

SL- 229/2024

F- 206/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 151284

SL- 229/2024
F- 206/2024

Ram Palitola

VYOM GALAXY
Sujit Kumar Palitola
Partner

DEVELOPMENT-POWER OF ATTORNEY (EXECUTED IN RESPECT OF THE DEVELOPMENT AGREEMENT)

THIS INDENTURE IS MADE ON THIS THE 10th DAY OF JANUARY
2024 (TWO THOUSAND TWENTY FOUR).

THE DOCUMENT IS IDENTIFIED BY ALLEGEDLY
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

Contd...P/2

Notary District Sub-Registrar,
Sikurhat, Bardhaman

10 JAN 2024

S No. 387 Date 08/01/2024

Sold to Ram Kalikotay Alias: Ram Kumar Kalikotay
OF s/b

Rs. 100/- (Hundred) One Hundred Only

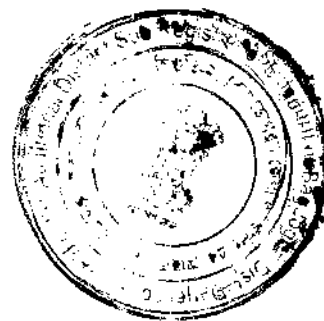
B. P. Chak
(B. P. Chak)

Stamp Vendor

Siliguri Court

L No. R. M. / 160 / 1993

Darjeeling



Adm. Dist. Sub-Registrar
Darjeeling

30-01-2024

Ram Kalikotay

VYOM GALAXY
Sujit Kumar Agarwal
Partner

KNOW ALL MEN BY THESE PRESENTS THAT I,

SRI RAM KALIKOTAY @ RAM KUMAR KALIKOTAY (PAN: BOSP4085C, Aadhar No. 7803-6484-6532)

Son of Late Mani Kumar Kalikotay, Hindu by religion, Indian by nationality, business by occupation, presently resident of Salbari, Panchanai Enclave, Ambadhura, Post Office - Salbari and Police Station - Pradhan Nagar, District - Darjeeling, PIN - 734002, in the State of West Bengal, India and previously resident of Dr. Zakir Hussain Road, Ward No. 10, Rock Vill, Post Office - Bhanugram, Police Station - Darjeeling, Pin-734101, Dist. Darjeeling, in the state of West Bengal, India - hereinafter referred as the "**PRINCIPAL**" does hereby state as follows:

WHEREAS I am the absolute owner of a piece of land measuring **16 Katha 9 Chhataks** or **0.27 Acres** more or less, under the Mouza-**Panchanai**, Pargana-Patharghata, recorded in R.S Khatian No. 2/1 corresponding to L.R Khatian No. 4266, comprised in and forming part of R.S. Plot No. 427, 428 corresponding L.R Plot No. 426, J.L No. 027, Pin-734002, Post Office - Salbari, Police Station - Matigara, Dist. Darjeeling, Additional District Sub-Registrar Office Siliguri-II at Bagdogra, within Matigara Panchayat Samity, in the state of West Bengal, more fully described in the schedule hereunder written (herein after referred to as "the said premises")

AND WHEREAS I have decided to develop the said premises by constructing a multistoried building thereon and sell the units comprised therein to prospective purchasers and have for such purpose entered into a Development Agreement on 10/01/2024, Deed No. I-040300196/2024, registered in the office of Additional District Sub-Registrar Siliguri-II at Bagdogra, Dist. Darjeeling, with "**VYOM GALAXY**", (PAN No. AAVFV0460C), a partnership firm, having principal office at Asmi Kunj, Siliguri, Post Office and Police Station Siliguri, District Darjeeling, PIN - 734001, in the State of West Bengal, represented in these presents by one of it's partner, **SRI SUJIT KUMAR AGARWAL**, Son of Late Raj Kumar

Ram (as per the law)

VYOM GALAXY
Sujit Kumar Agarwal
Partner

Agarwal, (having Aadhar No. 2360-6909-2332) Hindu by religion, Indian by nationality, businessman by occupation, resident of Asmi Kunj, Ashrampara, Siliguri, Post Office and Police Station Siliguri, District Darjeeling, PIN - 734001, in the State of West Bengal, India and for the Development/Construction of a multistoried building at the said premises at its own cost upon terms and conditions as mentioned therein.

WHEREAS in terms of the said agreement I have further agreed to confer certain necessary powers upon the partners of the said firm for facilitating the construction of the proposed new building at the said premises and to do the matters related and incidental thereto.

NOW THEREFORE BY THESE PRESENTS I, do hereby nominate, constitute and appoint, "**VYOM GALAXY**", (PAN No. AAVFV0460C), a partnership firm, having principal office at Asmi Kunj, Siliguri, Post Office and Police Station Siliguri, District Darjeeling, PIN - 734001, in the State of West Bengal, represented in these presents by one of it's partner, **SRI SUJIT KUMAR AGARWAL**, Son of Late Raj Kumar Agarwal, (having Aadhar No. 2360-6909-2332) Hindu by religion, Indian by nationality, businessman by occupation, resident of Asmi Kunj, Ashrampara, Siliguri, Post Office and Police Station Siliguri, District Darjeeling, PIN - 734001, in the State of West Bengal, India and 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:-

1. To work, manage, look after and develop, control, invest and supervise all the affairs in respect of the proposed multi-storied building and construction on the below schedule property as per sanction plan, approved by the Siliguri Municipal Corporation, Siliguri and other sanctioning authorities.
2. To appear and to represent me before all Courts, Civil, Criminal, Revenue Collectorate, Settlement, Land Reforms, L.A, Collectorate, Siliguri Municipal Corporation, SJDA, Treasury, Registry and Sub

8

Ram Mohan Roy

4

VYOM GALAXY
Sujit Kumar Agarwal
Partner

Treasury Office, GST, Income Tax, Marketing Tax, Turn Over Tax, Govt. or Semi-Govt. Department, Settlement & Land Reform Office, Municipal Corporation office and before all other offices of Government both Central/State, statutory bodies, agencies, business houses in respect of any matter related to the developing and/or construction of the multistoried building over the aforesaid below scheduled land, the attorney shall sign, execute, deposit, submit all such necessary and required papers, documents in my name and on my behalf.

3. To prepare, sign and submit/deposit the site plan, building plan before the sanctioning authorities namely Siliguri Jalpaiguri Development Authority (SJDA), Siliguri Municipal Corporation (S.M.C), Aviation Department, Fire Department and other government departments, bodies, agencies and thereafter obtain the respective consents, licenses, permissions, authorizations, certifications and approvals and after getting the building plan sanctioned shall start the construction works on the aforesaid below scheduled land.
4. To deposit Municipal Taxes, land taxes, before the appropriate authority and concerned office in respect of my below described landed-property in my name and on my behalf.
5. To make all sorts of arrangements for the purpose of constructional work and to develop the below property by engaging labour, masons, engineer and other persons in respect of the scheduled property and to carry out all costs, charges and expenses in all respects for all the items of works for the development of said property including laying-out of drainage, other layout, cables, water pipe and other connection and lightening of passage/roads of the building and other items as per the terms and conditions imposed by the Siliguri Municipal Corporation while sanctioning the plan and also other items of works as may be required to be carried out for the purpose of making the below scheduled land fit for construction of said proposed new building and structures thereon.

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6. To negotiate on terms for and to agree and enter into and conclude any agreement of Sale/Transfer/lease/tenancy/mortgage, any transfer deed and any kind of deed or document for all units/flats/commercial spaces/garages of the new proposed building at the said premises comprising the area demarcated as the "Developer's Allocation" as per the provision of the Development Agreement unto and in favour of any purchaser or purchasers or transferee/s at such price which my said attorney and in its absolute discretion, thinks proper and to receive earnest money and advance from such purchaser/s.
7. To receive any amount, either as *baina*/Earnest money or the entire sale-consideration, premium, rent, lease premium, mortgage premium, lease rent or in other form in respect of the different constructed portion i.e. flats, commercial spaces, car parking spaces of the proposed multi-storied building from the Developer's Allocation as per the aforesaid Development Agreement, i.e. except the allocation provide to me of the building according to the terms of the agreement, from the intending Purchaser/s and to give effectual receipts admitting and acknowledging payment of advance or part consideration and entire consideration money from the intending purchaser or purchasers and/or Banks, LIC Housing Finance Ltd, or any other institutions for and on behalf of said purchasers of the flats, commercial spaces, car parking spaces with respect to the allotments stands in the name of Developer in terms of agreement in the proposed building, allocation, which are specifically mentioned therein in "Developer's Allocation".
8. To execute proper Agreement for Sale, Mortgage Settlement, Exchange, Rectification, Declaration, Gift, Partition, Deed of Conveyance and any transfer deed or any kind of deed or document to and in favour of the different intending purchaser/transferee(s), before the appropriate registering authority for the due and valid registration of the instrument(s) and represent himself on behalf of me, and also appearing before all Govt. or semi-Govt. office or authority for the purposes of the registration of the proposed deeds, in

Ram Lal Singh

6

VYOM GALAXY
Sgt. V. V. Agarwal
Partner

respect of the Developer's area as specifically mentioned in "Developer's Allocation" of the Deed of Agreement in my name. However for the purpose of registration of any Agreement for Sale, Mortgage Settlement, Exchange, Rectification, Declaration, Gift, Partition, Deed of Conveyance and any transfer deed or any kind of deed or document in respect of units and areas comprised in the "Developer's Allocation" of the proposed constructed area in the said premises, the signature of the principal/land owner will not be required and the Attorney-Holder/Developer will have the exclusive right for signing the deeds and any other instruments for transfer of those constructed area only from its allocation (i.e. Developer's Allocation) of the proposed building, to be raised covering the below schedule land with subject to full fillment of Terms and conditions of "Development Agreement" on the part of Attorney Holder.

9. To handover the actual, physical land khas possession of different constructed portion of the proposed construction from the 'Developer's Allocation' as per the Agreement to be raised on the below described land to those intending purchasers.
10. To bear all costs for the purpose of the constructional work as per sanction plan on the below schedule land which will not be payable to the Attorney at any point of time by me or by my any legal heirs.
11. To put and display advertisement board in the name of **"VYOM GALAXY"** or any other advertisement board for the purpose of transferring flats, commercial area and others constructed area of the building from the Developer's Allocation in some conspicuous place upon the below schedule land.
12. To enter into any separate contract or agreement with the Architects or Engineer as may be required for the said building construction and pay their remunerations etc.

2

Ram Lal Singh

7

VYOM GALAXY
Sri. Kumar Agarwal
Partner

13. To apply for temporary and permanent electric connection, if required for the purpose of construction of said proposed building and make necessary payments /expenses thereof.
14. To deliver vacant possession for said flats, commercial spaces, car parking and other constructed spaces etc, to the intending purchasers/transferees from the Developer's Allocation after or before the completion of the required registered instruments/deeds for myself and on my behalf.
15. To issue 'No Objection' to the intending Buyer(s)/Purchaser of the different constructed areas of the buildings from the Developer's Allocation for the purposes of obtaining electricity supply directly from the W.B.S.E.D.C. Ltd in the name of those intending Buyer(s)/Purchasers as per the choice of the intending Buyer(s)/Purchasers.
16. To appoint any Advocate or Deed-Writer/Scribe to prepare the proposed deed of sale/transfer in respect of the Developer's Area, as specifically mentioned in the "Developer's Allocation" of the Deed of Agreement in my name.

AND GENERALLY for me and on my behalf to do all acts, deeds, matters and things as may be required to give effect to the true meaning and intent of these presents, and I hereby ratify and agree to ratify and confirm all acts whatsoever our said Attorney shall do or cause to be done by virtue of this Power of Attorney, shall be construed as acts done by me personally.

X

Ram Kishore Chy

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VYOM GALAXY
Ranjit Kumar Aggarwal
Partner

SCHEDULE OF THE LAND
PROPOSED TO BE DEVELOPED

All that piece and parcel of land measuring **16 Katha 9 Chhataks** or **0.27 Acres** more or less, under the Mouza - **Panchanai**, Pargana-Patharghata, recorded in R.S Khatian No. **2/1** corresponding to L.R Khatian No. **4266**, comprised in and forming part of R.S. Plot No. **427**, **428** corresponding L.R Plot No. **426**, J.L No. 027, Pin-734002, Post Office – Salbari, Police Station – Matigara, Dist. Darjeeling, Additional District Sub-Registrar Office Siliguri-II at Bagdogra, within Matigara Panchayat Samity, in the state of West Bengal.

The land is butted and bounded as under:

BY THE NORTH : Land of Mr. Ranjit Gazmer;
BY THE SOUTH : 20 Feet Wide Road;
BY THE EAST : Land of Dr. Chettri and Others;
BY THE WEST : Land and House of Gauri Prasad Gupta.

A

IN WITNESSES WHEREOF, the Principals/Executors of this indenture executes this Power of Attorney do hereby set and subscribe their hands, seals & signatures on this the day of 10th th, January 2024.

WITNESSES:-

1. Singam Gopin Kaling
S/o Ram Kallikolay
Dr. Zakir Hussain Rd
Rocky Ville
Ward no 10
Durgam 734101

2. Bhram Aggarwal
S/o S.L. Aggarwal
Punjabi Nagar, Siliguri

3. Sumit Banerjee
S/o Mahesh Banerjee
Poasanti Marg
Hyderabad

Ram Kallikolay
 (PRINCIPAL/EXECUTOR)

I accept the Power

VYOM GALAXY
Sujit Kumar Aggarwal
 Partner

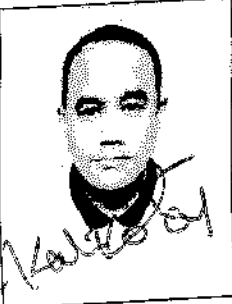
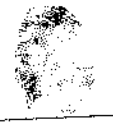
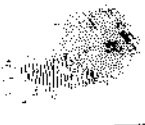
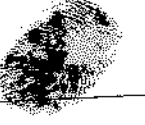
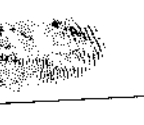
 (Attorney Holder)

**Drafted typed and explained
 by me in my office:**

Sebanish Arun

Advocate, Siliguri
 Enrolment No. 202/210-90

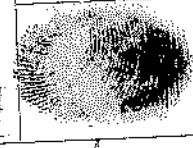
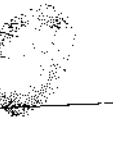
PRINCIPAL

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Ravi Vaidya</i>					
					

Ravi Vaidya

SIGNATURE

ATTORNEY HOLDER

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>V. VYOM GALAXY</i>					
					

Sujit Kumar Agarwal
Partner

VYOM GALAXY
Sujit Kumar Agarwal
Partner

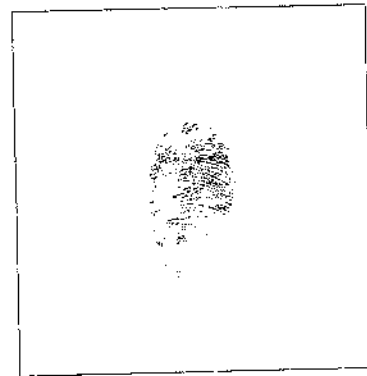
SIGNATURE

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Gingane Apan Kehing

Signature of Identifier

Major Information of the Deed

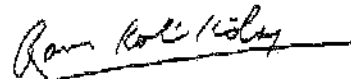
Deed No :	I-0403-00206/2024	Date of Registration	10/01/2024
Query No / Year	0403-8000090952/2024	Office where deed is registered	
Query Date	10/01/2024 1:05:16 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	D Chakraborty Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7319069353, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,27,57,500/-		
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):- 040300196/2024		

Land Details :

District: Darjeeling, P.S:- Maligara, Gram Panchayat: PATHARGHATA, Mouza: Panchani, Pin Code : 734002

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-426	LR-4266	Baru Rupri	0.27 Acre	1/-	1,27,57,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				27Dec	1/-	127,57,500 1/-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri RAM KALIKOTAY, (Alias: Shri RAM KUMAR KALIKOTAY) (Presentant) Son of Late MANI KUMAR KALIKOTAY Executed by: Self, Date of Execution: 10/01/2024 , Admitted by: Self, Date of Admission: 10/01/2024 ,Place : Office		 Captured	
		10/01/2024	LT1 10/01/2024	10/01/2024

PANCHANAI ENCLAVE, AMBADHURA, SALBARI, City:- Darjeeling, P.O:- SALBARI, P.S:-Matigara,
 District:-Darjeeling, West Bengal, India, PIN:- 734002 Sex: Male, By Caste: Hindu, Occupation:
 Business, Citizen of: India, PAN No.:: BOxxxxxx5C,Aadhaar No Not Provided, Status :Individual,
 Executed by: Self, Date of Execution: 10/01/2024
 , Admitted by: Self, Date of Admission: 10/01/2024 ,Place : Office

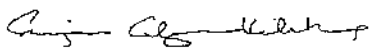
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	VYOM GALAXY ASMI KUNJ, ASHRAMPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SUJIT KUMAR AGARWAL Son of Late RAJ KUMAR AGARWAL Date of Execution - 10/01/2024, , Admitted by: Self, Date of Admission: 10/01/2024, Place of Admission of Execution: Office		 Captured	
		Jan 12 2024 11:24 AM	L1 10/01/2024	10/01/2024
ASHRAMPARA, 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 : VYOM GALAXY (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Srijana Gazmer Kalikotay Wife of Shri Ram Kalikotay Salbari, City:- Not Specified, P.O:- Seltari, P.S:-Matigara, District:- Darjeeling, West Bengal, India, PIN:- 734002		 Captured	
	10/01/2024	10/01/2024	10/01/2024

Identifier Of Shri RAM KALIKOTAY, Shri SUJIT KUMAR AGARWAL,

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Shri RAM KALIKOTAY	VYOM GALAXY-27 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Panchani, Pin Code : 734002

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 426, LR Khatian No:- 4266	Owner: ব্রজ কুমার বসিক , Gurdian: ব্রজ কুমার বসিক , Address: বিজ , Classification: কৃষি , Area: 0.27000000 Acre.	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 040300206 / 2024

On 10-01-2024

Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1952 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 10-01-2024, at the Office of the A.D.S.R. BAGDOGRA by Shri RAM KALIKOTAY Alias Shri RAM KUMAR KALIKOTAY, 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 1,27,57,500/-

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

Execution is admitted on 10/01/2024 by Shri RAM KALIKOTAY, Alias Shri RAM KUMAR KALIKOTAY, Son of Late MANI KUMAR KALIKOTAY, PANCHANAI ENCLAVE, AMBADHURA, SALBARI, P.O: SALBARI, Thana: Matigara, , City/Town: DARJEELING, Darjeeling, WEST BENGAL, India, PIN - 734002, by caste Hindu, by Profession Business

Identified by Srijana Gazmer Kalikotay, , Wife of Shri Ram Kalikotay, Salbari, P.O: Salbari, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734002, by caste Hindu, by profession Service

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

Execution is admitted on 10-01-2024 by Shri SUJIT KUMAR AGARWAL, PARTNER, VYOM GALAXY, ASMI KUNJ, ASHRAMPARA, SILIGURI, City:- Siliguri Mo, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Identified by Srijana Gazmer Kalikotay, , Wife of Shri Ram Kalikotay, Salbari, P.O: Salbari, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN- 734002, by caste Hindu, by profession Service

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 367, Amount: Rs.100.00/-, Date of Purchase: 08/01/2024, Vendor name: B R Ghosh


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 0403-2024, Page from 5053 to 5069
being No 040300206 for the year 2024.



Digitally signed by YOGEN TSHERING BHUTIA
Date: 2024.01.16 10:56:30 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 16/01/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.