

Sl. No. 1601/2023.

1773
I - 1556 / 2023



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

8/1553207/2023 AB 393364

Prayongdin
13.55

15.06.23

GENERAL POWER OF ATTORNEY

PFC - 1824/2023
Alt - 05.07.23

Singara Sinha
Yedhapati Siler

Contd. P/2.

CERTIFIED THAT THE DOCUMENT IS ADMITTED
TO REGISTRATION THE SIGNATURES SET AND
THE ENDORSEMENT SET ATTACHED TO THIS
DOCUMENT ARE THE PART OF THE DOCUMENT

Prayongdin
15/06/2023

MB

Amr Ratan Ghosh

:02:

Suparna Sinha
Yudhajeet Sinha

KNOW ALL MEN BY THESE PRESENTS THAT WE, SMT SUPARNA SINHA wife of Sri Gautam Sinha, (having allotted Income Tax PAN – ABJPS9436L and Aadhaar No. 81776366465), SRI YUDHAJEET SINHA son of Sri Gautam Sinha, having allotted Income Tax Permanent Account No. FABPS3498N, and Aadhaar No. 698107014829), both are Hindu by religion, Indian by Nationality, Advocate by profession, residing at Kalibari Road, Sukanta Pally, SMC Ward No. 33, P.O. Siliguri Bazar, P.S. New Jalpaiguri, in the District of Jalpaiguri do hereby state as follows: -

WHEREAS we are the joint owners of all that piece or parcel of measuring 0.08 acre or 8 decimals of homestead land situated within Pargana Baikunthapur, Mouza Siliguri, Post Office Siliguri Bazar, Police Station Siliguri, District Darjeeling, appertaining to Khatian No. 6366 and 6367(L.R), comprised in and forming part of Plot No. 2976 (L.R), Sub-Division and A.D.S.R. Office Siliguri, in the District of Darjeeling within Ward No. 24 under Siliguri Municipal Corporation, more fully described in the Schedule hereunder written (herein after for the sake of brevity referred to as “the said premises”).

WHEREAS we have entered into a registered agreement on 15.06.2023 being No. 1560 Registered in Office of the ADSR, Siliguri with “M/s LABANI CONSTRUCTION” (Income Tax PAN – AAKFL2591B) a partnership firm of 26, B.M Sarani, Mahananda Para, P.O. and P.S. Siliguri, within the District of Darjeeling in the state of West Bengal, Developer’s for obtaining necessary permissions and/or sanctions from different authorities in connection with the development of the new building at the said premise and also for pursuing and following up the matter with the Siliguri Municipal Corporation / SJDA authorities and other statutory authorities and for all other matter concerning or related to the project of development which shall remain in force until completion of the project finally.

MB

Arup Ratan Ghosh

Suparna Sinha
Neharajit Sinha

:3:

WHEREAS in terms of the said agreement we have further agreed to confer certain necessary powers to "M/s LABANI CONSTRUCTION" for facilitating the construction of the proposed new building at the said premises.

NOW THEREFORE BY THESE PRESENTS We do hereby nominate, constitute and appoint "M/s LABANI CONSTRUCTION" represented by one of its partner **SRI ARUP RATAN GHOSH** son of late Anil Chandra Ghosh, (having Income Tax PAN – AFDPG6549J and Aadhaar No. 7312-8346-6780) resident of 26, B.M Sarani, Mahananda Para, P.O. and P.S. Siliguri, District - Darjeeling as our true and lawful attorney for us, in our names and on our behalf to inter alia, do and perform the following acts, deeds and things: -

1. To prepare a building plan or for submitting revised plan (if required) for construction of a new building in the said premises as deemed convenient by our said attorney at the cost and expense of the Developer.
2. To manage, look after and administer the affairs pertaining to the said premises in the course of construction of the new building and raise the construction at the cost and expense of the firm.
3. To pay in our names and on our behalf the rents, rates, taxes and other impositions and outgoings to the concerned authority/authorities with respect to the said premises.
4. To apply for and obtain temporary and permanent connections for water, electricity, drainage, sewerage for the new building to be constructed at the said premises and other inputs and facilities required for the construction and enjoyment of the said new building and bear the cost and expenses thereof.
5. 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.

MB

Arup Ratan Ghosh

:4:

Suparna Ghosh
Chaitanya Ghosh

6. 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.
7. 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 new building at the said premises and in connection with the sale/conveyance/transfer of any unit/flat thereof.
8. To transfer only Developer's allocation as mentioned in the registered Development Agreement, being No. 1560 dated 15.06.2023 of the said schedule below property by way of Sale, Gift, Lease or otherwise, to settle the price or consideration and the terms and conditions of transfer, to receive the amount of the price, to grant receipt/s therefore, to sign and execute any deed of transfer or any other Deed or documents registered in accordance with the provisions of the Indian Registration Act, to endorse registration receipts and to make over possession of the developer's allocation in favour of intending purchaser and to do all other acts, deeds, matters or things for the execution and registration of any deed or documents.
9. To negotiate on terms for and to agree to and enter into and conclude any agreement of sale/transfer and to sell/transfer any and all units/flats of the new building at the said premises unto and in favour of any purchaser or purchasers or transferee/s at such price which our said attorney, in their absolute discretion, thinks proper and to receive earnest money and advance from such purchaser/s, subject to payment of the consideration money for the said premises (land as described here under) to us in the manner and within the period as stipulated in the registered agreement being No. 1560 dated 15.06.2023 referred to herein above.

MB

Arup Kumar Ghosh

:5:

Suparna Sinha
Yudhajeet Sinha

AND GENERALLY to do all acts, deeds and things whatsoever deemed necessary and/or expedient with respect to the said premises, in our names and on our behalf as required by law to be done until the completion of the construction of the new building at the premises and the sale of the units/flats thereof.

AND We, Smt Suparna Sinha and Sri Yudhajeet Sinha do hereby agree to ratify and confirm all and whatever other act or acts our said ATTORNEY, "M/s Labani Construction" represented by one of it's partner Sri Arup Ratan Ghosh son of late Anil Chandra Ghosh, 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 no express power on that behalf is herein provided.

SCHEDULE

(DESCRIPTION OF THE LAND)

All that piece or parcel of land measuring 0.08 acre situated within Mouza – Siliguri, (Now) Siliguri Dakshin -2, Pargana Baikunthapur, J.L. No. New-93, Old-110, recorded in ROR / Khatian No. R.S. - 631, L.R - 6366 and 6367, E/P No. 155, appertaining to and forming part of Plot No. R.S. – 12689/1, L.R – 2976, P.O. and P.S. - Siliguri within SMC Ward No. XXIV in the District of Darjeeling.

The said land is bound and butted as follows :-

NORTH : Land of Sri. Sudhir Chakraborty.

SOUTH : Land of Sri. Sankar Choudhury & brothers,

EAST : 19 feet wide Municipal Road

WEST : Land of Sri Dipak Adhikary,

MB

Arup Ratan Ghosh

IN WITNESS WHEREOF We have hereunto put our respective signatures on this General Power of Attorney on the 15th. day of June, 2023 at Siliguri, District Darjeeling in presence of the following witnesses.

M/S. LABANI CONSTRUCTION

Anup Ratan Ghosh

PARTNER
Signature of Attorney

Suparna Sinha

Yudhajit Sinha

Signature of the Principals

Signature of Attorney is
attested by me: -

Suparna Sinha

Yudhajit Sinha

Signature of the Principals

WITNESSES:

1. *Kakal Ghosh*

Wife of Anup Ratan Ghosh
26, B.M. Sarahi, Mahabandopara
P.O. Siliguri, Dt. Darjeeling
Pin 734001

2.

Bela Paul
P.O. Siliguri
W/o Late Shyam K. Paul
Deobandhupara -
Siliguri - 734004

Drafted by me and typed
in my office:

Moumita Bhowmick
(Moumita Bhowmick)

Advocate / Siliguri
Enrolment No. F/1720/1519

Anup Ratan Ghosh

Finger Print of

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Suganna Sinha	LEFT HAND					
	RIGHT HAND					

Suganna Sinha
SIGNATURE

Finger Print of

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Mithrajit Sinha	LEFT HAND					
	RIGHT HAND					

Mithrajit Sinha
SIGNATURE

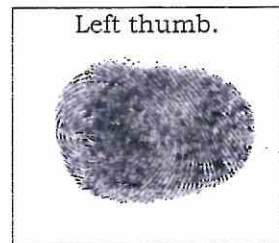
Finger Print of

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Arup Ratan Ghosh	LEFT HAND					
	RIGHT HAND					

Arup Ratan Ghosh
SIGNATURE

Arup Ratan Ghosh

PHOTO OF IDENTIFIER



Anup Kumar Ghosh

Kakoli Ghosh

Signature

Major Information of the Deed

Deed No :	I-0402-01773/2023	Date of Registration	10/07/2023
Query No / Year	0402-8001553207/2023	Office where deed is registered	
Query Date	15/06/2023 1:45:24 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	MOUMITA BHOWMICK Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 8617407434, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 1/-		Rs. 74,18,182/-	
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]:- 040201560/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: NORTH BHARAT NAGAR WARD NO.24, Mouza: Siliguri, , Ward No: 24 Pin Code : 734001

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-12689/1	RS-631	Bastu	Bastu	8 Dec	1/-	74,18,182/-	Width of Approach Road: 19 Ft., , Project Name :
Grand Total :					8Dec	1 /-	74,18,182 /-	

Stamp Return

Principal Details :

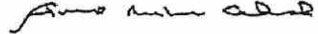
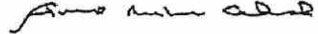
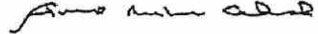
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt SUPARNA SINHA (Presentant) Wife of Shri GAUTAM SINHA Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office	 15/06/2023	 LTI 15/06/2023	 15/06/2023
	City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734005 Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: AJxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Shri YUDHAJEET SINHA Son of Shri GAUTAM SINHA Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office	 15/06/2023	 LTI 15/06/2023	 15/06/2023
	City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: FAxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	LABANI CONSTRUCTION City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx1B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Arup Kumar Ghosh

Representative Details :

No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Arup Ratan Ghosh Son of Late Anil Chandra Ghosh Date of Execution - 15/06/2023, , Admitted by: Self, Date of Admission: 15/06/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Jun 15 2023 2:06PM</td> <td>LTI 15/06/2023</td> <td>15/06/2023</td> <td></td> </tr> </tbody> </table> City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx9j,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : LABANI CONSTRUCTION (as Partner)	Name	Photo	Finger Print	Signature	Shri Arup Ratan Ghosh Son of Late Anil Chandra Ghosh Date of Execution - 15/06/2023, , Admitted by: Self, Date of Admission: 15/06/2023, Place of Admission of Execution: Office				Jun 15 2023 2:06PM	LTI 15/06/2023	15/06/2023	
Name	Photo	Finger Print	Signature										
Shri Arup Ratan Ghosh Son of Late Anil Chandra Ghosh Date of Execution - 15/06/2023, , Admitted by: Self, Date of Admission: 15/06/2023, Place of Admission of Execution: Office													
Jun 15 2023 2:06PM	LTI 15/06/2023	15/06/2023											

Identifier Details :

Name	Photo	Finger Print	Signature
Kakali Ghosh Daughter of Arup Ratan Ghosh 26, B. M. Sarani, Mahananda Para, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004			
	15/06/2023	15/06/2023	15/06/2023

Identifier Of Smt SUPARNA SINHA, Shri YUDHAJEET SINHA, Shri Arup Ratan Ghosh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SUPARNA SINHA	LABANI CONSTRUCTION-4 Dec
2	Shri YUDHAJEET SINHA	LABANI CONSTRUCTION-4 Dec

Arup Ratan Ghosh

On 15-06-2023

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

Presented for registration at 13:55 hrs on 15-06-2023, at the Office of the A.D.S.R. SILIGURI by Smt SUPARNA SINHA , 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 74,18,182/-

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

Execution is admitted on 15/06/2023 by 1. Smt SUPARNA SINHA, Wife of Shri GAUTAM SINHA, P.O: SILIGURI BAZAR, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Advocate, 2. Shri YUDHAJEET SINHA, Son of Shri GAUTAM SINHA, P.O: SILIGURI BAZAR, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Advocate

Indetified by Kakali Ghosh, , , Daughter of Arup Ratan Ghosh, 26, B. M. Sarani, Mahananda Para, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession House wife

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

Execution is admitted on 15-06-2023 by Shri Arup Ratan Ghosh, Partner, LABANI CONSTRUCTION, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Kakali Ghosh, , , Daughter of Arup Ratan Ghosh, 26, B. M. Sarani, Mahananda Para, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 668, Amount: Rs.50.00/-, Date of Purchase: 12/06/2023, Vendor name: B R GHOSH

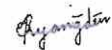


Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

On 10-07-2023

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.



Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0402-2023, Page from 47165 to 47178
being No 040201773 for the year 2023.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN
Date: 2023.07.10 12:57:42 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2023/07/10 12:57:42 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

Arup Ratan Ghosh

(This document is digitally signed.)