

Sl. No. 2312/2024

I-2184/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

8/2428392/2024 AS 907201

Chyngstein
12:28
12.09.24

Pradosh Kumar Sarkar

Kakali Sarkar

Hindan Sarkar

Anil Sarkar

Sawar Sarkar

Shree Dwarika Enclave LLP

Partner

Deepa 12.09.24

**POWER OF ATTORNEY AFTER
SUPPLEMENTARY DEVELOPMENT AGREEMENT**

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

ADDL DIST. SUB-REGISTRAR
BILGURI

1



SN 1465 DATED 10/9/24
SOLD TO Pradosh Kumar Sarkar and Others
OF Siliguri
RUPEES 100

S. R. Sarkar
(S. R. Sarkar)
STAMP VENDOR,
A.D.S.R. Office, Siliguri
T/Nr. 8/1975



CR

Sub-Registrar
Dist. Darjeeling
12 SEP 2024

12 SEP 2024

Pradosh Kumar Sarkar

Kakali Sarkar.

Anirban Sarkar

Arijit Sarkar

Saurov Sarkar

Shree Dwarika Enclave LLP

Partner

WHEREAS:-

- 1) **SHRI PRADOSH KUMAR SARKAR [PAN : AIMPS0048Q & AADHAAR : 3868 6667 5532]**, son of Late Satya Pada Sarkar Hindu by Religion, Indian by Nationality, Business by Occupation, residing at Swamiji Sarani, Hakimpura, Siliguri, P.O. & P.S. Siliguri, Pin - 734001, Dist. Darjeeling, in the State of West Bengal;
- 2)
 - (i) **SMT KAKALI SARKAR [PAN : AJRPS1485R & AADHAAR : 6821 7420 6325]** wife of Late Debasis Sarkar, Hindu by Religion, Indian by Nationality, Housewife by Occupation, residing at Swamiji Sarani, Hakimpura, Siliguri, P.O & P.S. Siliguri, Pin 734001, District- Darjeeling, in the State of West Bengal
 - (ii) **SHRI ANIRBAN SARKAR [PAN : BJOPS8732F & AADHAAR : 9419 6281 0605]**, S/o Late Debasis Sarkar, Hindu by Religion, Indian by Nationality, Professional by Occupation, residing at F-1101, Ajmera Green Acres, Bennerghatta Road, Kalena Agrahara, Bangalore South, Karnataka - 560076
 - (iii) **SHRI ARIJIT SARKAR, [PAN : CPQPS7299J & AADHAAR : 2286 9909 0591]**, S/o Late Debasis Sarkar, Hindu by Religion, Indian by Nationality, Professional by Occupation, residing at Swamiji Sarani, Hakimpura, Siliguri, P.O & P.S. Siliguri, Pin 734001, District- Darjeeling, in the State of West Bengal,
- 3) **SHRI SAUROV SARKAR [PAN: AVQPS9577F & AADHAAR: 7691 0127 5262]**, son of Late Arun Prakash Sarkar Hindu by Religion, Indian by Nationality, Business by Occupation, residing at Swamiji Sarani, Hakimpura, Siliguri, P.O. & P.S. Siliguri, Pin - 734001, Dist. Darjeeling, in the State of West Bengal;

-----hereinafter referred to as the "PRINCIPALS".



Pradosh Kumar Sarkar
Nakali Sarkar.
Arun Sarkar
Anil Sarkar
Savraj Sarkar

Shree Dwarika Enclave LLP

Partner

Deepak 1-8-2019

I. (A.) AND WHEREAS one Satyapada Sarkar had acquired a piece and parcel of land measuring 0.64 Acres with all Structures, Sheds, Machineries, Materials, Timbers of the Saw Mill Known as "Shivananda Saw Mill" at Sevoke Road in Mouza Siliguri, J.L. No 110(Now 88), P.S., Sub Division and Sub Registry Office Siliguri, Dist. Darjeeling being part of Holding No 409/243 of Ward No 05 of Siliguri Municipality appertaining to R.S. Plot No. 750(0.530 Acres) recorded in R.S. Khatian No. 1689, R.S. Plot No. 1247(0.090 Acres) recorded in R.S. Khatian No. 1665, R.S. Plot No. 1200(0.015 Acres) recorded in R.S. Khatian No. 1690, R.S. Plot No. 1204(0.005 Acres) recorded in R.S. Khatian No. 1687, by virtue of Deed of Partition, executed on 29th July, 1987, being Deed No.I-5189 for the year 1987 registered in the office of the Sub-Registrar Siliguri and shall ever since then the Satyapada Sarkar had been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

(B.) AND WHEREAS subsequently the above-named Satyapada Sarkar had died on 2003, leaving behind a WILL on 07/09/1993.

(C.) AND WHEREAS thereafter IN THE DISTRICT DELEGATE AT SILIGURI was pleased to grant Probate of the said WILL on 24/07/2015, being MISC JUDICIAL (PROBATE) CASE No. 40 of 2015 in favour of his three sons – Sri Arun Prakash Sarkar, Sri Pradosh Kumar Sarkar and Sri Debasis Sarkar to all immovable properties of Late Satyapada Sarkar and each having 1/3rd undivided share of all immovable properties left behind their father Late Satyapada Sarkar.

(D.) AND WHEREAS the above-named 1. Sri Arun Prakash Sarkar, 2. Sri Pradosh Kumar Sarkar & 3. Sri Debasis Sarkar have jointly owned through aforesaid WILL of their father Late Satyapada Sarkar each having 1/3rd undivided share i.e., 0.2133 Acres little more or less out of total land measuring 0.64 Acres and shall ever since then the 1. Sri Arun Prakash Sarkar, 2. Sri Pradosh Kumar Sarkar & 3. Sri Debasis Sarkar have been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.



Pradosh Kumar Sarkar

Kakali Sarkar

Arun Sarkar

Arif Sarkar

Saurov Sarkar

Shree Dwarika Enclave LLP

Deafake - 1 - Agade

Partner

(E.) AND WHEREAS the above-named Sri Arun Prakash Sarkar had transfer vide two Separate Deed of Gift, being Document No's. I-1066 of 2015 and I-1895 of 2015 both registered at the Office of the A.D.S.R., Siliguri, District Darjeeling unto and in favour of **Sri Saurov Sarkar**, S/o Sri Arun Prakash Sarkar @ Arun Prakash Sarkar and thereafter the above-named Sri Saurov Sarkar became the owner of 0.0914 Acres + 0.1219 = **0.2133 Acres** i.e., 1/3rd share of total land measuring 0.64 Acres, appertaining to R.S. Plot No. 750 recorded in R.S. Khatian No. 1689, R.S. Plot No. 1247 recorded in R.S. Khatian No. 1665, R.S. Plot No. 1200 recorded in R.S. Khatian No. 1690, R.S. Plot No. 1204 recorded in R.S. Khatian No. 1687, situated within Mouza Siliguri, J.L. No. 110 (Now 88), P.S., Sub Division and Sub Registry Office Siliguri, Sevoke Road, Dist. Darjeeling.

II. (A.) AND WHEREAS the above-named 1. Sri Arun Pokash Sarkar @ Arun Prakash Sarkar, 2. Sri Pradosh Kumar Sarkar & 3. Sri Debasis Sarkar have jointly acquired another 0.085 Acres of Land appertaining to R.S. Plot No. 751 recorded in R.S. Khatian No. 1667, situated within Mouza Siliguri, J.L. No. 110 (Now 88), P.S., Sub Division and Sub Registry Office Siliguri, Sevoke Road, Dist. Darjeeling, executed by Amirul Haque Khan & Others, by virtue of Deed of Conveyance, executed on 30/03/2005 and registered on 27/06/2008 after Deficit payment, being Document No. I-1377 for the year 2008, recorded in Book No. I, CD Volume No. 10, Pages from 2221 to 2241, registered at the office of The ADSR Siliguri, Dist. Darjeeling and shall ever since then the 1. Sri Arun Prakash Sarkar, 2. Sri Pradosh Kumar Sarkar & 3. Sri Debasis Sarkar have been joint and in exclusive and peaceful possession of the said land and each having 1/3rd undivided share i.e., 0.0283 Acres little more or less, without any act of hindrance or obstruction from anybody.

(B.) AND WHEREAS the above-named Sri Arun Prakash Sarkar had transferred vide a Separate Deed of Gift, being Document No. I-1065 of 2015 registered at the Office of the ADSR, Siliguri, District Darjeeling unto and in favour of **Sri Saurov Sarkar**, S/o Sri Arun Prakash Sarkar and thereafter the above-named Sri Saurov Sarkar became the owner of 0.0283 Acres i.e., 1/3rd share of total land measuring 0.0850 Acres, appertaining to R.S. Plot No. 751 recorded in R.S. Khatian No. 1667, situated within Mouza Siliguri, J.L. No. 110 (Now 88), P.S., Sub Division and Sub Registry Office Siliguri, Sevoke Road, Dist. Darjeeling.



Pradosh Kumar Sarkar

Kakali Sarkar

Anirban Sarkar

Arijit Sarkar

Saurov Sarkar

Shree Dwarka Enclave LLP

Deopala - 1 - Aggr

Partner

AND WHEREAS the above-named **1. Sri Pradosh Kumar Sarkar** as per WILL of his father Late Satyapada Sarkar dt. 07/09/1993 & Deed of Conveyance, being No. I-1377 of 2008 became the owner of $0.2133 + 0.0283 = 0.2416$ Acres little more or less and **2. Sri Debasis Sarkar (now deceased)** as per WILL of his father Late Satyapada Sarkar dt. 07/09/1993 & Deed of Conveyance, being No. I-1377 of 2008 became the owner of $0.2133 + 0.0283 = 0.2416$ Acres little more or less and **3. Sri Saurov Sarkar**, S/o Sri Arun Prakash Sarkar vide three separate Deed of Gift, being No. I-1066 of 2015, I-1895 of 2015 and I-1065 of 2015 became the owner of $0.0914 + 0.1219 + 0.0283 = 0.2416$ Acres little more or less, **Aggregate of total land (little more or less) measuring 0.7248 Acres equivalent to 0.7250 Acres** appertaining to R.S. Plot No. 750 recorded in R.S. Khatian No. 1689, R.S. Plot No. 1247 recorded in R.S. Khatian No. 1665, R.S. Plot No. 1200 recorded in R.S. Khatian No. 1690, R.S. Plot No. 1204 recorded in R.S. Khatian No. 1687, R.S. Plot No. 751 recorded in R.S. Khatian No. 1667, situated within Mouza Siliguri, J.L. No. 110 (Now 88), P.S., Sub Division and Sub Registry Office Siliguri, Sevoke Road, Dist. Darjeeling and shall ever since then the **1. Sri Pradosh Kumar Sarkar, 2. Sri Debasis Sarkar (now deceased) & 3. Sri Saurov Sarkar** have been joint and in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

AND WHEREAS the aforesaid PRADOSH KUMAR SARKAR, DEBASIS SARKAR (now deceased) and SAUROV SARKAR had jointly entered into a Development Agreement with SHREE DWARIKA ENCLAVE LLP, (referred to as Developer) on 27-07-2023 being Deed No. 01978 of 2023 registered at the office of the A.D.S.R. Siliguri, Dist. Darjeeling with certain terms and conditions.

AND WHEREAS possessing the above said property, Debasis Sarkar (now deceased) S/o Late Satya Pada Sarkar, died on 25-08-2024 intestate leaving behind her wife – Smt Kakali Sarkar, Son – Shri Anirban Sarkar & Son - Shri Arijit Sarkar, as his only rightful and surviving legal heirs as per HINDU SUCCESSION ACT, 1956 and they inherited undivided land measuring 0.2416 Acres little more or less of Late Debasis Sarkar.

AND WHEREAS thereafter **Smt Kakali Sarkar, Shri Anirban Sarkar & Shri Arijit Sarkar [Principal No. 2 (i), 2 (ii) & 2 (iii) of these present]** became the joint owner of aforesaid land left by the Late Debasis Sarkar and each having equal undivided share on land as per Law.



Pradosh Kumar Sarkar

Kakali Sarkar.

Anirban Sarkar

Arijit Sarkar

Saurav Sarkar.

Shree Dwarka Enclave LLP

Deepak 1- Agarwal

Partner

AND WHEREAS thereafter the above-named Principals i.e., **SHRI PRADOSH KUMAR SARKAR, SMT KAKALI SARKAR, SHRI ANIRBAN SARKAR & SHRI ARIJIT SARKAR and SHRI SAUROV SARKAR** have now became the absolute owner of land in total measuring 0.7250 Acres little more or less.

AND WHEREAS above named Principals/Landowners in order to have optimum use of its aforesaid landed property decided to develop the said land by constructing building and were in look out of a reputed developer to develop the said property.

AND WHEREAS accordingly after several rounds of discussions and after considering all aspects the above named Principals/Landowners decided to enter into a registered supplementary development agreement with one **SHREE DWARIKA ENCLAVE LLP, [PAN : ACGFS0929N]**, A LLP registered under Limited Liabilities Partnership Act, 2008, having its LLP Incorporation Number : AAB-2043 dated 06/11/2012, having its Registered Office at 2/5, Sarat Bose Road, Sukhsagar, Kolkata-700020 in the State of West Bengal and represented by one of its **PARTNER - SRI DEEPAK KUMAR AGARWAL, [PAN : ACZPA4957D & AADHAAR : 6195 0242 1028]**, son of Late Shyam Sundar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, residing at Rasraj Sweets Parlour, Railgate, Mahabirathan, P.O. Siliguri Town, P.S. Siliguri, Pin - 734004, District Darjeeling, in the State of West Bengal, India, hereinafter referred as **DEVELOPER/ATTORNEY** and the aforesaid supplementary development agreement containing mutually agreed terms and conditions was duly registered with the office of the Additional District Sub Registrar, Siliguri, recorded in Book No. I, dated 12-09-2024 being Document No. 2179 for the year 2024, registered at A.D.S.R Siliguri, Dist. Darjeeling.

AND WHEREAS in the aforesaid supplementary development agreement the above-named owners (Principals/Landowners therein) agreed to execute and register a power of attorney where upon empowering the above-named developer **SHREE DWARIKA ENCLAVE LLP**, to execute proper deed of conveyances or any other documents with respect to the sale of the developer's allocation as decided and agreed by the parties of the aforesaid supplementary development agreement.

Pradosh Kumar Sarkar

Kakali Sarkar

Debasis Sarkar

Arijit Sarkar

Saurav Sarkar

Shree Dwarka Enclave LLP

Deepak 1- Agastya

Partner

NOW KNOW ALL MEN BY THESE PRESENTS that We, **1. SHRI PRADOSH KUMAR SARKAR [PAN : AIMP0048Q & AADHAAR : 3868 6667 5532]**, son of Late Satya Pada Sarkar Hindu by Religion, Indian by Nationality, Business by Occupation, residing at Swamiji Sarani, Hakimpura, Siliguri, P.O. & P.S. Siliguri, Pin - 734001, Dist. Darjeeling, in the State of West Bengal; **2. (i) SMT KAKALI SARKAR [PAN : AJRPS1485R & AADHAAR : 6821 7420 6325]** wife of Late Debasis Sarkar, Hindu by Religion, Indian by Nationality, Housewife by Occupation, residing at Swamiji Sarani, Hakimpura, Siliguri, P.O. & P.S. Siliguri, Pin 734001, District- Darjeeling, in the State of West Bengal; **(ii) SHRI ANIRBAN SARKAR [PAN : BJOPS8732F & AADHAAR : 9419 6281 0605]**, S/o Late Debasis Sarkar, Hindu by Religion, Indian by Nationality, Professional by Occupation, residing at F-1101, Ajmera Green Acres, Bennerghatta Road, Kalena Agrahara, Bangalore South, Karnataka - 560076; **(iii) SHRI ARIJIT SARKAR, [PAN : CPQPS7299J & AADHAAR : 2286 9909 0591]**, S/o Late Debasis Sarkar, Hindu by Religion, Indian by Nationality, Professional by Occupation, residing at Swamiji Sarani, Hakimpura, Siliguri, P.O. & P.S. Siliguri, Pin 734001, District- Darjeeling, in the State of West Bengal; and **3. SHRI SAUROV SARKAR [PAN: AVQPS9577F & AADHAAR: 7691 0127 5262]**, son of Late Arun Prakash Sarkar Hindu by Religion, Indian by Nationality, Business by Occupation, residing at Swamiji Sarani, Hakimpura, Siliguri, P.O. & P.S. Siliguri, Pin - 734001, Dist. Darjeeling, in the State of West Bengal, do hereby nominate, appoint and constitute **SHREE DWARIKA ENCLAVE LLP, [PAN : ACGFS0929N]**, A LLP registered under Limited Liabilities Partnership Act, 2008, having its LLP Incorporation Number : AAB-2043 dated 06/11/2012, having its Registered Office at 2/5, Sarat Bose Road, Sukhsagar, Kolkata-700020 in the State of West Bengal and represented by one of its **PARTNER - SRI DEEPAK KUMAR AGARWAL, [PAN : ACZPA4957D & AADHAAR : 6195 0242 1028]**, son of Late Shyam Sundar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, residing at Rasraj Sweets Parlour, Railgate, Mahabirathan, P.O. Siliguri Town, P.S. Siliguri, Pin - 734004, District Darjeeling, in the State of West Bengal, India, as our true and lawful Attorney to act for and on our behalf and authorize him to do the following acts and things hereinafter mentioned.

1. To cause and prepare, sign, submit necessary building plans, fire department, aviation department, PCB, drawings, elevations plan to the Siliguri Municipal Corporation, SJDA (Siliguri Jalpaiguri Development Authority), appropriate authorities/government authorities and get the same sanctioned from the appropriate authorities/government authorities.



Pradeep Kumar Sarkar

Kakali Sarkar.

Anban Sarkar

Arjit Sarkar

Saurav Sarkar

Shree Dwarka Enclave LLP

Deepak V. Arora

Partner

2. To employ architects, engineers, labour contractors, site assistants, office staffs and other required employees for the development and construction of the residential building on the aforesaid landed property.
3. To enter into agreement with the suppliers of the building materials and other equipment's as required for the construction of the same and to take all necessary steps, actions for the construction of the same.
4. To negotiate with the intended purchaser/s and finalize the consideration amount and enter in to agreement to sale in respect of the developer's allocation as determined in the aforesaid supplementary development agreement.
5. To appear before any Registrar or Sub – Registrar or any other Authority for the purpose of the said transfer and present the deed of Conveyance and any other Instrument before him/them for registration and to admit the execution of the deed or Instrument and to have the same registered according to law, in respect of developer's allocation only.
6. To put the Purchaser/s, in possession of the said developer's allocation as determined in the aforesaid supplementary development agreement or any part thereof as the case may be.
7. To cause mutation, where necessary, effected in the Revenue Office/Board and to make such statements personally or through pleader or other Agent to effectuate the aforesaid purpose.
8. The said Attorney shall also be entitled to prosecute or defend any suit, complaint or other proceeding in respect of the aforesaid property and for the aforesaid purpose or purposes, to appoint any pleader or advocate on our behalf and to prosecute and defend such legal proceeding in or before any Court, Civil, Criminal and Revenue, or Officer or Appellate or Revisional Court or Authority and for such purpose the said Attorney may accept service of summons or notice issued by any Lawful Authority and the said Attorney is also authorized to sign and verify plaints and written Statements for the aforesaid purpose and also to swear affidavits for the aforesaid purpose.

Pradeep Kumar Sarkar

Nakali Sarkar.

Anirban Sarkar

Arpit Sarkar

Saurav Sarkar

Shree Dwarika Enclave LLP

Partner

9. To execute and sign Deed of sale, Deed of Rectification or any instrument in respect of sale of developer's allocation as stated in clause 3.6 of the aforesaid supplementary development agreement in favor of intended purchaser/s and it has also elaborated in Annexure - I of this Power of Attorney below.
10. To Execute Deed of sale or any other document necessary to effectuate the transfer in favor of purchaser/s and for the aforesaid purpose or purposes and cause the same to be stamped registered or authenticated as the case may be.

AND GENERALLY, to do all lawful acts necessary for the aforesaid purpose.

AND WE HEREBY AGREE that all acts and things lawfully done by our said Attorney shall considered as acts, and things done by us and We undertake to ratify and confirm all and whatsoever our said Attorney will lawfully do and cause to be done by virtue of this POWER OF ATTORNEY AFTER SUPPLEMENTARY DEVELOPMENT AGREEMENT relating to the aforesaid property as mentioned in the Schedule Below.



SCHEDULE

ALL THAT piece or parcel of Vacant Homestead Land measuring about **0.7250 Acres** land appertaining to,

RS PLOT NO.	RS KHATIAN NO.	LAND AREA (IN ACRES)
750	1689	0.530
1247	1665	0.090
1200	1690	0.015
1204	1687	0.005
751	1667	0.085
TOTAL AREA OF LAND (IN ACRES)		0.7250

situated within RS Mouza Siliguri, RS J. L. No. 110 (88), P.S., Sub Division and Sub Registry Office Siliguri, Pargana Baikunthapur, Pin - 734001, Sevoke Road (**Road Zone: Panitanki More to Pranami Mandir Road**), bearing Holding No. 219/813/26/490 of Ward No. 10 of Siliguri Municipal Corporation Area, Dist. Darjeeling, West Bengal. The proposed use of land is Commercial.

The said land is butted and bounded as follows: -

By the North	:	Others Land
By the South	:	Others Land
By the East	:	60 Feet wide Sevoke Road
By the West	:	Others Land



Pradosh Kumar Sarkar
Kakali Sarkar.
Anirban Sarkar
Shri Arijit Sarkar
Saurav Sarkar

Shree Dwarika Enclave LLP

Partner

ANNEXURE - I

As per Clause - 3.6 of the Development Agreement being Deed No. 01978 for the year 2023 and Supplementary Development Agreement being Deed No. 2179 for the year 2024, it has been decided that out of the total saleable area of different floors of the proposed building to be elevated over the aforesaid schedule land, the proportionate allocation of the parties will be specified in the following ways:

Floor	Unit No. 1	Unit No. 2	Unit No. 3	Unit No. 4
Lower Ground Floor	Shri Pradosh Kumar Sarkar	Shri Saurav Sarkar	Legal Heirs of Late Debasis Sarkar i.e., Smt Kakali Sarkar, Shri Anirban Sarkar, Shri Arijit Sarkar	Shree Dwarika Enclave LLP
Upper Ground Floor	Shree Dwarika Enclave LLP	Shri Saurav Sarkar	Shri Pradosh Kumar Sarkar	Legal Heirs of Late Debasis Sarkar i.e., Smt Kakali Sarkar, Shri Anirban Sarkar, Shri Arijit Sarkar
1 st Floor	Shree Dwarika Enclave LLP	Shri Saurav Sarkar	Legal Heirs of Late Debasis Sarkar i.e., Smt Kakali Sarkar, Shri Anirban Sarkar, Shri Arijit Sarkar	Shri Pradosh Kumar Sarkar
2 nd Floor	Shree Dwarika Enclave LLP	Shri Saurav Sarkar	Legal Heirs of Late Debasis Sarkar i.e., Smt Kakali Sarkar, Shri Anirban Sarkar, Shri Arijit Sarkar	Shri Pradosh Kumar Sarkar
3 rd Floor	Shree Dwarika Enclave LLP	Shri Saurav Sarkar	Legal Heirs of Late Debasis Sarkar i.e., Smt Kakali Sarkar, Shri Anirban Sarkar, Shri Arijit Sarkar	Shri Pradosh Kumar Sarkar

Pradosh Kumar Sarkar

Kakali Sarkar.

Anirban Sarkar

Shri Arijit Sarkar

Saurov Sarkar

Shree Dwarika Enclave LLP

Partner

4 th Floor	Shree Dwarika Enclave LLP	Shri Saurov Sarkar	Legal Heirs of Late Debasis Sarkar i.e., Smt Kakali Sarkar, Shri Anirban Sarkar, Shri Arijit Sarkar	Shri Pradosh Kumar Sarkar
5 th Floor	Shree Dwarika Enclave LLP	Shri Saurov Sarkar	Legal Heirs of Late Debasis Sarkar i.e., Smt Kakali Sarkar, Shri Anirban Sarkar, Shri Arijit Sarkar	Shri Pradosh Kumar Sarkar
6 th Floor	Shree Dwarika Enclave LLP	Shri Saurov Sarkar	Legal Heirs of Late Debasis Sarkar i.e., Smt Kakali Sarkar, Shri Anirban Sarkar, Shri Arijit Sarkar	Shri Pradosh Kumar Sarkar

That the roof right of the building shall be divided between Principal/Landowner No. 1, 2 (i), (ii), (iii), 3 and Developer as per their allocated area of 6th floor.

That 51 parking shall be allotted to the Principals/Landowners and 20 parking shall be allotted to the Developer and rest parking shall be use for common use.



IN WITNESS WHEREOF, we have signed this Power of Attorney after Supplementary Development Agreement at Siliguri on this the 12TH day of September, 2024.

WITNESSES: -

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

1. Sudhin Ch. Goud
S/O Ishwar Ch. Goud
Dharmapuri Kanyan
Dist: MAU
U.P

Pradosh Kumar Sarkar
SIGNATURE OF PRINCIPAL NO. 1
(SHRI PRADOSH KUMAR SARKAR)

Kakali Sarkar
SIGNATURE OF PRINCIPAL NO. 2 (i)
(SMT KAKALI SARKAR)

Anirban Sarkar
SIGNATURE OF PRINCIPAL NO. 2 (ii)
(SHRI ANIRBAN SARKAR)

Arijit Sarkar
SIGNATURE OF PRINCIPAL NO. 2 (iii)
(SHRI ARIJIT SARKAR)

2. Dewanshu Dev Tiwary
S/O Divakar Tiwary
Bandriote, Dagapur
Pradhan Nagar
Darjeeling

Saurov Sarkar
SIGNATURE OF PRINCIPAL NO. 3
(SHRI SAUROV SARKAR)

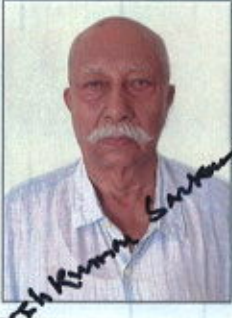
Deepak Kumar
Partner
SARAKA Enclave LLP

SIGNATURE OF DEVELOPER
Drafted as per the instructions of the parties, read over and explained by me and typed in my Office.

Dewanshu Dev Tiwary
DEWANSHU DEV TIWARY
ADVOCATE, SILIGURI
ENROL. NO. F-279/229 OF 2014

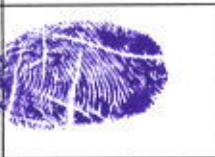
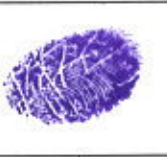


IMPRESSION SHEET OF PRINCIPAL NO. 1 (SHRI PRADOSH KUMAR SARKAR)

 <i>Pradosh Kumar Sarkar</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Pradosh Kumar Sarkar
Signature

IMPRESSION SHEET OF PRINCIPAL NO. 2 (i) (SMT KAKALI SARKAR)

 <i>Kakali Sarkar</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

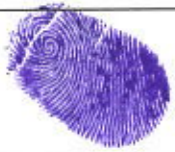
Kakali Sarkar
Signature

IMPRESSION SHEET OF PRINCIPAL NO. 2 (ii) (SHRI ANIRBAN SARKAR)

 <i>Anirban Sarkar</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Anirban Sarkar
Signature

IMPRESSION SHEET OF PRINCIPAL NO. 2 (iii) (SHRI ARIJIT SARKAR)

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

Arijit Sarkar

Arijit Sarkar
Signature

IMPRESSION SHEET OF PRINCIPAL NO. 3 (SHRI SAUROY SARKAR)

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

Sauroy Sarkar

Sauroy Sarkar
Signature

IMPRESSION SHEET OF ATTORNEY

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

Shree Dwarika Enclave LLP
Deepak
Partner

Signature

IDENTIFIER FINGERPRINT SHEET

PHOTO



LEFT THUMB IMPRESSION



Sudhir Ch. Gode

Signature of Identifier

Major Information of the Deed

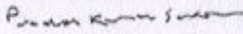
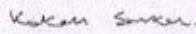
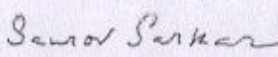
Deed No :	I-0402-02184/2024	Date of Registration	12/09/2024
Query No / Year	0402-8002428392/2024	Office where deed is registered	
Query Date	12/09/2024 12:13:41 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Dewanshu Dev Tiwary Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 7679951328, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 56,23,18,770/-		
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]:- 040202179/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

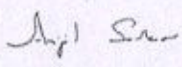
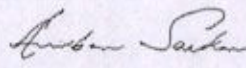
Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: SEVOK ROAD, Road Zone : (Panitanki -- Pranami Mandir Road) , Mouza: Siliguri, 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 750	RS 1689	Commercial use	Bastu	0.53 Acre	41,10,74,412/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-1247	RS-1665	Commercial use	Bastu	0.09 Acre	6,98,05,089/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L3	RS-1200	RS-1690	Commercial use	Bastu	0.015 Acre	1,10,34,181/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L4	RC 1204	RC 1607	Commercial use	Bastu	0.006 Acre	38,78,060/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L5	RS-751	RS-1667	Commercial use	Bastu	0.085 Acre	6,59,27,028/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			72.5Dec	0 /- 5623,18,770 /-	
	Grand Total :				72.5Dec	0 /- 5623,18,770 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Pradosh Kumar Sarkar (Presentant) Son of Late Satya Pada Sarkar Executed by: Self, Date of Execution: 12/09/2024 , Admitted by: Self, Date of Admission: 12/09/2024 ,Place : Office	 12/09/2024	 LTI 12/09/2024	Signature  12/09/2024
Swamiji Sarani, 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: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: a1xxxxxx8q, Aadhaar No: 38xxxxxxxx5532, Status :Individual, Executed by: Self, Date of Execution: 12/09/2024 , Admitted by: Self, Date of Admission: 12/09/2024 ,Place : Office				
2	Name Mrs Kakali Sarkar Wife of Late Debasis Sarkar Executed by: Self, Date of Execution: 12/09/2024 , Admitted by: Self, Date of Admission: 12/09/2024 ,Place : Office	 12/09/2024	 LTI 12/09/2024	Signature  12/09/2024
Swamiji Sarani, Hakimpara, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: aJxxxxxx5R, Aadhaar No: 68xxxxxxxx6325, Status :Individual, Executed by: Self, Date of Execution: 12/09/2024 , Admitted by: Self, Date of Admission: 12/09/2024 ,Place : Office				
3	Name Mr Saurav Sarkar Son of Late Arun Prakash Sarkar Executed by: Self, Date of Execution: 12/09/2024 , Admitted by: Self, Date of Admission: 12/09/2024 ,Place : Office	 12/09/2024	 LTI 12/09/2024	Signature  12/09/2024
Swamiji Sarani, 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: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: avxxxxxx7f, Aadhaar No: 76xxxxxxxx5262, Status :Individual, Executed by: Self, Date of Execution: 12/09/2024 , Admitted by: Self, Date of Admission: 12/09/2024 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mr Arijit Sarkar Son of Late Debasis Sarkar Executed by: Self, Date of Execution: 12/09/2024 , Admitted by: Self, Date of Admission: 12/09/2024 ,Place : Office	 12/09/2024	 Captured LTI 12/09/2024	 12/09/2024
	Swamiji Sarani, Hakimpara, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: CPxxxxxx9J, Aadhaar No: 22xxxxxxxx0591, Status :Individual, Executed by: Self, Date of Execution: 12/09/2024 , Admitted by: Self, Date of Admission: 12/09/2024 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	Mr Anirban Sarkar Son of Late Debasis Sarkar Executed by: Self, Date of Execution: 12/09/2024 , Admitted by: Self, Date of Admission: 12/09/2024 ,Place : Office	 12/09/2024	 Captured LTI 12/09/2024	 12/09/2024
	B.G. Road, Kalena Agrahara, Bangaluru, City:- , P.O:- Bangalore South, P.S:-BANNERAGHATTA, District:-Bangalore, Karnataka, India, PIN:- 560076 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: BJxxxxxx2F, Aadhaar No: 94xxxxxxxx0605, Status :Individual, Executed by: Self, Date of Execution: 12/09/2024 , Admitted by: Self, Date of Admission: 12/09/2024 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shree Dwarika Enclave LLP Sarat Bose Road, City:- Kolkata, P.O:- Sukhsagar, P.S:-Maidan, District:-Kolkata, West Bengal, India, PIN:- 700020 , PAN No.:: ACxxxxxx9N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Deepak Kumar Agarwal Son of Late Shyam Sundar Agarwal Date of Execution - 12/09/2024, , Admitted by: Self, Date of Admission: 12/09/2024, Place of Admission of Execution: Office	Photo  Sep 12 2024 12:37PM	Finger Print  Captured LTI 12/09/2024	Signature  12/09/2024
Mahabirsthan, Siliguri, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: acxxxxxx7d, Aadhaar No: 61xxxxxxxx1028 Status : Representative, Representative of : Shree Dwarika Enclave LLP (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sudhir Chandra Gond Son of Mr Ishwar Chandra Gond Dhampur Kasayar, City:- , P.O:- Bebipur, P.S:-MADHUBAN, District:-Mau, Uttar Pradesh, India, PIN:- 276306			
	12/09/2024	12/09/2024	12/09/2024
Identifier Of Mr Pradosh Kumar Sarkar, Mrs Kakali Sarkar, Mr Deepak Kumar Agarwal, Mr Saurov Sarkar, Mr Arijit Sarkar, Mr Anirban Sarkar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Pradosh Kumar Sarkar	Shree Dwarika Enclave LLP-17.6649 Dec
2	Mrs Kakali Sarkar	Shree Dwarika Enclave LLP-5.8883 Dec
3	Mr Saurov Sarkar	Shree Dwarika Enclave LLP-17.6702 Dec
4	Mr Arijit Sarkar	Shree Dwarika Enclave LLP-5.8883 Dec
5	Mr Anirban Sarkar	Shree Dwarika Enclave LLP-5.8883 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Pradosh Kumar Sarkar	Shree Dwarika Enclave LLP-2.9997 Dec
2	Mrs Kakali Sarkar	Shree Dwarika Enclave LLP-0.9999 Dec
3	Mr Saurov Sarkar	Shree Dwarika Enclave LLP-3.0006 Dec
4	Mr Arijit Sarkar	Shree Dwarika Enclave LLP-0.9999 Dec
5	Mr Anirban Sarkar	Shree Dwarika Enclave LLP-0.9999 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Pradosh Kumar Sarkar	Shree Dwarika Enclave LLP-0.49995 Dec
2	Mrs Kakali Sarkar	Shree Dwarika Enclave LLP-0.16665 Dec
3	Mr Saurov Sarkar	Shree Dwarika Enclave LLP-0.5001 Dec
4	Mr Arijit Sarkar	Shree Dwarika Enclave LLP-0.16665 Dec
5	Mr Anirban Sarkar	Shree Dwarika Enclave LLP-0.16665 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Pradosh Kumar Sarkar	Shree Dwarika Enclave LLP-0.16665 Dec
2	Mrs Kakali Sarkar	Shree Dwarika Enclave LLP-0.05555 Dec
3	Mr Saurov Sarkar	Shree Dwarika Enclave LLP-0.1667 Dec
4	Mr Arijit Sarkar	Shree Dwarika Enclave LLP-0.05555 Dec
5	Mr Anirban Sarkar	Shree Dwarika Enclave LLP-0.05555 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Pradosh Kumar Sarkar	Shree Dwarika Enclave LLP-2.83305 Dec
2	Mrs Kakali Sarkar	Shree Dwarika Enclave LLP-0.94435 Dec
3	Mr Saurov Sarkar	Shree Dwarika Enclave LLP-2.8339 Dec
4	Mr Arijit Sarkar	Shree Dwarika Enclave LLP-0.94435 Dec
5	Mr Anirban Sarkar	Shree Dwarika Enclave LLP-0.94435 Dec

Endorsement For Deed Number : I - 040202184 / 2024

On 12-09-2024

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 12:28 hrs on 12-09-2024, at the Office of the A.D.S.R. SILIGURI by Mr Pradosh Kumar Sarkar , one of the Executants.

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 56,23,18,770/-

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

Execution is admitted on 12/09/2024 by 1. Mr Pradosh Kumar Sarkar, Son of Late Satya Pada Sarkar, Swamiji Sarani, Hakimpura, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Mrs Kakali Sarkar, Wife of Late Debasis Sarkar, Swamiji Sarani, Hakimpura, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 3. Mr Saurov Sarkar, Son of Late Arun Prakash Sarkar, Swamiji Sarani, Hakimpura, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 4. Mr Arijit Sarkar, Son of Late Debasis Sarkar, Swamiji Sarani, Hakimpura, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Professionals, 5. Mr Anirban Sarkar, Son of Late Debasis Sarkar, B.G. Road, Kalena Agrahara, Bangaluru, P.O: Bangalore South, Thana: BANNERAGHATTA, , Bangalore, KARNATAKA, India, PIN - 560076, by caste Hindu, by Profession Professionals

Indetified by Mr Sudhir Chandra Gond, , , Son of Mr Ishwar Chandra Gond, Dhampur Kasayar, P.O: Bebipur, Thana: MADHUBAN, , Mau, UTTAR PRADESH, India, PIN - 276306, by caste Hindu, by profession Private Service

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

Execution is admitted on 12-09-2024 by Mr Deepak Kumar Agarwal, Partner, Shree Dwarika Enclave LLP, Sarat Bose Road, City:- Kolkata, P.O:- Sukhsagar, P.S:-Maidan, District:-Kolkata, West Bengal, India, PIN:- 700020

Indetified by Mr Sudhir Chandra Gond, , , Son of Mr Ishwar Chandra Gond, Dhampur Kasayar, P.O: Bebipur, Thana: MADHUBAN, , Mau, UTTAR PRADESH, India, PIN - 276306, by caste Hindu, by profession Private 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 1465, Amount: Rs.100.00/-, Date of Purchase: 10/09/2024, Vendor name: S K Sarkar



Sangha Ratna Syangden
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 51862 to 51886

being No 040202184 for the year 2024.



[Handwritten signature]

Digitally signed by Lakpa Bittu Tamang
Date: 2024.09.18 14:06:02 +05:30
Reason: Digital Signing of Deed.

(LAKPA BITTU TAMANG) 18/09/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.