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I- 8816/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 539655

P. No - 8/002274265/2021

W.No. 1537/WB.4265

Ganesh Nay

Bishesh Roy

Klipak Singha

Samir Singha

Amit Singha

COZY NEST LLP

Amit Singha

Designated Partner

GENERAL POWER OF ATTORNEY

(EXECUTED IN RESPECT OF THE DEVELOPMENT AGREEMENT)

THIS INDENTURE IS MADE ON THIS THE 30th DAY OF SEPTEMBER 2021 (TWO THOUSAND TWENTY ONE).



CEWITEST THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

Adtl. District Sub-Registrar, Siliguri-II at Bagdogra.

7 6 NOV 2021

Sl. NO. 12593 Date 31.8.2021
 PURCHASER Ganesh Roy 8002
 Full Address Maligara
 Total Value 50/-
 Stamp Purchased from JPC Treasury-1

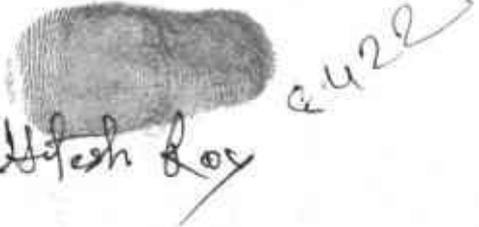
883

STAMP VENDOR
 JAYA RANI DAS
 Licence No.1 of 99-2000
 Addl. DSR Office, Rajanil, Jalbair

Ganesh Roy



Ganesh Roy



Ganesh Roy



Dipak Singh



Samir Singh



Amit Singh



Addl. Dist. Sub Registrar
 Siliguri-II of Hooghly Dist. West Bengal

Ganesh Roy
 S/O Ananta Prakash Roy
 Lavage Road, Siliguri
 Darjeeling, West Bengal



COZY NEST LLP

Ananta Prakash Roy
 Designated Partner

03 NOV 2021

Ganesh Roy
Hitesh Roy
Dipak Singha
Samir Singha
Amit Singha
COZY NEST LLP
Ajay Agarwal
Designated Partner

1. **SRI GANESH ROY (AADHAR: 357135642671, PAN: BJWPR6018R)**
Son of Sri Surendra Nath Roy,
2. **SRI HITESH ROY (AADHAR: 748384892850, PAN: AGLPR2187G)**
Son of Sri Surendra Nath Roy,
3. **SRI DIPAK SINGHA (AADHAR: 447870724509, PAN: IZJPS8089H)**
Son of Sri Kalidas Singha,
4. **SRI SAMIR SINGHA (AADHAR: 235996094124, PAN: NCKPS6352E)**
Son of Sri Kalidas Singha,
5. **SRI AMIT SINGHA (AADHAR: 436943510773, PAN: GBAPS6608R)**
Son of Sri Kalidas Singha,

All Hindu by religion, Indian by Nationality, No.1, 3-5 Business and No.2 Service by Occupation, all residing at Helapakuri Jote, P.O. New Rangia-734013, P.S. Matigara, District- Darjeeling- hereinafter collectively and jointly called **PRINCIPALS**(which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, representatives, administrators and assigns).

WHEREAS:-

(1) One **NANDALAL SINGHA** was the recorded owner of the R.S. Plot No.219 recorded in the R.S. Khatian No.2/1 situated within the Mouza Jitu in the District of Darjeeling.

(2) Possessing the aforesaid land the above named **NANDALAL SINGHA** died intestate leaving behind his following legal heirs to inherit all his movable and immovable properties:-

- | | | |
|----|--|------------|
| a. | SURENDRA NATH ROY | (SON) |
| b. | KALIDAS ROY | (SON) |
| c. | MAHENDRA SINGH ROY | (SON) |
| d. | KHANEK SWARI SINGHA | (DAUGHTER) |
| e. | BALANESHWARI SINGHA | (DAUGHTER) |
| f. | KAMALA ROY alias KAMALA RANI SINGH ROY | (DAUGHTER) |

(3) The above named **SURENDRA NATH ROY, KALIDAS ROY and MAHENDRA SINGH ROY** acquired land measuring 110 Decimal out of which land measuring 40 decimal appertaining to R.S. Plot No.219 of Mouza Jitu recorded in the R.S. Khatian No. 148/5 in the District of Darjeeling by



Adl. Dist. Sub Post Office
Siliguri, Dist. Darjeeling, W.B.

01 NOV 2024

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Hitesh Roy
Ripak Singha
Samir Singha
Amit Singha
COZY NEST LLP
Amit Singha
Designated Partner

virtue of a Deed of Sale duly executed by their two sisters **KHANEK SWARI SINGHA** and **BALANESHWARI SINGHA** registered in the office of the Sub Registrar, Siliguri recorded in the Book No. I, Document No. 4724 for the year 1977.

(4) The above named **SURENDRA NATH ROY, KALIDAS ROY** and **MAHENDRA SINGH ROY** acquired land measuring 139 Decimal out of which land measuring 20 decimal appertaining to R.S. Plot No.219 of Mouza Jitu recorded in the R.S. Khatian No. 148/5 in the District of Darjeeling by virtue of a Deed of Sale duly executed by their sister **KAMALA RANI SINGHA ROY** registered in the office of the Sub Registrar, Siliguri recorded in the Book No. I, Document No. 5576 for the year 1976.

(5) The above named **SURENDRA NATH ROY** and **KALIDAS ROY** acquired land measuring 41 Decimal appertaining to R.S. Plot No.219 corresponding to L.R. Plot No. 708 of Mouza Jitu recorded in the R.S. Khatian No. 148/5 in the District of Darjeeling by virtue of a Deed of Gift duly executed by his brother **MAHENDRA SINGHA** alias **MAHENDRA NATH SINGHA** registered in the office of the Additional District Sub Registrar, Bagdogra recorded in the Book No. I, Document No. 5266 for the year 2014.

(6) As such the above named **SURENDRA NATH ROY** and **KALIDAS ROY** became the absolute owner of land measuring 120 decimal appertaining to R.S. Plot No. 219 and possessing the aforesaid land during the settlement survey(L.R) prayed before the office of the B.L.&.L.R.O, Matigara to mutate the land in their names and the said office after proper verification of all the records duly mutated the land in their respective names and opened up the L.R. Khatians No.44/1, 200/4, 2018, 2019 in their respective names.

(7) The above named **SURENDRA NATH ROY** gifted his aforesaid land measuring 60 decimal appertaining to R.S. Plot No.219 corresponding L.R. Plot No.708 of Mouza Jitu recorded in the L.R. Khatian No. 200/4 and 2019, P.S. Matigara, District-Darjeeling to his two sons namely **SRI GANESH ROY** and **SRI HITESH ROY** by virtue of a Deed of Gift duly registered in the Office of the Additional District Sub Registrar, Siliguri- II at Bagdogra recorded in the Book No. I, Document No. 4642 for the year 2020.



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Addl. Dist-Sub Registra.
Siliguri-II at Bagdogra, Dist. Darjeeling

01 NOV 2020

Ganesh Roy
 Hitesh Roy
 Dipak Singha
 Samir Singha
 Amit Singha
 COZY NEST LLP
 Atmavaj Agarwal
 Designated Partner

(8) The above named **KALIDAS ROY** gifted his aforesaid land measuring 62 decimal appertaining to R.S. Plot No.219 corresponding L.R. Plot No.708 of Mouza Jitu recorded in the L.R. Khatian No. 44/1 and 2018, P.S. Matigara, District-Darjeeling to his two sons namely **SRI DIPAK SINGHA, SRI SAMIR SINGHA and SRI AMIT SINGHA** by virtue of a Deed of Gift duly registered in the Office of the Additional District Sub Registrar, Siliguri- II at Bagdogra recorded in the Book No. I, Document No. 3844 for the year 2020.

(9) The above named **SRI GANESH ROY, SRI HITESH ROY, SRI DIPAK SINGHA, SRI SAMIR SINGHA and SRI AMIT SINGHA** also purchased land measuring 1.6271 decimal or 710 Square Feet appertaining to R.S. Plot No.261, 217 corresponding L.R. Plot No.706/784, 707 of Mouza Jitu recorded in the L.R. Khatian No. 1842, P.S. Matigara, District-Darjeeling by virtue of a Deed of Conveyance duly executed by **SHASHI KANTA SINGHA** duly registered in the Office of the Additional District Sub Registrar, Siliguri- II at Bagdogra recorded in the Book No. I, Document No. 3702 for the year 2021.

(10) The aforesaid total land of **SRI GANESH ROY, SRI HITESH ROY, SRI DIPAK SINGHA, SRI SAMIR SINGHA and SRI AMIT SINGHA** situated with the Jitu Mouza, recorded in following L.R. Khatian Nos. in the District of Darjeeling more particularly described in the **Schedule - A** herein under having permanent, heritable and transferable right, title and interest therein.

NAME	L.R.KHATIAN NO.	AREA IN DECIMAL
GANESH ROY	2681	30.00
HITESH ROY	2680	30.00
DIPAK SINGHA	2676	20.67
SAMIR SINGHA	2679	20.67
AMIT SINGHA	2682	20.66
GANESH ROY, HITESH ROY, DIPAK SINGHA, SAMIR SINGHA & AMIT SINGHA	1842	01.6270
	TOTAL	123.6271



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Addl. Joint Registrar
Siliguri-II, West Bengal, Dist. Dooars.

01 NOV 2021

Ganesh Roy
Hitesh Roy
Dipak Singha
Samir Singha
Amit Singha
COZY NEST LLP
Ajay Kumar Agarwal
Designated Partner

AND WHEREAS the principals for the development of the aforesaid land by constructing multistoried buildings entered into an **AGREEMENT FOR DEVELOPMENT** containing mutually agreed terms and conditions dated 14th September 2021 duly registered in the Office of the Additional District Sub Registrar, Siliguri-II at Bagdogra recorded in the Book No. I, Document No. 6479 for the year 2021 with a Developer namely **M/s.COZY NEST LLP**, a partnership firm having its registered office at the Nirvana Homes, Opp Nirmala Convent School, 2nd Mile Sevoke Road, P.O. Siliguri-734001, PS: Bhaktinagar, District Jalpaiguri in the State of West Bengal represented by one of its partner **1.SRI AJAY KUMAR AGARWAL (AADHAR: 594365412224)** Son of Sri Pawan Kumar Agarwal, Indian by Nationality, Hindu by religion, Business by Occupation, resident of Nirvana Homes, Opp Nirmala Convent School, 2nd Mile Sevoke Road, P.O. Siliguri-734001, PS: Bhaktinagar, District Jalpaiguri.

AND WHEREAS it was further agreed in the aforesaid **AGREEMENT FOR DEVELOPMENT** that the land owner therein (principal hereof) shall execute a General Power of Attorney to and in favor of the nominated person/or any of the partner of the Developer **M/s.COZY NEST LLP** to facilitate the proposed construction work as well as to do all that necessary works, activities with respect to the Developers Allocation which includes negotiation of sale of constructed area, appropriate sale proceeds from the intending customers and thereafter execution and registration of proper Deed of Sale or any other required documents as and when required.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT WE,

1. **SRI GANESH ROY (AADHAR: 357135642671, PAN: BJWPR6018R)**
Son of Sri Surendra Nath Roy,
2. **SRI HITESH ROY (AADHAR: 748384892850, PAN: AGLPR2187G)** Son
of Sri Surendra Nath Roy,
3. **SRI DIPAK SINGHA (AADHAR: 447870724509, PAN: IZJPS8089H)**
Son of Sri Kalidas Singha,
4. **SRI SAMIR SINGHA (AADHAR: 235996094124, PAN: NCKPS6352E)**
Son of Sri Kalidas Singha,
5. **SRI AMIT SINGHA (AADHAR: 436943510773, PAN: GBAPS6608R)**
Son of Sri Kalidas Singha,



Adit. Dist. Sub Registrar
Siliguri-II at Baidyagra, Dist. Darjeeling

NOV 2021

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Ganesh Roy
Hitesh Roy

Dilipak Singha

Samir Singha
Ajit Singh
Aparajit Agarwal
Aparajit Agarwal

Designated Partner

All Hindu by religion, Indian by Nationality, No.1, 3-5 Business and No.2 Service by Occupation, all residing at Helapakuri Jote, P.O. New Rangia-734013, P.S. Matigara, District- Darjeeling - hereinafter collectively and jointly called **PRINCIPALS** do hereby nominate, constitute and appoint do hereby nominate, constitute and appoint the Developer firm **M/s. COZY NEST LLP** represented by its one of the partner **SRI AJAY KUMAR AGARWAL (AADHAR: 594365412224)** Son of Sri Pawan Kumar Agarwal, Indian by Nationality, Hindu by religion, Business by Occupation, resident of Nirvana Homes, Opp Nirmala Convent School, 2nd Mile Sevoke Road, P.O. Siliguri-734001, PS: Bhaktinagar, District Jalpaiguri as my true and lawful Attorney for the period till the true intent and purpose of these presents is effectuated and fulfilled and to do /or execute any of the following acts, deeds, matters and things for me and on my behalf and in my name in respect to my aforesaid below scheduled land.

1. To look after and to take care of and to manage the day-to-day affairs in respect to the aforesaid below scheduled land on our behalf till the time of completion of the construction work thereupon.

2. To appear and to represent us before all Courts, Civil, Criminal, Revenue Collectorate, Settlement, Land Reforms, L.A, Collectorate, Panchayat, SJDA, Treasury, Registry and Sub Treasury Office, GST, Income Tax, Marketing Tax, Turn Over Tax and before all other offices of Government both Central/State, statutory bodies, agencies, business houses in respect of any matter related to the developing and/or construction of the multistoried buildings over the aforesaid below scheduled land by the Developer, the attorney shall sign, execute, deposit, submit all such necessary and required papers, documents in our name and on our behalf.

3. To prepare, sign jointly and severally and submit/deposit the site plan, building plan before the sanctioning authorities namely Siliguri Jalpaiguri Development Authority (SJDA), Gram Panchayat/ Block Development Office/ or any other office, Aviation Department, Fire Department and other government departments, bodies, agencies and after getting the building plan sanctioned shall start the construction works on the aforesaid below scheduled land.



Acting Dist. Sub Registrar
Bagdadia Dist. Darelino

03 NOV 2021

Ganesh Ray
Hitesh Roy
Aipak Singh
Savitri Spnaha
Amit Singh

4. To pay all charges, fees as may be levied either by Block Development Office/Panchayat, Siliguri Jalpaiguri Development Authority and other government department, bodies, agencies for getting the building plan sanctioned of the aforesaid below scheduled land or of the amalgamated larger area of the land by the developer as the case may be.

5. To cause commencement of the construction of the multistoried buildings over the aforesaid below scheduled land as per the approved building plans under the proper care and supervision of competent engineer and architects

6. To apply for electricity connection or to issue NOC to the Developer to obtain electricity connection in the name of the Developer or in the name of the principal from the WSEDCL or to obtain water connection in the below scheduled land from Panchayat Office in the name of developer or in our name or to appear before the B.L.&L.R.O. Matigara, S.D.L & L.R.O, Siliguri to get the mutation/conversion(change of character of land) of the aforesaid below scheduled land done in our name.

7. To advertise for sale of the **"DEVELOPER'S ALLOCATION"** as specified in the registered Agreement for Development being Document No. I-6479 for the year 2021 be that, by affixing a board at the site or otherwise as the attorney at their discretion may deem fit and proper, to negotiate with the intending purchaser/s thereof, to fix the consideration money thereof, to enter into agreement with such intending purchaser/s in our name and on our behalf and to collect and retain the advance / earnest money from such intending purchaser/s of the **"DEVELOPER'S ALLOCATION"** in the multistoried building to be constructed on the below scheduled land.

2
8. To sign jointly and severally, execute any kind of Deed of Sale/Conveyance or any other Deeds/Documents, settlement, exchange, rectification, declaration, gift, partition, agreement or agreement for sale or otherwise, in our name and on our behalf and for us transferring the **"DEVELOPER'S ALLOCATION"** in the multistoried buildings/s to be constructed on the aforesaid below scheduled land to the intending purchasers thereof upon receipt of the total consideration money fixed with the such intending purchaser/s, to appear and to present and admit such

COZY NEST
Amit Singh
Designated Partner



Adil, Dist. Sub Registrar,
Siliguri-II at Bagdogra, Dist. Darjeeling

01 NOV 2021

Ganesh Ray
Hitesh Ray
Dipak Singha
Samir Singha
Amit Singha

signed and executed Deed of Conveyance/s or any other Deeds/ Documents before the registering authority having jurisdiction to accept such executed Deed of Conveyance/s or any other Deeds/ Documents for registration on our behalf and for us.

9. To give no objection certificate in our name and on our behalf to any purchaser/s who intend/s to purchase units/residential space / space out of the "**DEVELOPER'S ALLOCATION**" in the multistoried buildings to be constructed on our aforesaid below scheduled land, as may be required by them (intending purchasers/s) for his/their taking loan from any company, bank, firm, person or persons or any other authority or authorities by charging or mortgaging the units/commercial space/mixed use space/ space to be purchased and also to appear before any authority or authorities on our behalf and to sign all documents, papers that may be necessary in this connection.

10. To bring, commence, prosecute or defend any suit, case or proceedings in which the aforesaid below scheduled land or any part/portion thereof is involved, to sign any plaint, written statement, complaint, petition including for compromises, objection, show cause, verification etc. to swear any affidavit, to furnish any bond including indemnity bond, to deposit any paper or document and to receive and/or take back any deed of document, to sign any receipt therefore, to deposit any money in court or office and to receive any money from any court of Law of Office concerning the aforesaid below scheduled land, to refer any matter in appeal, review, revision motion or in arbitration, to attend, appear and represent me in or before any court, judicial body, statutory body etc and to make any oral or written statement there to engage any lawyer or agent, to sign any vokalatnama or power, to pay their fees or remuneration with right to dispense with their services as and when necessary, to carry through judgment or to put into execution of any decree or final order, to take in possession any property by writ of any court/judicial forum and to do all other acts concerning any suit, case or proceedings, for us and on our behalf.

11. Be it noted that this power of attorney is granted in favor of the said attorney without any consideration, no interest or right of attorney is created in the aforesaid below scheduled land which is the subject matter of

COZY NEST LLP
Amit Singha
Designated Partner



✓
Addl. Dist-Sub Registra
Siliguri-II at Bagdogra, Dist Darjeeling

01 NOV 2024

Ganesh Roy
 Hitesh Roy
 Deepak Singha
 Saniv Singha
 Amit Singha

this Power of Attorney and moreover this power of Attorney is revocable at the will of the principals.

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

SCHEDULE - A

All that piece and parcel of land measuring **123.62 DECIMAL** more or less as depicted hereunder in the table:

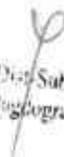
	R. S. Record	L. R. Record
Mouza	JITU	JITU
Pargana	PATHARGHATA	PATHARGHATA
Jurisdiction List No.	69	69
Khatian No	148/5, 76	2676, 2679, 2680, 2681, 2682, 1842
Plot No.	219, 216, 217	708, 706/784, 707
Police Station	MATIGARA	MATIGARA
District	DARJEELING	DARJEELING

Plot wise area statement: -

R.S. PLOT NO.	L.R. PLOT NO.	L.R. KHATIAN NO.	AREA IN DECIMAL
219	708	2681	030.00
219	708	2680	030.00
219	708	2676	020.67
219	708	2679	020.67
219	708	2682	020.66
216	706/784	1842	001.07
217	707	1842	000.55
		TOTAL	123.62

COZY NEST LLP
 A Group of
 Associated Partner




Sd/- Deputy Registrar
Siliguri-II at Bogogra, Dist Darjeeling

2021

The aforesaid land is butted and bounded as under:

BY NORTH : LAND OF TARANI KANTA SINGHA, JASLAL SINGHA,
SASHI KANTA SINGHA,

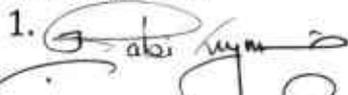
BY SOUTH : LAND OF RANJIT SINGHA, HEMANTA SINGHA AND OTHERS

BY EAST : 16 FEET WIDE KATCHA ROAD AND LAND OF JASILAL SINGHA,

BY WEST : LAND OF HEMANTA SINGHA

IN WITNESS WHEREOF we have signed this Power of Attorney at Siliguri
on this the 30th day of September 2021.

WITNESSES;

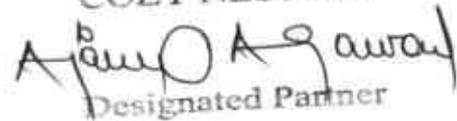
1. 

G/o. Kharam Prakash Singh
Sevoke Road, Siliguri-01
Darjeeling, west Bengal.

2. Manju Aggarwal

D/o Ram Niwas Roy
S.A.P.C. Sarani
Debbanahupera
Siliguri

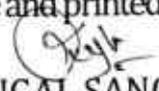
COZY NEST LLP


Designated Partner

Gaush Ray
Hitesh Roy
Deepak Singh
Samir Singh
Amit Singh

EXECUTORS

Drafted by me and printed at my office,


JUGAL SANGHAI
Advocate/Siliguri
Reg. No. WB/306/2011



[Signature]
Asst. Dist. Sub Registrar
Siliguri-II at Buxidogra, Dist. Darjeeling

03 NOV 2021

FINGER IMPRESSION

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



LEFT

Ganesh Roy

SIGN.

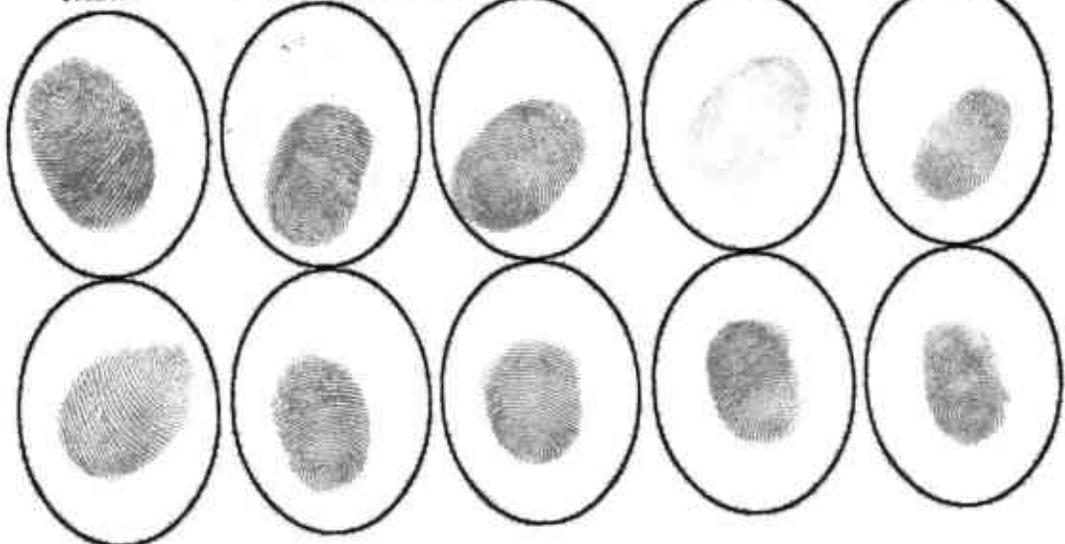
THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



LEFT

RIGHT

Hitesh Roy

SIGN.



Asst. Chief Registrar
Government of Karnataka, Mangalore

01 NOV 2021

FINGER IMPRESSION

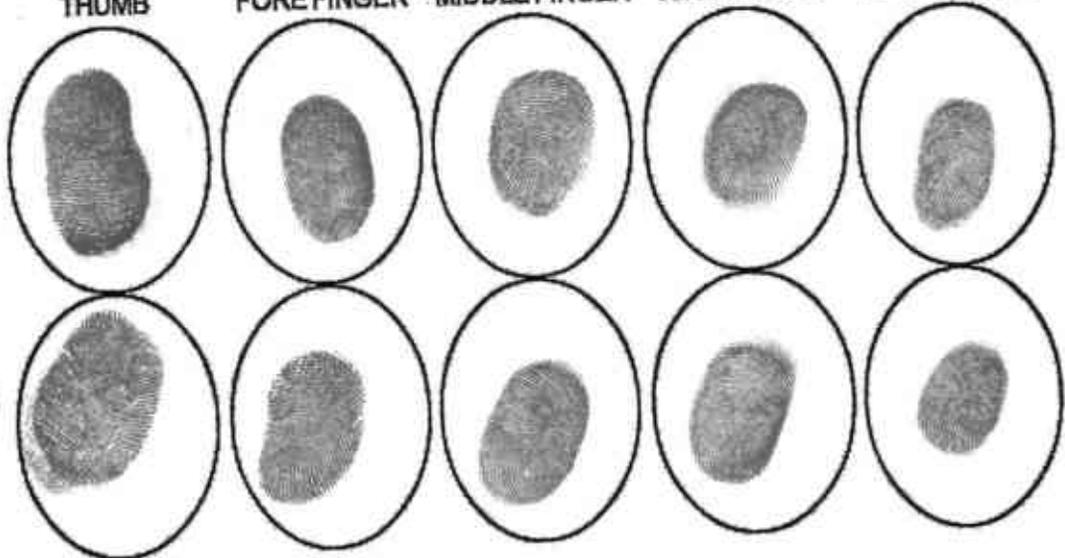
THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



Ripak Singh

SIGN.

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



Samir Singh

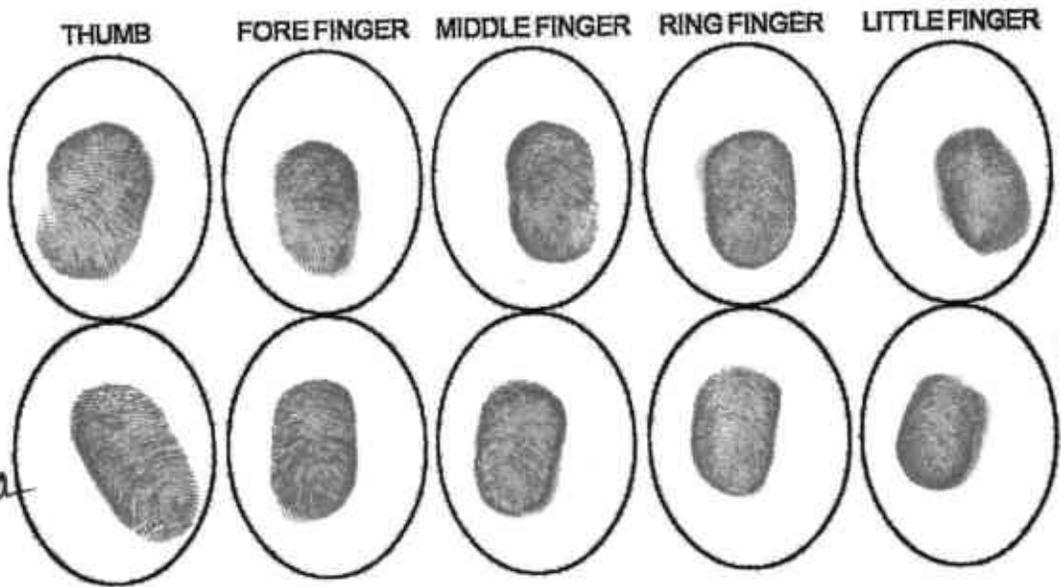
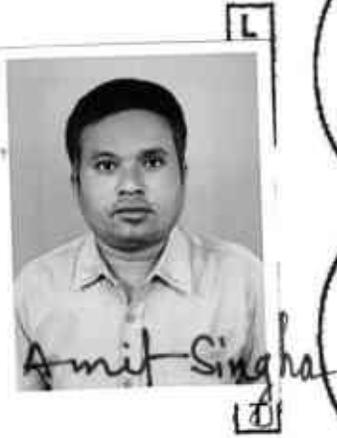
SIGN.




Addl. Dist. Sub Registrar
Siliguri-II at Baydoga, Dist Darjeeling

01 NOV 2024

FINGER IMPRESSION

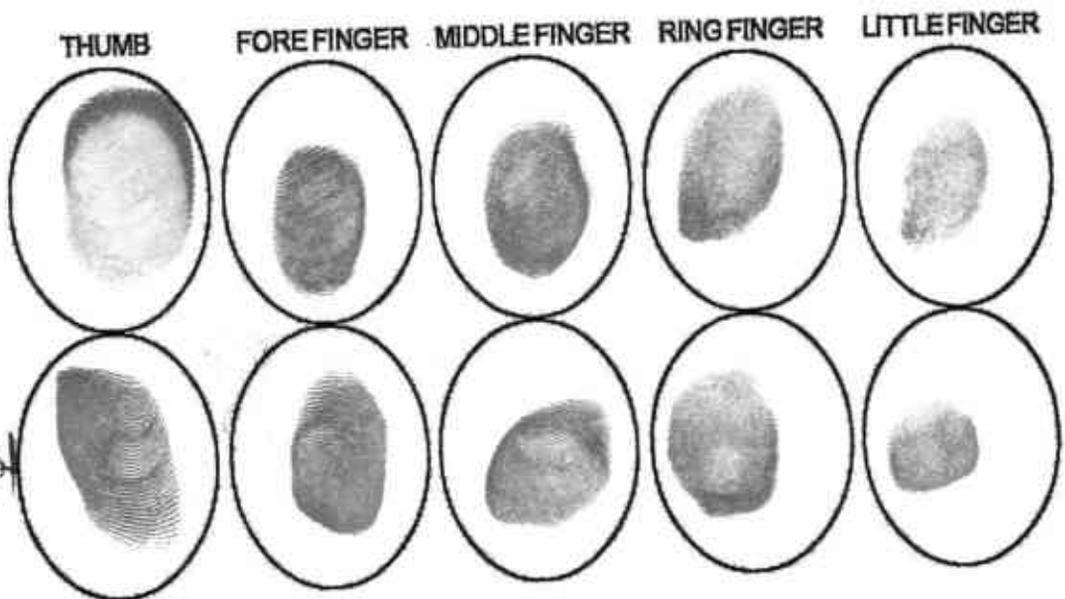


Amit Singha
SIGN.



LEFT

RIGHT



COZY NEST LLP
Amit A Gaurav
Designated Partner
SIGN.

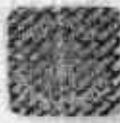


Adtl. Dist. Sub Registrar
Siliguri-II at Bahadrapur, Dist. Darjeeling

01 NOV 2021

आयकर विभाग
INCOME TAX DEPARTMENT
GANESH ROY
SURENDRA NATH ROY
01/01/1969
Permanent Account Number
BJWPR6018R
GANESH ROY
Signature

भारत सरकार
GOVT. OF INDIA


भारत सरकार
Government of India

गणेश राय
GANESH ROY
पिता : सुरेन्द्र नाथ राय
Father : Surendra Nath Roy

जन्मदिनांक/DOB: 01/01/1969
पुरुष / Male

3571 3564 2671





आधार - साधारण मानुषेर अधिकार

आधार - साधारण मानुषेर अधिकार

भारत सरकार
ELECTION COMMISSION OF INDIA
भारतके निर्वाचन आयोग
IDENTITY CARD
पहचान पत्र
WH/04/025/0141745




Elector's Name : Roy Ganesh
निर्वाचकके नाम : राय गणेश

Father/Mother/
Husband's Name : Surendra
पिता/माता/सखियाके नाम : सुरेन्द्र
Sex : Male
लिंग : पुरुष

Age as on 01.01.95 : 26
01.01.20 - के वयस : 26

Address
Belapakri
Matigara
Darjeeling

जिल्ला
बेलपाकरी
मटिगरा
दार्जिलिंग

Ganesh Roy
Electoral Registration Officer
निर्वाचन-निश्चय अधिकारीके
For Silguri Assembly Constituency
निर्वाचन-निश्चय निर्वाचन क्षेत्र

Place : Silguri
थान : पिलिगुरि
Date : 19-03-95
तारीख : 19-03-95

Ganesh Roy

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

HITESH ROY
SURENDRA NATH ROY
02/02/1973
 Permanent Account Number
AGLPR2187G


 Hitesh Roy




ভারতের নির্বাচন কমিশন
भारत चयन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ZRS1349810




নির্বাচকের নাম : হিতেশ রায়
Elector's Name : Hitesh Roy
নির্বাচক নাম : সুরেন্দ্র নাথ রায়
Father's Name : Surendra Nath Roy
লিঙ্গ/Sex : পুং M
জন্ম তারিখ
Date of Birth : 02/02/1973

ZRS1349810
 ডিউর
 পূ. সারদা নথী লেজ, মটিগাড়া, মর্জিগি- 734011

Address:
PURBA SARADA PALLY, JITU,
MATIGARA, DARJEELING- 734011



Date: 22/03/2012
 25-মটিগাড়া-নাক্সাইবান (সস) নির্বাচন কেন্দ্র
 25-Matigara-Naxaiban (SC) Constituency
Facsimile Signature of the Electoral Registration Officer for

গুরুত্বপূর্ণ বিজ্ঞপ্তি: এই কার্ডের নং এবং তারিখের বিবরণ সঠিক রাখতে হবে।
 In case of change in address mention this Card No. in the relevant Form for including your name in the

Hitesh Roy

Hitesh Roy

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

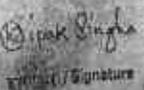
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
IZJPS8089H



नाम / Name
DIPAK SINGHA

पिता का नाम / Father's Name
KALIDAS SINGHA

जन्म की तिथि / Date of Birth
05/05/1979


 हस्ताक्षर / Signature



ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাঙ্কিত নম্বর / Enrolment No.: 1215/91189/03249

To
 দীপক সিংহ
DIPAK SINGHA
HELAPAKURI JOTE
JTU
 Matigara
 New Rangia
 Darjeeling West Bengal - 734013
 9593661015

Download Date: 01/09/2017
 Generation Date: 01/09/2017

Signature valid

আপনার আধার সংখ্যা / Your Aadhaar No. :
4478 7072 4509
 আমার আধার, আমার পরিচয়


ভারত সরকার
Government of India


 দীপক সিংহ
DIPAK SINGHA
 জন্ম তারিখ / DOB: 05/05/1979
 পুরুষ / MALE

4478 7072 4509

Dipak Singha

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

NCKP56352E



नाम / Name
SAMIR SINGHA

पिता का नाम / Father's Name
KALIDAS SINGHA

जन्म तिथि / Date of Birth
26/02/1984

हस्ताक्षर / Signature

34860

ভারত সরকার
Government of India

সমীর সিংহ
Samir Singha

পিতা : কালিদাস সিংহ
Father: KALIDAS SINGHA

জন্মতারিখ/DOB: 26/02/1984
পুরুষ / Male



2359 9609 4124

আধার - সাধারণ মানুষের অধিকার

Samir Singha

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMIT SINGHA
KALIDAS SINGHA
04/10/1985
Permanent Account Number
GBAPS6608R

Amit Singha
Signature



Government of India

अमित सिंघा
Amit Singha
पिता : कालिदास सिंघा
Father KALIDAS SINGHA

जन्मतिथि/DOB: 04/10/1985
पुरुष / Male

4369 4351 0773



आधार - साधारण मानुषेण अधिकार

Amit Singha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAPFC6736L



नाम / Name
COZY NEST LLP

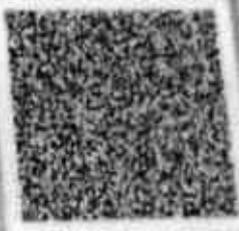
निगमन/गठन की तारीख
Date of Incorporation/Formation
31/08/2020

COZY NEST LLP
Ajmer Agawal
Designated Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
ACWPA6352P

नाम / Name
AJAY KUMAR AGARWAL

पिता का नाम / Father's Name
PAWAN KUMAR AGARWAL

जन्म की तारीख / Date of Birth
16/11/1976

हस्ताक्षर / Signature

भारत सरकार
Government of India



अजय कुमार अग्रवाल
Ajay Kumar Agarwal
जन्म तिथि / DOB : 16/11/1976
पुरुष / MALE

5943 6541 2224

आमार आधार, आमार परिचय

03/04/2014

भारतीय विभिन्न पहिचान प्राधिकरण
Unique Identification Authority of India

ठिकाना: प्रफुल्ल चाकी सरानी, आश्रम पार्क,
सिलिगुरी, सिलिगुरी (पौरसभा), मजिस्ट्रेट,
पश्चिम बंग, 734001

Address: PRAFULLA CHAKI SARANI,
ASHRAM PARA, SILIGURI, Siliguri (M.
Corp), Darjeeling, West Bengal, 734001

5943 6541 2224

1947 help@uidai.gov.in www.uidai.gov.in

Ajay Kumar Agarwal



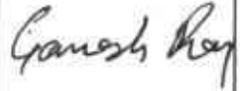
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04038002274265/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Ganesh Roy Helapakuri Jote., City:- , P.O:- New Rangia, P.S:- Matigara, District:- Darjeeling, West Bengal, India, PIN:- 734013	Principal			
2	Mr Hitesh Roy , Helapakuri Jote, City:- , P.O:- New Rangia, P.S:- Matigara, District:- Darjeeling, West Bengal, India, PIN:- 734013	Principal			
3	Mr Dipak Singha Helapakuri Jote, City:- , P.O:- New Rangia, P.S:- Matigara, District:- Darjeeling, West Bengal, India, PIN:- 734013	Principal			

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Samir Singha Helapakuri Jote, City:- , P.O:- New Rangia, P.S:- Matigara, District:- Darjeeling, West Bengal, India, PIN:- 734013	Principal			Samir Singha
5	Mr Amit Singha Helapakuri Jote, City:- , P.O:- New Rangia, P.S:- Matigara, District:- Darjeeling, West Bengal, India, PIN:- 734013	Principal			Amit Singha
6	Mr Ajay Kumar Agarwal , Nirvana Homes, Opp. Nirmala Convent School, City:- Siliguri Mc, P.O:- Siliguri, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001	Represent ative of Attorney [COZY NEST LLP]			COZY NEST LLP Ajay K Agarwal Designated Partner
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Rabi Kujur Son of D P Kujur Sevoke Road , Siliguri, City:- , P.O:- Sevoke Road, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Mr Ganesh Roy, Mr Hitesh Roy, Mr Dipak Singha, Mr Samir Singha, Mr Amit Singha, Mi Kumar Agarwal			

(Yogen Tshering Bhutia)
ADDITIONAL DISTRICT
SUB-REGISTRAR



9
OFFICE OF THE A.D.S.R.
BAGDOGRA
Darjeeling, West Bengal

01 NOV 66

Major Information of the Deed

Deed No :	I-0403-08816/2021	Date of Registration	16/11/2021
Query No / Year	0403-8002274265/2021	Office where deed is registered	
Query Date	01/11/2021 3:19:54 PM	0403-8002274265/2021	
Applicant Name, Address & Other Details	Jugal Sanghai Siliguri Court, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9547171801, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 3,90,02,605/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article 48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040306479/2021		

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Jitu, Pin Code : 734014

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-708	LR-2681	Bastu	Rupni	30 Dec		94,65,120/-	Width of Approach Road: 16 Ft., , Project Name :
L2	LR-708	LR-2680	Bastu	Rupni	30 Dec		94,65,120/-	Width of Approach Road: 16 Ft., , Project Name :
L3	LR-708	LR-2676	Bastu	Rupni	20.67 Dec		65,21,468/-	Width of Approach Road: 16 Ft., , Project Name :
L4	LR-708	LR-2679	Bastu	Rupni	20.67 Dec		65,21,468/-	Width of Approach Road: 12 Ft., , Project Name :
L5	LR-708	LR-2682	Bastu	Rupni	20.66 Dec		65,18,313/-	Width of Approach Road: 16 Ft., , Project Name :
L6	LR-706/784	LR-1842	Bastu	Rupni	1.07 Dec		3,37,589/-	Width of Approach Road: 16 Ft., , Project Name :
L7	LR-707	LR-1842	Bastu	Rupni	0.55 Dec		1,73,527/-	Width of Approach Road: 16 Ft., , Project Name :
TOTAL :					123.62Dec	0 /-	390,02,605 /-	
Grand Total :					123.62Dec	0 /-	390,02,605 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Ganesh Roy Son of Surendra Nath Roy Helapakuri Jote., City:- , P.O:- New Rangia, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BJxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Pvt. Residence</p>
2	<p>Mr Hitesh Roy Son of Surendra Nath Roy , Helapakuri Jote, City:- , P.O:- New Rangia, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Pvt. Residence</p>
3	<p>Mr Dipak Singha Son of Kalidas Singha Helapakuri Jote, City:- , P.O:- New Rangia, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: IZxxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Pvt. Residence</p>
4	<p>Mr Samir Singha Son of Kalidas Singha Helapakuri Jote, City:- , P.O:- New Rangia, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: NCxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Pvt. Residence</p>
5	<p>Mr Amit Singha (Presentant) Son of Kalidas Singha Helapakuri Jote, City:- , P.O:- New Rangia, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: GBxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/11/2021 , Admitted by: Self, Date of Admission: 01/11/2021 ,Place : Pvt. Residence</p>

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>COZY NEST LLP Nirvana Homes, Opp. Nirmala Convent School., City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Ajay Kumar Agarwal Son of Pawan Kumar Agarwal , Nirvana Homes, Opp. Nirjala Convent School, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx2P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : COZY NEST LLP (as Partners)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Rabi Kujur Son of D P Kujur Sevoke Road , Siliguri, City:- , P.O:- Sevoke Road, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001			
Identifier Of Mr Ganesh Roy, Mr Hitesh Roy, Mr Dipak Singha, Mr Samir Singha, Mr Amit Singha, Mr Ajay Kumar Agarwal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ganesh Roy	COZY NEST LLP-30 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Hitesh Roy	COZY NEST LLP-30 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Singha	COZY NEST LLP-20.67 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Samir Singha	COZY NEST LLP-20.67 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Amit Singha	COZY NEST LLP-20.66 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Ganesh Roy	COZY NEST LLP-0.214 Dec
2	Mr Hitesh Roy	COZY NEST LLP-0.214 Dec
3	Mr Dipak Singha	COZY NEST LLP-0.214 Dec
4	Mr Samir Singha	COZY NEST LLP-0.214 Dec
5	Mr Amit Singha	COZY NEST LLP-0.214 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr Ganesh Roy	COZY NEST LLP-0.11 Dec
2	Mr Hitesh Roy	COZY NEST LLP-0.11 Dec
3	Mr Dipak Singha	COZY NEST LLP-0.11 Dec
4	Mr Samir Singha	COZY NEST LLP-0.11 Dec
5	Mr Amit Singha	COZY NEST LLP-0.11 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Jitu, Pin Code : 734014

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 708, LR Khatian No:- 2681	Owner: গনেশ রায়, Gurdian: সুরেন্দ্র নাথ রায়, Address: নিজ , Classification: রূপনী, Area: 0.30000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 708, LR Khatian No:- 2680	Owner: হিতেশ রায়, Gurdian: সুরেন্দ্র নাথ রায়, Address: নিজ , Classification: রূপনী, Area: 0.30000000 Acre,	Owner Name not selected by applicant.

L3	LR Plot No:- 708, LR Khatian No:- 2676	Owner: दीपक सिंह, Gurdian: कालीदास सिंह, Address: निज , Classification: रूपनी, Area: 0.20670000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 708, LR Khatian No:- 2679	Owner: समीर सिंह, Gurdian: कालिदास सिंह, Address: निज , Classification: रूपनी, Area: 0.20670000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 708, LR Khatian No:- 2682	Owner: अमित सिंह, Gurdian: कालि दास सिंह, Address: निज , Classification: रूपनी, Area: 0.20660000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 706/784, LR Khatian No:- 1842	Owner: शशी काठ सिंह, Gurdian: मृत टुलाई सिंह, Address: निज , Classification: रूपनी, Area: 0.23780000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 707, LR Khatian No:- 1842	Owner: शशी काठ सिंह, Gurdian: मृत टुलाई सिंह, Address: निज , Classification: रूपनी, Area: 0.02390000 Acre,	Owner Name not selected by applicant.

On 01-11-2021

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

Presented for registration at 16:30 hrs on 01-11-2021, at the Private residence by Mr Amit Singha , one of the Executants.

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

Execution is admitted on 01/11/2021 by 1. Mr Ganesh Roy, Son of Surendra Nath Roy, Helapakuri Jote,, P.O: New Rangia, Thana; Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Business, 2. Mr Hitesh Roy, Son of Surendra Nath Roy, , Helapakuri Jote, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Service, 3. Mr Dipak Singha, Son of Kalidas Singha, Helapakuri Jote, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Business, 4. Mr Samir Singha, Son of Kalidas Singha, Helapakuri Jote, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Business, 5. Mr Amit Singha, Son of Kalidas Singha, Helapakuri Jote, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Business

Indetified by Shri Rabi Kujur, , Son of D P Kujur, Sevoke Road , Siliguri, P.O: Sevoke Road, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

Execution is admitted on 01-11-2021 by Mr Ajay Kumar Agarwal, Partners, COZY NEST LLP, Nirvana Homes, Opp. Nirmala Convent School,, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Shri Rabi Kujur, , Son of D P Kujur, Sevoke Road , Siliguri, P.O: Sevoke Road, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business



Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

On 02-11-2021

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 3,90,02,605/-



Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

On 16-11-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 12593, Amount: Rs.50/-, Date of Purchase: 31/08/2021, Vendor name: J R DAS



Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2021, Page from 226295 to 226326
being No 040308816 for the year 2021.



Digitally signed by YOGEN TSHERING
BHUTIA
Date: 2021.11.29 16:13:29 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2021/11/29 04:13:29 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)