ratua, , Malda, WEST BENGAL, India, PIN - 732204, by caste Hindu, by profession Others

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

Execution is admitted on 31-05-2024 by Shri Sarju Sharma, Partner, Leverage Ratna Heights, Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indefited by Shri Rajesh Agarwalla, , , Son of Shri Gajananda Agarwalla, Parapur, P.O: Parapur, Thana: Ratua, , Malda, WEST BENGAL, India, PIN - 732204, by caste Hindu, by profession Others

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 2837, Amount: Rs.100.00/-, Date of Purchase: 29/05/2024, Vendor name: Sudhangshu Saran Roy



**Biswarup Goswami
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2024, Page from 76528 to 76545

being No 071103622 for the year 2024.



Digitally signed by BISWARUP GOSWAMI
Date: 2024.06.06 13:43:27 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 06/06/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.