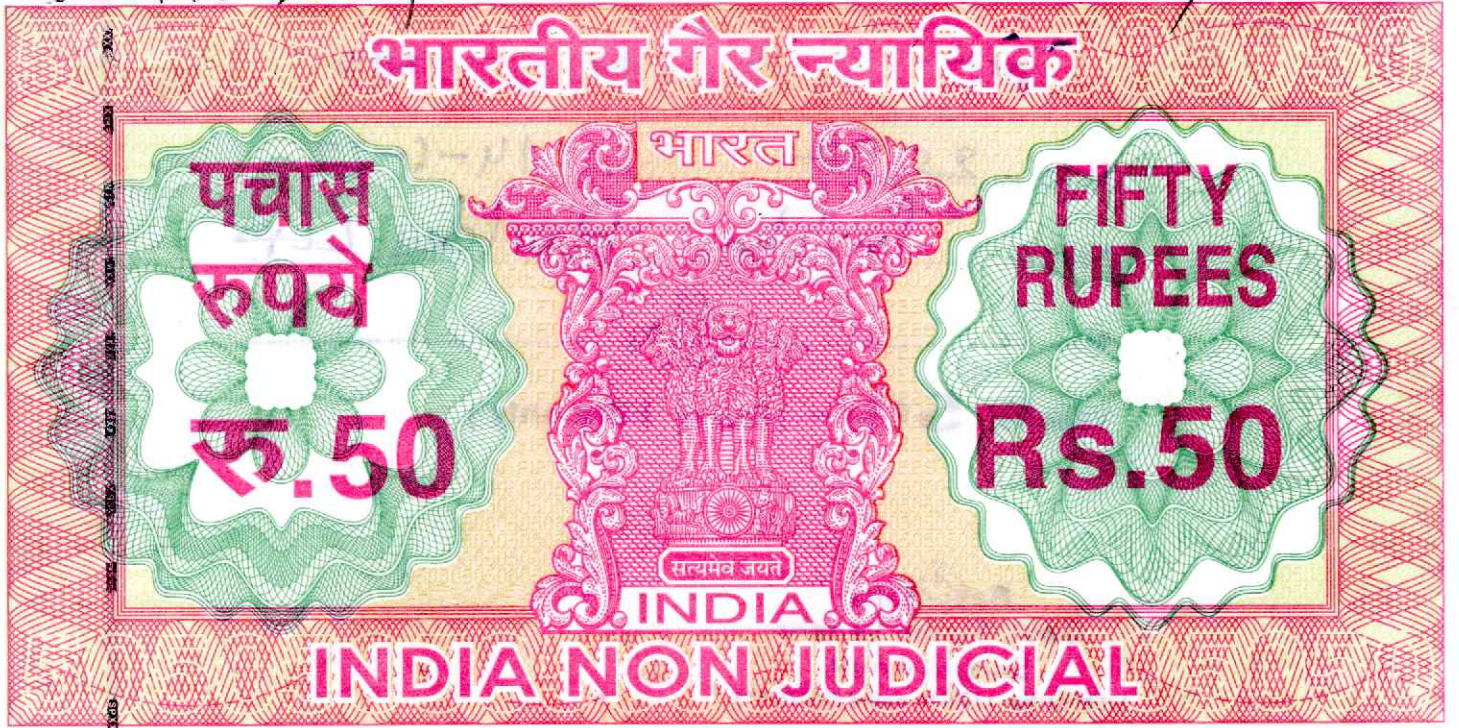


Sl. No. 1586/2023.

I-1556/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

8/1541508/2023 AB 479917

General Power of Attorney

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

ADDL. CHIEF REGISTRAR
GIRIDIH

NON-MEDICAL STAMP

Sl. No. 2597 dated 14-6-23

Name Trisha Builders Ltd

of

Value Rs. 50/- (Rupees Fifty only)

Baby Baha
Govt. Stamp Vendor
Siliguri Court
License No. 172/RM, dated 24/07/2015



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

14 JUN 2023

Indira Prava Thakuri
Priscilla Sinha
Anup Chandra Sinha

KNOW all men by these presents, We **1. SMT. INDIRA PRAVA THAKURI (PAN:- AECPT0598J)**, W/o. Sri Dipak Thakuri, Indian by citizen, Hindu by religion, Housewife by occupation, **2. SMT. PRISCILLA SINHA (PAN:-CRTPS8231H)**, D/o. Late Anil Chandra Sinha, Indian by citizen, Hindu by religion, Housewife by occupation, **3. SRI ANUP CHANDRA SINHA (PAN:-FHPPS1547M)**, S/o. Late Anil Chandra Sinha, Indian by citizen, Christian by religion, Business by occupation, all are resident of Meghnad Saha Sarani, Pradhan Nagar, under Siliguri Municipal corporation, Ward no III, P.O. & P.S.- Pradhannagar, Dist- Darjeeling, West Bengal - PIN 734003 hereinafter jointly called as the "**PRINCIPALS**" do hereby appoint, constitute and engage **(1) ARUN KUMAR BISWAS (PAN:- ADCPB3873B)**, S/o. Late Narayan Chandra Biswas, and **(2) ARIJEET KUMAR BISWAS (PAN:-EGEPB5356N)**, S/o. Sri Arun Kumar Biswas, both Hindu by religion, Business by occupation, Indian by citizen and resident of Bhanu Bhakta Sarani, P.O. & P.S.- Pradhan Nagar, Dist- Darjeeling, West Bengal, PIN- 734003, partners of **TRISHA BUILDERS LLP** as our true and lawful "**ATTORNEY**".

WHEREAS one Smt. Buddhimaya Devi (Martha), W/o. Late Nandlal Thomas, resident of Siliguri; Dist. Darjeeling was recorded owner of all that piece and parcel of land measuring 3.81 Acre as per Revisional settlement having sixteen annas share, recorded in R.S. Khatian No. 421, R.S. Plot Nos. 318, 319, 320, 321, 322 & 329, within Mouza Siliguri, P.S. Siliguri Now Pradhannagar, J.L. No. 110(88), Touzi No. 3(Ja), Pargana Baikunthapur, Dist. Darjeeling and she was in actual and khas possession of the land and the land is free from all encumbrances and charges whatsoever.

AND

WHEREAS said Smt. Buddhimaya Devi (Martha) died intestate on 21/10/1980 leaving behind her only son Samuel Sinha, S/o. Late Nandalal Thomas @ Nandlal Thomas who also subsequently died leaving behind Indira Prava Thakuri and Anil Chandra Sinha as his only legal heirs and successors and they had acquired right, title and interest in and over the landed property left by Buddhimaya Devi (Martha) having 50% share each.

AND



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Indira Prava Thakuri
Priscilla Sinha
Anup Chandra Sinha

WHEREAS said Anil Chandra Sinha died 06/01/2018 leaving behind his daughter **SMT. PRISCILLA SINHA** and son namely **SRI ANUP CHANDRA SINHA** as his only legal heirs and successors and they have acquired right, title and interest in and over the landed property left by Buddhimaya Devi (Martha) having 25% share each.

AND

WHEREAS aforesaid principal no. 1 Indira Prava Thakuri got her name recorded in the present settlement record and separate L.R. Khatian being no. 4658 was opened in her name for the total land measuring 0.17 Acres, situated at Mouza- Siliguri Uttar Paschim, J.L No 89, L.R Plot No- 2818, Under P.S- Pradhannagar, Dist- Darjeeling, West Bengal, the principal no. 2 Smt. Priscilla Sinha got her name recorded in the present settlement record and separate L.R. Khatian being no. 4659 was opened in her name for the total land measuring 0.085 Acres, situated at Mouza- Siliguri Uttar Paschim, J.L No 89, L.R Plot No- 2818, Under P.S- Pradhannagar, Dist- Darjeeling, West Bengal and the principal no. 3 Sri Anup Chandra Sinha got his name recorded in the present settlement record and separate L.R. Khatian being no. 4660 was opened in his name for the total land measuring 0.085 Acres, situated at Mouza- Siliguri Uttar Paschim, J.L No 89, L.R Plot No- 2818, Under P.S- Pradhannagar, Dist- Darjeeling, West Bengal and since then we the principals/Landowners are in actual and khas possession over the land and the land is free from all encumbrances and charges whatsoever freely, openly and without any objection and interruption whatsoever.

AND

WHEREAS the partners of **TRISHA BUILDERS LLP** have requested us to allow them to develop the aforesaid property and we have agreed to the proposal and to authorize the Developers to develop a portion of the above mentioned landed property measuring about 0.34 Acres, situated under R.S. Plot Nos. 318(0.22 acre), 319(0.10 acre)



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Indira Kava Thakur
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Anup Chandra Sinha

& 320(0.02 acre), corresponding to L.R. Plot No. 2818 morefully described in schedule below (hereinafter referred as the 'below schedule land') by constructing new Buildings thereon consisting of dwelling ownership basis residential flats / commercial area and we have entered into an agreement for development of the entire below schedule land with **TRISHA BUILDERS LLP (PAN:-AAUFT7119H)**, a Limited Liability Partnership Firm, having its registered office at "Flat No. A, Darshan Kunj, Bhanu Bhakta Sarani, P.O. & P.S- Pradhan Nagar , Dist- Darjeeling, West Bengal, PIN- 734003, being represented by it's Partners **(1) ARUN KUMAR BISWAS (PAN:- ADCPB3873B)**, S/o. Late Narayan Chandra Biswas, and **(2) ARIJEET KUMAR BISWAS (PAN:-EGEPB5356N)**, S/o. Sri Arun Kumar Biswas , both Hindu by religion, Business by occupation, Indian by citizen and resident of Bhanu Bhakta Sarani, P.O. & P.S.- Pradhan Nagar, Dist- Darjeeling, West Bengal, PIN- 734003 for constructing multi storied Building in and over the below schedule land subject to some terms and conditions mentioned in the said agreement and the said agreement for development is registered in the office of the A.D.S.R. Siliguri, Dist. Darjeeling on 13/06/2023 being document no. I-1539 for the year of 2023 (hereinafter referred as "Development Agreement").

AND

WHEREAS one of the conditions contained in the said agreement is that we shall grant a Power of Attorney in favour of the Developer to carry out the Development works and also for transfer the flats/Garage/units to the intending Purchaser/s from the Developer's Allocation as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development works. We, therefore appoint the partners of **TRISHA BUILDERS LLP** namely **(1) ARUN KUMAR BISWAS** and **(2) ARIJEET KUMAR BISWAS** as our true and lawful Attorney for the purpose hereinafter mentioned and vesting them with the power and authorities to act and to perform as herein contained.

1. To look after, manage, control, supervise and protect the said property in such manner as our said Attorney shall think fit and proper.
2. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Completion Plan, Amalgamation Plan, specifications of structure, construction of multi-storied building in the said property as well as revised or new plans in respect

PAID BY BANK OF BARODA



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of such construction and to sign all such building plans, site plan, floor plans, Completion Plan, specifications including revised or new plans or Addition Plan, Alteration Plan and to submit the same before the concerned Municipal Authority / Siliguri Municipal corporation / SJDA for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, Completion Plan, specifications, Amalgamation Plan and also to sign Deed of Declaration, Deed of Amalgamation and also with regard to specification and to receive all Plans including sanctioned Building plan, Addition Plan, Alteration Plan, Completion Plan, Completion certificate, LUC certificate etc., from the concerned Municipal Authority / Siliguri Municipal corporation / Siliguri Jalpaiguri Development Authority upon giving proper acknowledgement and or receipts for the same.

3. To appear before and represent us at the office of the B.L. & L.R.O., S.D.L. R.O., A.D.M.(L.R.), District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, Service Tax and Income Tax Authority in respect of land and Tax matter and all other acts, statutes, laws, rules and bye-laws in any way in connection with the development of the said property.
4. To negotiate for sale or disposal of the Developer's Allocation as specified in the **Development Agreement** and also for development work in respect of entire Scheduled property, described fully herein below, which includes the Owners' Allocation, and Developer's Allocation, and also in respect of the proportionate share in the land in the said property, on which the said multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of our said Attorney and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and condition as our said Attorney shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at the choice of our said Attorney and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and conditions as our said Attorney shall think fit and proper and for that purpose, to sign, execute and perfect all agreement, contracts and other writings and papers relating to the sale, lease or



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disposal as aforesaid containing such covenants and conditions as our said Attorney shall think fit and proper.

5. To receive all moneys by way of earnest money or initial payment or payments or installments or full payment of consideration money in connection with sale, lease or disposal of flats or units or part of the said multi-storied building, which belongs to the Developer's Allocation as per said Development Agreement as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharges thereof.
6. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, collies, labourers, durwans and all other persons required for the construction supervision and all other works in connection with the said multistoried building in the said property at such wages, remuneration fees or other payments and no such terms and conditions as our said Attorneys shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.
7. To apply to appropriate authorities for electric connections sanitary, connections, water supply connections, drainage and sewerage connections, temporary or permanently for the said multistoried building in the said property .
8. To pay or cause to be paid all Municipal/Holding rates/Revenue, taxes and other outgoing and impositions payable in respect of the said property during the construction of the said multistoried building.
9. In terms of the said **Development Agreement**, to sign and execute all conveyance, deeds or lease or any type of Deed of transfer, Deed of Tenancy, and all other documents and writings in respect of the newly constructed building or any portion thereof or the flats or units in the said multi-storied building, which relates to the Developer's Allocation as mentioned in the Development Agreement stated above as well as the proportionate share of the land in the said property, for sale, lease, mortgage, transfer or disposal of Developer's Allocation on such terms and conditions as our said Attorney shall think fit and proper to admit receipts of



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Indira Prava Thakur
Pincilla Sinha
Anup Chandra Sinha

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consideration and to execute and to register the same according to the provisions of law.

10. To ask, demand sue for recover and receive all moneys, securities for money and things of whatsoever in nature and description now belonging or hereafter to belong to use whether solely or jointly with any other person or persons in connection with the Developer's Allocation in the said property, fully described in reference development agreement, and to give valid and effectual receipts and discharges for the same.
11. To execute and registrar necessary Deeds of Conveyance in favour of the intending purchaser or purchasers on our behalf and to present any such conveyance or conveyances for registration to admit, execute before the registering authority for and to have the said Deed of Conveyance registered in respect of the Developer's Allocation in the said property as per Development Agreement stated above and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the said property or newly constructed multi-storied building and/or any part thereof on the basis of the aforesaid **Development Agreement** and other things, which our said Attorney shall consider necessary for conveying the said Developer's Allocation in favour of the intending purchaser or purchasers, fully and effectually in all respect as we, could do the same by us personally and/or jointly.
12. Generally, to do all other acts, deeds, matters and things whatsoever in and about the said property and the affairs relating thereto as effectually as we, ourselves could do personally.
13. We do hereby ratify and confirm and agree and covenant with our said Attorney shall lawfully do or execute or purport to do or execute or about the premises by virtue hereof and hereby declare that every such act deed matter or things lawfully done or execute or purporting to be lawfully done or executed by our said Attorney.
14. We do hereby agree and confirm that our Attorney in every respect if they wanted to do so **and vice-versa** in respect of every affair of the below mentioned scheduled property including having authority to sign solely as developer.



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SCHEDULE OF THE LAND

All that piece and parcel of land measuring 0.34 Acre or 34 decimal, situated at Mouza Siliguri Uttar Paschim, recorded in R.S. Khatian No. 421, corresponding to L.R. Khatian nos. 4658, 4659 & 4660, under R.S. Plot Nos. 318(0.22 acre), 319(0.10 acre) & 320(0.02 acre), corresponding to L.R. Plot No. 2818, situated at Nivedita Road, Under Siliguri Municipal Corporation Ward no III, P.S- Pradhan Nagar, Dist- Darjeeling, West Bengal - 734003.

The said land is butted and bounded as follows:

BY THE NORTH : 22 ft. wide pucca Patel Road;
 BY THE SOUTH : Land of Anjona Singh
 BY THE EAST : 70 ft wide Pucca Nivedita Road;
 BY THE WEST : Presbyterian Church of India.

IN WITNESSES WHEREOF We sign this power of attorney on this _____ Day of June, 2023 at Siliguri.

Witnesses :-

1. Padam Chettri
 PADAM CHETTRI
 S/O Lt. Surya Bh. Chettri
 Patel Road, Pradhan Nagar
 Siliguri, Darjeeling.

Indira Prava Thakur
 Prasalla Sinha
 Anup Chandra Sinha

 Principals Signatures

Accepted by us

Rashan Bishwakarma
 S/O LT ASHOK Bishwakarma
 Pradhan Nagar

TRISHA BUILDERS LLP TRISHA BUILDERS LLP
 Anur Kumar Bishwakarma Aniket Kumar Bishwakarma
 Partner Partner
 Signatures of the Attorney

Drafted by me as per instructions of the parties:

Raja Malakar
 (RAJA MALAKAR)

Advocate, Siliguri

Enlr. No. F/1222/978/2021



TRISHA BUILDERS LLP TRISHA BUILDERS LLP

Part 9

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

14 JUN 2023

PHOTO

Executants

THUMB



Indira Prava Thakur

LEFT-



RIGHT-



Indira Prava Thakur

INDIRA PRAVA THAKURI



Priscilla Sinha

LEFT-

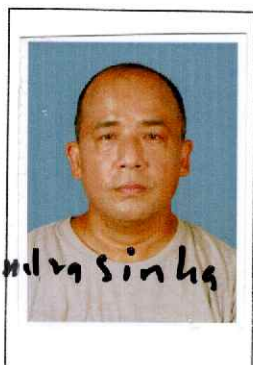


RIGHT-



Priscilla Sinha

PRISCILLA SINHA



Anupchandra Sinha

LEFT-



RIGHT-



Anupchandra Sinha

ANUP CHANDRA SINHA




Addl. Dist. Sub-Registrar
Siliguri-1, Dt. Darjeeling

14 JUN 2023

Claimants

PHOTO



TRISHA

Arun Kumar Biswas

Partner

THUMB IMPRESSION

LEFT-



RIGHT-

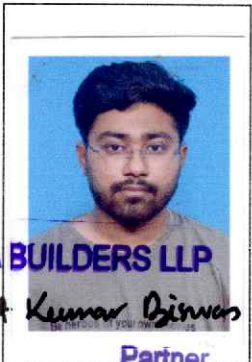


TRISHA BUILDERS LLP

Arun Kumar Biswas
ARUN KUMAR BISWAS

Partner

PHOTO



TRISHA BUILDERS LLP

Arijet Kumar Biswas

Partner

THUMB IMPRESSION

LEFT-



RIGHT-



TRISHA BUILDERS LLP

Arijet Kumar Biswas
ARIJEET KUMAR BISWAS

Partner

TRISHA BUILDERS LLP

TRISHA BUILDERS LLP

Partner

TRISHA BUILDERS LLP

Partner



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

14 JUN 2023

TRISHA BUILDERS LLP

Partner

TRISHA BUILDERS LLP

Partner

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Padam Chettri
SIGNATURE OF IDENTIFIER




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

14 JUN 2023