

SL. 10454

V/c- 519/2022

I-10573/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 422048

16.12.22
 8-3545888/22
 18-5th



Bhuvan Singh

Amar Singh

Sachin Singh



CERTIFIED THAT THE DOCUMENT
 ADMITTED INTO REGISTRATION
 THE SIGNATURE SHEETS AND
 THE ENDORSEMENT SHEETS
 ATTACHED WITH THIS DOCUMENT
 ARE PART OF THIS DOCUMENT

District Sub-Registrar
 Cooch Behar

21 DEC 2022

POWER OF ATTORNEY

Serial No. 2437 Date 16 DEC 2022
Name of Vende
Address of Vende
Stamp Purchased from Cooch Behar Treasury
Date of Purchased from Treasury

Bhusan Singh

10 NOV 2022

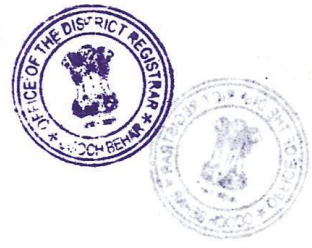
Kamal Prasad Pal
Stamp Vendor, Cooch Behar Sadar
Licence No. 7213 o 1491-92
Date

16 DEC 2022

Bhusan Singh



LTI-1323
dt. 16/12/2022



Bhusan Singh



1324

District Sub-Registrar
Cooch Behar

16 DEC 2022

Amar Singh



1325

Sadhana Singh

Bhushan Singh
Amar Singh
Sadhana Singh

2018/09/01
2018/09/01

KNOW ALL MEN BY THESE PRESENTS THAT WE, SRI BHUSHAN SINGH (PAN: ALAPS7968L) (Aadhar No. 8223 5194 5450), Son of Late Ramji Singh, Hindu by Religion, Indian by Nationality, Business by Occupation, SRI AMAR SINGH(PAN: AKRPS9186J) (Aadhar No. 9399 4022 1385), Son of Late Ramji Singh, Hindu by Religion, Indian by Nationality, Business by Occupation, SMT SADHANA SINGH(PAN: AMHPS9020P) (Aadhar No. 8483 9612 7218), Wife of Sri Bhushan Singh, Hindu by Religion, Indian by Nationality, Housewife by Occupation, all resident/s of Shibendra Narayan Road, Gowalpatti, Singh Bhila, P.O. & P.S. & District Coochbehar - 736101, do hereby state as follows:-

WHEREAS one Ramji Singh, Son of Tipan Singh was the recorded owner of all that piece and parcel of land recorded in R.S. Khatian No. 222, J.L. No. 130 of Mouza: Sahar Coochbehar in the District of Coochbehar

AND WHEREAS Ramji Singh died intestate leaving behind him, his following legal heirs to inherit all his movable and immovable properties as per the provisions of the Hindu Succession Act, 1956.

1. TARA SINGH (WIFE)
2. SADAN SINGH (SON)
3. MADAN SINGH (SON)
4. BHUSHAN SINGH (SON)
5. AMAR SINGH (SON)

LTI-1326

Dt. 16/12/2022



Sandeep G Real Estate Ltd

Director



for

District Sub-Registrar
Cooch Behar

16 DEC 2022



1327

Sanjay Das
S/o Late Shri Sambhar Das
Nafuar Par, Jhegrigluk
Cooch Behar

Bhushan Singh
Amar Singh
Sadhana Singh

Sandeep G Real Estate Ltd.
Director

AND WHEREAS being owner in possession of undivided share above named Tara Singh also died and Sadan Singh also died while being unmarried and ultimately their share devolved in equal proportion amongst Madan Singh, Bhushan Singh and Amar Singh as per the provisions of the Hindu Succession Act, 1956.

AND WHEREAS being owner in possession by virtue of inheritance Madan Singh, Bhushan Singh and Amar Singh jointly executed a deed of partition among them for a quantum of land which was duly executed and registered at the office of the Sub Registrar, Coochbehar and recorded in Book I, bearing document No. 4693 for the year 1992.

AND WHEREAS being owner in possession by virtue of inheritance and partition deed being No. 4693 of 1992, Madan Singh transferred piece and parcel of land measuring 12 Katha 2 Dhur appertaining to and forming part of R.S. plot No. 1916, 1917 & 1920 corresponding to L.R. Plot No. 2130 and 2933, recorded in R.S. Khatian No. 222 and area measuring 6 Katha 10 Dhur appertaining to and forming part of R.S. Plot No. 1897 & 1921 corresponding to L.R. Plot No. 2939, 2940 & 2941 of Mouza: Sahar Coochbehar in the District of Coochbehar to and in favour of Bhushan Singh and Amar Singh both are son of Late Ramji Singh by virtue of registered deed of Gift duly executed and registered at the office of the District Sub Registrar, Coochbehar and recorded in Book I, bearing document No. 1842 for the year 2005.

AND WHEREAS Sadhana Singh acquired a piece and parcel of land measuring 02 Katha 10 Dhur appertaining to and forming part of R.S. Plot No. 1914 & 1915, recorded

Bhushan Singh
Amar Singh
Sadhana Singh

Sandeep G Real Estate Ltd.
Director

in R.S. Khatian No. 222 of Mouza: Sahar Coochbehar in the District of Cooch behar by virtue of registered deed of conveyance duly executed by Alok Saha, Wife of Santosh Kumar Saha and registered at the office of the District Sub Registrar, Coochbehar and recorded in Book I, bearing document No. 390 for the year 1997.

AND WHEREAS Sadhana Singh also acquired a piece and parcel of land measuring 05 Katha appertaining to and forming part of R.S. Plot No.1914 & 1915, recorded in R.S. Khatian No. 222 of Mouza: Sahar Coochbehar in the District of Coochbehar by virtue of registered deed of conveyance duly executed by Kali Charan Koiyori & others and registered at the office of the Additional District Sub Registrar, Coochbehar and recorded in Book I, bearing document No. 850 for the year 1990.

AND WHEREAS Since the demise of Late Ramji Singh, Tara Singh & Sadan Singh and the subsequent transfer of piece & parcel of land by Madan Singh to Bhushan Singh & Amar Singh and also the acquisition of piece and parcel of land by Sadhana Singh and also by acquisition of piece and parcels of land by Bhushan Singh & Amar Singh, have been in exclusive, uninterrupted, continuous and peaceful physical possession of an area of land measuring 1.096 acres more or less, being clearly demarcated and identified as the Schedule "A" land described below.

AND WHEREAS we being the owners in possession, L.R. Khatian being No. 6460, 9719, 82, 24709, 24705, 17682 & 24701 were duly issued in our name by the competent Authority B.L. & L.R.O. Cooch behar. Our said landed property is more

Bhuvan Singh
Anur Singh,
Sadhana Singh

Sandeep Goyal / Sandeep Ltd
Director

fully described in the Schedule hereunder written (herein after for the sake of brevity referred to as “the said Premises”).

AND WHEREAS we have entered into a Development Agreement on 28.02.2022 registered at the office of the District Sub Registrar, Coochbehar bearing document number 080103633/22 registered in Book – 1 Volume Number 0801-2022 page from 64726 to 64790 dated 16.03.2022 with **SANDEEPG. REALESTATE LIMITED** (formerly known as PURE ENCLAVE PVT. LTD.), (PAN No. AADCP6109K) CIN: U70101WB2004PLC099823, a Public Limited Company within the meaning of the Companies Act 1956 having its registered office and corporate office at G-0214, City Centre Office Block, Uttorayon, Matigara, P.O & P.S Matigara Dist: Darjeeling, West Bengal, Pin – 734 010 - Represented by one of its Director, Sri Sandeep Goyal, (PAN No. ADCPG1754E) Son of Shree Bhagwan Goyal, Hindu by religion, Indian by Nationality, Business by occupation, addressed at Ananda Bhawan, Seth Srilal Market P.O. Siliguri, P.S. Siliguri, District- Darjeeling, West Bengal, Pin- 734001, presently residing at Lumina Apartments, Flat No. 11A, Block 4, Uttorayon, P.O. Matigara, P.S. Matigara, District- Darjeeling, Siliguri, West Bengal, Pin- 734010 for the development/construction of a multistoried building at the said Premises upon terms and conditions as mentioned therein. Accordingly, we have agreed to permit the said concern, **SANDEEPG. REALESTATE LIMITED** (herein after referred to as “the said Developer”) to construct the new building/s at the Premises at its own cost in accordance with the sanctioned building plan, being Plan No.04/2020-2021 dated 09.05.2020 approved by the appropriate authority of Coochbehar Municipality.

Bhuvan Singh
Aman Singh,
Sachin Singh,

Sandeep Goyal
Sandeep G Real Estate Ltd.
Director

AND WHEREAS in terms of the above said Development Agreement we have further agreed to confer certain necessary powers upon the above named representative of the said Developer 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 we do hereby nominate, constitute and appoint Sri Sandeep Goyal Son of Shree Bhagwan Goyal, addressed at Ananda Bhawan, Seth Srilal Market P.O. Siliguri, P.S. Siliguri, District- Darjeeling, West Bengal, Pin- 734001, presently residing at Lumina Apartments, Flat No. 11A, Block 4, Uttorayon, P.O. Matigara, P.S. Matigara, District- Darjeeling, Siliguri, West Bengal, Pin- 734010 as our true and lawful attorney for us, in our name and on our behalf to inter alia, do and perform the following acts, deeds and things :-

1. To construct building/s at the said Premises at the cost and expense of the said Developer in accordance with the sanctioned plan and modifications thereof, as may be approved by the Cooch behar Municipality hereafter.
2. To prepare at the cost and expense of the said Developer any further building plan for causing modification of the sanctioned plan, if so required, after obtaining our signature thereon with the Cooch behar Municipality and to do all that is or may become necessary for obtaining the sanction thereof at the cost and expense of the said Developer.
3. To manage, look after and administer the affairs pertaining to the said Premises in the course of construction of the building/s.

Bhuvan Singh
Amar Singh,
Sadhna Jain

Sandeep Goyal Esq. LL.M.
Director

4. To pay in our name and on our behalf the rates, taxes and other impositions and outgoings to the concerned authority/authorities with respect to the said Premises during the course of the construction as may be lawfully levied.
5. To pay the electricity consumption charges during the course of construction of the building/s at the said Premises or until such time as the aforesaid Development Agreement subsists.
6. To apply for and obtain temporary and permanent connections of water, electricity (including new transformer), drainage, sewerage to the building/s to be constructed at the said Premises and other inputs and facilities required for the construction and enjoyment of the said building/s and bear the cost and expenses thereof.
7. To receive on our behalf any and all letters, correspondence, summons and/or notices in matters concerning the said Premises and to submit on our behalf any reply and/or representation and to take all effective steps in respect thereof, without in any manner whatsoever affecting our right, title and interest therein and keeping us duly informed about all such matters.
8. To enter into correspondence with the any authority, as and when necessary or deemed expedient by our said attorney, and to submit any application, petition or objection with respect to matters touching, affecting or pertaining to the said Premises, without in any manner whatsoever affecting our right, title and interest therein and keeping us duly informed about all such matters.
9. To make, sign, verify and submit all applications/forms/statements to the appropriate authority/authorities for any permission, consent or clearance required by law in connection with the construction of the building/s at the said

Balwan Singh
Anwar Biogh,
Sudhama Singh

Sandeep Goyal Estate Ltd.
Director

Premises and in connection with the sale/conveyance/transfer of any unit/s, parking/s, garage/s, store room/s, servant quarter/s, flat/s, commercial space/s, shop/s, office/s of both the Wing/s i.e. Wing I & Wing II thereof.

10. To make, sign, verify all agreement/s to sale and all documents related to Bank Loan/s to be applied by the intending transferee/s and/or purchaser/s to facilitate them to apply for bank loan/s for the purpose of purchasing any unit/flat/commercial space of both the Wing/s, to sign any Tripartite Agreement/s, create mortgage of any unit/s, parking/s, garage/s, store room/s, servant quarter/s, flat/s, commercial space/s, shop/s, office/s of both the Wing/s i.e. Wing I & Wing II out of the "Developer's Allocation" of 58% to be built in the said premises.
11. To negotiate on terms for and to agree to and enter into and conclude any agreement of sale/transfer/gift/lease and to sell/transfer/register/execute any and all unit/s, parking/s, garage/s, store room/s, servant quarter/s, flat/s, commercial space/s, shop/s, office/s of both the Wing/s i.e. Wing I & Wing II of the building/s at the said Premises comprising the area demarcated as the "Developer's Allocation" unto and in favour of any purchaser or purchasers or transferee/s at such price which our said attorney, in his absolute discretion, thinks proper and to receive earnest money and advance from such purchaser/s and to receive all the moneys from such purchaser/sto which our said attorney has total and absolute right.
12. To execute and register the agreement/s to sale/ Sale/ transfer/ lease/ gift/ mortgage/ Deeds of Conveyance solely at its own discretion in favour of such

Bhushan Singh
Amar Singh,
Sadhana Singh

Sandeep Goyal
Director

purchaser/s& shall take the consideration of the same of the unit/s, parking/s, garage/s, store room/s, servant quarter/s, flat/s, commercial space/s, shop/s, office/s of both the Wing/s i.e. Wing I & Wing II of the building/s at the said Premises comprising the area demarcated as the "Developer's Allocation" and present such deeds and admit the execution thereof at any registration offices in West Bengal.

13. AND GENERALLY to do all acts, deeds and things whatsoever deemed necessary and/or expedient with respect to the said Premises, in our name and on our behalf as required by law to be done in the said Premises and to execute the agreement to sale/ Sale/ transfer/ lease/ gift/ mortgage/ Deed of Conveyance solely at its own discretion & shall take the consideration of the same of the unit/s, parking/s, garage/s, store room/s, servant quarter/s, flat/s, commercial space/s, shop/s, office/s of both the Wing/s i.e. Wing I & Wing II thereof comprising the "Developer's Allocation".

AND we Sri Bhushan Singh, Sri Amar Singh and Smt Sadhana Singh, do hereby agree to ratify and confirm all and whatever other act or acts our said ATTORNEY, Sri Sandeep Goyal, shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the matters pertaining to the said Premises described in the Schedule hereunder written and the construction to be made therein by virtue of this General Power of Attorney notwithstanding absolute express power on that behalf is herein provided.

Bhuvan Singh
Amar Singh
Sachana Singh

Sandeep Goyal Estate Ltd.
Director

SCHEDULE "A" ABOVE REFERRED TO
DESCRIPTION OF THE SAID PREMISES

All that piece or parcel of land measuring 1.096 Acres appertaining to and forming part of R.S. Plot No. 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1929, 1930, 1933 corresponding to :

L.R. Plot Nos.: 2926 - 0.10 acres
2929 - 0.024 acres
2930 - 0.32 acres
2933 - 0.30 acres
2939 - 0.02 acres
2940 - 0.24 acres
2941 - 0.056 acres
2961 - 0.0063 acres
2962 - 0.015 acres
2965 - 0.015 acres
Total - 1.096 Acres

recorded in R.S. Khatian No. 222, 217, 219 corresponding to L.R. Khatian No. 6460, 9719, 82, 24709, 24705, 17682, 24701 of Mouza - Sahar Coochbehar, J.L. No. 130, P.S. Kotwali, Ward No. 04 of Cooch behar Municipality in the District of Coochbehar.

The said Premises is butted and bounded as follows:-

On the North : By L.R PLOT NO - 2942;

On the South : By SHIBENDRA NARAYAN ROAD;

Bhuvan Singh
Amar Singh,
Sadhana Singh,

On the East : By LAND OF NONI MONDOL AND OTHERS;

On the West : By AND PROPERTY OF OWNERS AND OTHERS

IN WITNESS WHEREOF We have hereunto put our signature on this
General Power of Attorney on the 16th day of December, 2022 at Cooch
Behar, District Cooch behar in presence of the following witnesses.

Witnesses :

1. Sanjay Das.
S/O Late Shri Sankar Das
s/o vill- Nandwar Par Pa-gher
Address : Ghat Cooch Behar

2. Saifur Islam.
s/o Mr- Jozom Ali
Address : Malishbatham, COB -

1. Bhuvan Singh
2. Amar Singh,
3. Sadhana Singh,

PRINCIPAL

Accepted by me :-
Sandeep G Real Estate Ltd.
Director

ATTORNEY

Drafted by me and printed in
my office :-



Advocate/Cooch Behar

SATADRU ROY
Advocate, Cooch Behar
E.N.- F592/08
Dt.....