

1699/26

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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AS 882238

(8) 631067/2026

13:05
R
12/03/26



INDIRA DEVELOPERS

PARTNER

Prince Pal

Dipti Sami

[1]

DEVELOPMENT POWER OF ATTORNEY

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

Mamang
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

18 MAR 2026

18 MAR 2026

R

S.L.NO. 41942 Date 23.2.2026
PURCHASER Sri Minal Paul Banerjee
Full Address P.S. Bhaktinagar Dist. Jal
Total Value 100/-
Stamp Purchased from JPG Treasury-I

MS

STAMP VENDOR
JAYARANI DAS
Licence No. 1 of 99-2000
Addl. DSR Office, Rajgarh
Bhaktinagar, Jalpaiguri



P
Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

12 MAR 2026

12 MAR 2026

12 MAR 2026

[2]

INDIRA DEVELOPERS

Paul

PARTNER

mrinal Paul

Dipti Paul

1. **SRI MRINAL PAUL**, Son of Late Gour Gopal Paul,
2. **SMT DIPTI PAUL**, Wife of Sri Mrinal Paul,

Both are Hindu by Religion, Indians by Nationality, Business by Occupation, Residents of "Ishani", Sachitra Paul Sarani, P.O. Haiderpara, P.S. Bhaktinagar, District – Jalpaiguri, in the State of West Bengal --- hereinafter jointly & collectively called the "PRINCIPALS".

AND

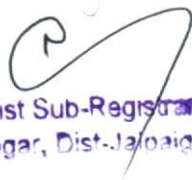
INDIRA DEVELOPERS, a Partnership Firm, having its office at Sevoke Road, P.O. & P.S. Siliguri, District - Darjeeling, in the State of West Bengal, Represented by one of its Partners, **SRI RAHUL AGARWAL**, Son of Sri Mohan Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of G-0302, Bhagawati Uttorayon Township, P.O. & P.S. Matigara, District – Darjeeling, in the State of West Bengal --- hereinafter called the "ATTORNEY".

I.

WHEREAS the abovenamed Principal No. 1 had purchased land measuring 2.5 Katha from Karam Chand Singh, Son of Sheo Mangal Singh, by virtue of a Registered Deed of Sale, dated 13.04.1984, being Document No. I - 1763 for the year 1984 and the same was registered in the office of the Additional District Sub-Registrar, District - Jalpaiguri.

AND WHEREAS the Principal No. 1 had also received by way of Gift land measuring 2.5 Katha from Pabitra Paul, Son of Late Gour Gopal Paul, by virtue of a Registered Deed of Gift, dated 03.04.2006, being Document No. I - 2867 for the year 2006 and the same was registered in the office of the District Sub-Registrar, Jalpaiguri.




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Bhakti Nagar, Dist. Jalpaiguri

12 MAR 2026

INDIRA DEVELOPERS

RP

PARTNER

mrinidul

Dipti Paul

[3]

AND WHEREAS the Principal No. 1 had also received by way of Gift land measuring 2.5 Katha from Utpal Paul, Son of Late Gour Gopal Paul, by virtue of a Registered Deed of Gift, dated 06.04.2009, being Document No. I - 982 for the year 2009 and the same was registered in the office of the District Sub-Registrar, Jalpaiguri.

II.


AND WHEREAS the Principal No. 2 had purchased land measuring 3 Katha from Dayal Chandra Das, Son of Late Pyari Mohan Das, by virtue of a Registered Deed of Conveyance, dated 19.11.2008, being Document No. I - 3810 for the year 2008 and the same was registered in the office of the District Sub-Registrar, Jalpaiguri.

AND WHEREAS in the manner aforesaid, the abovenamed Principal No.1 became the owner of all that land measuring 7.5 Katha and the Principal No.2 became the owner of all that land measuring 3 Katha and ever since then the Principals are the peaceful owner in possession of the aforesaid land without any act of hindrance or obstruction from anybody having permanent, heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the abovenamed Principals being desirous of constructing a multistoried building on the entire land measuring 10.50 Katha more fully described in the Schedule-A below entered into a Registered Development Agreement, dated 24.03.2025 with **INDIRA DEVELOPERS (the Attorney hereof)**, being Document No. I - 1961 for the year 2025 and the same was registered in the office of the Additional District Sub-Registrar, Bhaktinagar, District – Jalpaiguri.

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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

14 MAR 2020

INDIRA DEVELOPERS

Rahul

PARTNER

Principal Part


Dipli Samal

[4]

AND WHEREAS the abovenamed Principals, do hereby nominate, constitute and appoint the Developer, **INDIRA DEVELOPERS**, a Partnership Firm, having its office at Sevoke Road, P.O. & P.S. Siliguri, District - Darjeeling, in the State of West Bengal, represented by one of its Partners, **SRI RAHUL AGARWAL**, Son of Sri Mohan Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of G-0302, Bhagawati Uttorayon Township, P.O. & P.S. Matigara, District - Darjeeling, in the State of West Bengal, as our true and lawful attorney to act in the matters, deeds and things:

1. To appear for and represent us before all Municipal Bodies/Corporation, SJDA, Panchayat, Revenue Office/s, Settlement Office/s, before any Magistrate and in all Courts having civil, criminal, original, appellate, revisional or special jurisdiction, before any Tribunal and/ or other authorities and in all Government/Semi Government Department/office in respect of any matter relating to the Schedule - A land only.
2. To bring commence, prosecute or defend and carry through Judgment and execution, all actions or any other proceedings throughout India in which we may be interested and for such purpose to appoint Advocates, Barristers, Solicitors, Attorney, Pleaders, Mukhtars, Revenue Agents, or any other class of legal Practitioners and in connection thereof to sign plaint, affidavits, written statements, petitions including petition of compromise or to furnish securities if necessary on our behalf or to refer any matter arising therein to arbitration for us and on our behalf in respect of any matter relating to the Schedule - A land only.
3. To make payment/deposit of Khajna, installments and/or any other taxes as may be levied with respect to the Schedule - A land by the concerned authority/ies.




Addl. Dist Sub-Registrar
Bhakti Nagar, Dist. Jalpaiguri

12 MAR 2026

INDIRA DEVELOPERS

Ru

PARTNER

mrinal Patel


Deepika Patel

[5]

4. And be it noted that this power is being executed in favour of the Attorney to construct multistoried building on the below Schedule - A land.
5. That the Principals and the Attorney have mutually allocated their respective allocations as fully described in Schedule – B & Schedule – C below.
6. To sell or transfer the Developer's Allocation in the multistoried building to be constructed on the below Schedule - A land with all right, title, interest and easements thereto and to execute and sign proper agreement of sale, sale deed/s in respect of the Developer's Allocation and present the agreement of sale and sale deed for Registration in the D.S.R., A.D.S.R. or any other registration office as mentioned in the Development Agreement and to receive the entire consideration in respect of the Developer's Allocation.
7. That the Principals shall be entitled to sell/lease-out or otherwise their Landowners Allocation fully described in the Schedule - B below in any manner whatsoever and shall receive the entire consideration in respect of the Landowners Allocation.
8. And we hereby agree, confirm and ratify all such acts, deeds and proceedings done legally and in a bonafide manner by our said Attorney by virtue of these presents and the same shall be binding on us and be of full force and effect as if the same was done/executed by us.

R




Addl. Dist. Sub-Registrar
Bhakti Nagar, Dist. Jalpaiguri

12 MAR 2026

[6]

INDIRA DEVELOPERS
PARTNER

Mrinmool Deb

Dipti Sanyal

SCHEDULE
(DESCRIPTION OF THE LAND)

All that piece or parcel of Vacant Bastu land measuring 10.50 Katha, situated within Mouza - Dabgram, R.S. Sheet No. 12, J.L. No. 2, Pargana - Baikunthapur, Situated at **Road: Haiderpara Main Road**, within the limits of Ward No. 40 of Siliguri Municipal Corporation, under P.S. Bhaktinagar, District – Jalpaiguri. The Plot-wise area is as follows:

R.S. KHATIAN	R.S. PLOT	AREA
715	231	9.89 Katha
	232	0.61 Katha
TOTAL AREA		10.50 KATHA

The said total land is bounded and butted as follows:

North : Land of Prakash Singh & Laxman Chhetri and 25 Feet wide Road;

South : 10 Feet wide Road;


East : Land of Prabal Jyoti Deb and Subrata Kundu;

West : 35 Feet wide Haiderpara Main Road and land of Prakash Singh & Laxman Chhetri;

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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

12 MAR 2026

INDIRA DEVELOPERS

Ravi

PARTNER

Pravin Patel

Siphi Patel

[7]

SCHEDULE - B

(LANDOWNERS ALLOCATION)

FLOOR	SHOP NO.	AREA (Super Built-up)
Ground Floor	Shop 1 (Part)	177.5 Square Feet
	Shop 3	510 Square Feet
TOTAL AREA		687.5 SQUARE FEET


FLOOR	FLAT NO.	AREA (Super Built-up)
First Floor	1A	1237 Square Feet
Second Floor	2C	944 Square Feet
	2D	1366 Square Feet
Third Floor	3A	1237 Square Feet
	3B	989 Square Feet
Fourth Floor	4C	944 Square Feet
	4D	1366 Square Feet
TOTAL AREA		8083 SQUARE FEET

AND THE LANDOWNERS SHALL HAVE 50% OF THE PARKINGS ON THE GROUND FLOOR.

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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

12 MAR 2026

INDIRA DEVELOPERS

Ravi

PARTNER

mrinidul bel

Diphi Paul

[8]

SCHEDULE - B
(DEVELOPER'S ALLOCATION)

FLOOR	SHOP NO.	AREA (Super Built-up)
Ground Floor	Shop 1 (Part)	237.5 Square Feet
	Shop 2	450 Square Feet
TOTAL AREA		687.5 SQUARE FEET

FLOOR	FLAT NO.	AREA (Super Built-up)
First Floor	1B	989 Square Feet
	1C	944 Square Feet
Second Floor	2A	1237 Square Feet
	2B	989 Square Feet
Third Floor	3C	944 Square Feet
	3D	1366 Square Feet
Fourth Floor	4A	1237 Square Feet
	4B	989 Square Feet
TOTAL AREA		8695 SQUARE FEET

AND THE DEVELOPER SHALL HAVE THE REMAINING 50% OF THE PARKINGS ON THE GROUND FLOOR.

R



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

12 MAR 2026

IN WITNESSES WHEREOF the abovenamed Principals and Attorney in good health and conscious mind have put the signatures on this Power of Attorney on this the 12th day of MARCH, 2026.

WITNESSES:

1. As per
Sri Aneshwar Roy
East Chayan Para
P.O - Ahogamdi
P.S - Bhaktinagar
Dist - Jajpurguri
734006

2. Dhuvradip Kundu
s/o Sri Subrata Kundu
Haider para
P.O - Haiderpara
P.S - Bhaktinagar
Dist - Jajpurguri

Prinival Bel

Dipti Paul

PRINCIPALS

INDIRA DEVELOPERS

Roll

PARTNER

ATTORNEY

Drafted by me and printed in my office:

Ridhi Agarwal

RIDHI AGARWAL

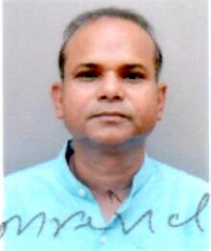










Advocate, Siliguri

(Enr No. F/3502/1341/2024)















Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

12 MAR 2026

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

Mrinal Bel


Signature

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












Dipti Paul

Signature




Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

12 MAR 2026

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

RSU

INDIRA DEVELOPERS

RSU

PARTNER

Signature

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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

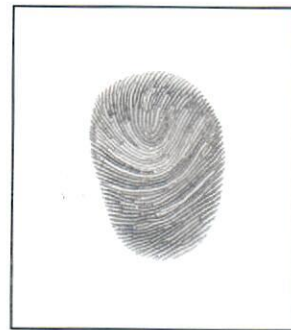
12 MAR 2026

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Aspal Ram

Signature of Identifier



12/1

Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

12 MAR 2026

Major Information of the Deed







Deed No :	I-0711-01852/2026	Date of Registration	19/03/2026
Query No / Year	0711-8000631067/2026	Office where deed is registered	
Query Date	09/03/2026 3:56:54 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	MANOJ AGARWAL SILIGURI,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832062005, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 2,20,49,996/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 200/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 071101961/2025		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Hydarpara Main Road, Mouza: Dabgram
Sheet No - 12, Pin Code : 734006

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-231	RS-715	Bastu	Bastu	9.89 Katha		2,07,68,996/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-232	RS-715	Bastu	Bastu	0.61 Katha		12,81,000/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			17.325Dec	0 /-	220,49,996 /-	
		Grand Total :			17.325Dec	0 /-	220,49,996 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri MRINAL PAUL (Presentant) Son of Late Gaur Gopal Paul Executed by: Self, Date of Execution: 12/03/2026 , Admitted by: Self, Date of Admission: 12/03/2026 ,Place : Office		 Captured	
	12/03/2026	LTI 12/03/2026	12/03/2026	
Ishani, Sachitra Paul Sarani,, City:- Siliguri Mc, P.O:- Haiderpara, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AExxxxxx4H, Aadhaar No: 31xxxxxxxx4083, Status :Individual, Executed by: Self, Date of Execution: 12/03/2026 , Admitted by: Self, Date of Admission: 12/03/2026 ,Place : Office				
2	Name Smt DIPTI PAUL Wife of Shri Mrinal Paul Executed by: Self, Date of Execution: 12/03/2026 , Admitted by: Self, Date of Admission: 12/03/2026 ,Place : Office		 Captured	
	12/03/2026	LTI 12/03/2026	12/03/2026	
Ishani, Sachitra Paul Sarani,, City:- Siliguri Mc, P.O:- Haiderpara, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: AExxxxxx5G, Aadhaar No: 84xxxxxxxx0087, Status :Individual, Executed by: Self, Date of Execution: 12/03/2026 , Admitted by: Self, Date of Admission: 12/03/2026 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	INDIRA DEVELOPERS Sevoke Road,, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri RAHUL AGARWAL Son of Shri Mohan Kumar Agarwal Date of Execution - 12/03/2026, , Admitted by: Self, Date of Admission: 12/03/2026, Place of Admission of Execution: Office		 Captured LTI 12/03/2026	 12/03/2026
G-0302, Bhagawati Uttarayon Township,, City:- Not Specified, P.O:- Matigara, P.S:-Matigara, District:- Darjeeling, West Bengal, India, PIN:- 734010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 67xxxxxxx9678 Status : Representative, Representative of : INDIRA DEVELOPERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOPAL ROY Son of Mr GUNESHWAR ROY EAST CHAYAN PARA, City:- , P.O:- GHOGOMALI, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 735006		 Captured 12/03/2026	 12/03/2026
Identifier Of Shri MRINAL PAUL, Smt DIPTI PAUL, Shri RAHUL AGARWAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri MRINAL PAUL	INDIRA DEVELOPERS-6.89 Katha
2	Smt DIPTI PAUL	INDIRA DEVELOPERS-3 Katha

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri MRINAL PAUL	INDIRA DEVELOPERS-0.61 Katha

Endorsement For Deed Number : I - 071101852 / 2026

On 12-03-2026

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:05 hrs on 12-03-2026, at the Office of the A.D.S.R. BHAKTINAGAR by Shri MRINAL PAUL , 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 2,20,49,996/-

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

Execution is admitted on 12/03/2026 by 1. Shri MRINAL PAUL, Son of Late Gaur Gopal Paul, Ishani, Sachitra Paul Sarani,, P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 2. Smt DIPTI PAUL, Wife of Shri Mrinal Paul, Ishani, Sachitra Paul Sarani,, P.O: Haiderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business

Indetified by Mr GOPAL ROY, , Son of Mr GUNESHWAR ROY, EAST CHAYAN PARA, P.O: GHOGOMALI, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 735006, by caste Hindu, by profession Service

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

Execution is admitted on 12-03-2026 by Shri RAHUL AGARWAL, PARTNER, INDIRA DEVELOPERS, Sevoke Road,, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Mr GOPAL ROY, , Son of Mr GUNESHWAR ROY, EAST CHAYAN PARA, P.O: GHOGOMALI, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 735006, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) and Registration Fees paid by by online = Rs 200/-, by POS = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2026 11:03AM with Govt. Ref. No: 192025260512015398 on 12-03-2026, Amount Rs: 200/-, Bank: SBI EPay (SBlePay), Ref. No. 0188475857046 on 12-03-2026, Head of Account 0030-03-104-001-16

Description of Payment

By POS on 12/03/2026 2:36PM with Govt. Ref. No: 192025260512501146 on 12-03-2026, Amount Rs: 0/-, Bank: SBI, Ref. No. 07118000631067/04/2026 on 12-03-2026, Head of Account 0030-03-104-001-16

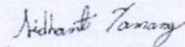
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 41942, Amount: Rs.100.00/-, Date of Purchase: 23/02/2026, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2026 11:03AM with Govt. Ref. No: 192025260512015398 on 12-03-2026, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 0188475857046 on 12-03-2026, Head of Account



Sidhant Tamang
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

On 19-03-2026

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.

Sidhant Tamang

Sidhant Tamang
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 0711-2026, Page from 45648 to 45666
being No 071101852 for the year 2026.



Sidhant Tamang

Digitally signed by SIDHANT TAMANG
Date: 2026.03.19 19:52:04 +05:30
Reason: Digital Signing of Deed.

(Sidhant Tamang) 19/03/2026
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.