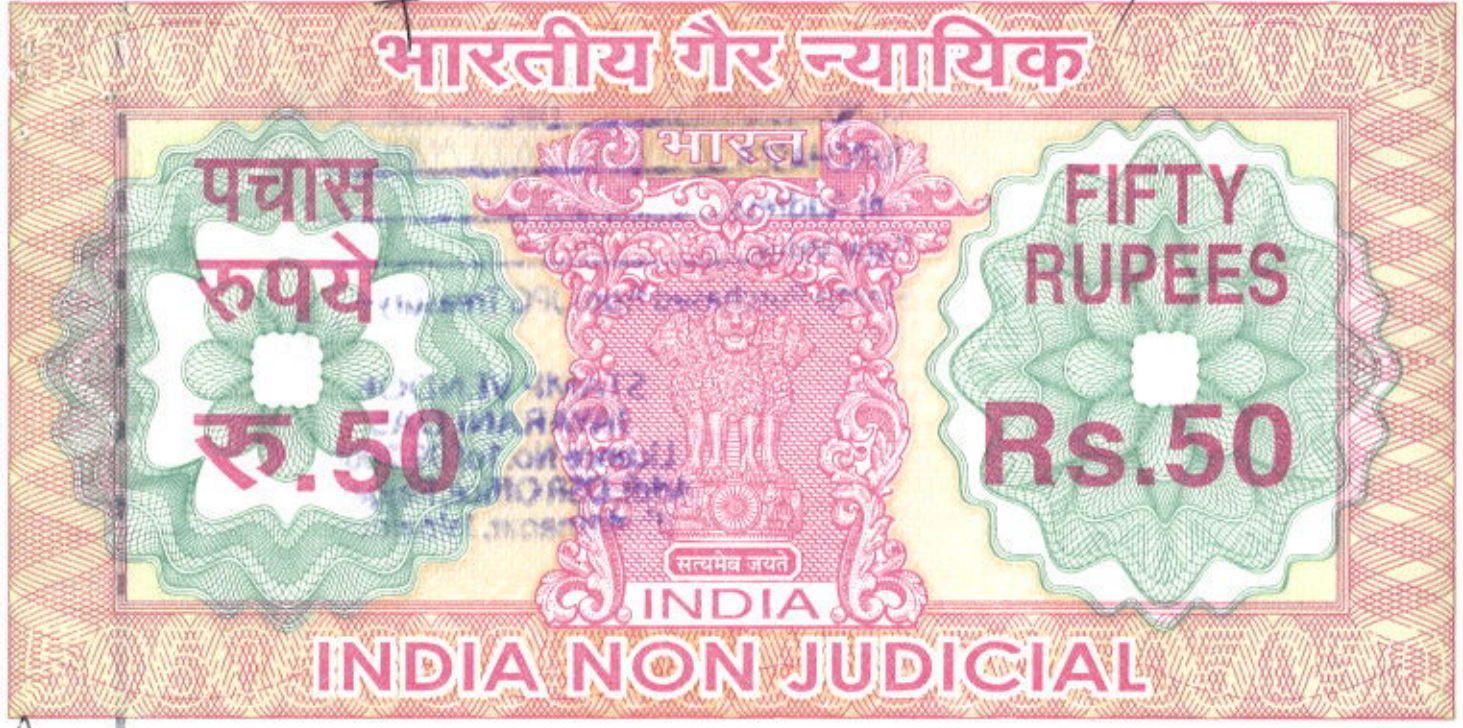


SL-478/2026

I-457/2026



[Handwritten Signature]
 पश्चिम बंगाल WEST BENGAL
 26/02/2026
 S.No.
 8000551820/2026

AM 982248

[Handwritten Signature]
 Awash Nirman
 Partner
 AWASH NIRMAN
[Handwritten Signature]
 Awash Nirman
 Partner

DEVELOPMENT GENERAL POWER OF ATTORNEY

[Handwritten Mark]

Cont/2

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

[Handwritten Signature]
 ADDL. DIST. REGISTRAR
 SILIGURI
 26/02/2026

S.L.NO. 41878 Date 23.2.2026

PURCHASER AWASH NIRMAN

Full Address Siliguri

Total Value 50/-

Stamp Purchased from JPG Treasury-I

JDs

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



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

26 FEB 2026

Narash Kumar Agarwal

Prateek Agarwal

AWASH NIRMAN
Narash Kumar Agarwal
Partner

WHEREAS, **1. SHRI NARESH KUMAR AGARWAL** (PAN : ACGPA7787G & AADHAR : 8188 6240 5864) son of Late Keshoram Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Cigarette Company Compound, S.F Road, P.O Siliguri Bazar, P.S. Siliguri, Pin -734005 District Darjeeling, in the State of West Bengal,

2. SHRI PRATEEK AGARWAL, (PAN- BUQPA6743P & AADHAR NO.- 241021731881) son of Shri Deepak Kumar Agarwal, by nationality- Indian, by religion- Hindu, by occupation- business, residing at Mahabirathan, Siliguri Town, Siliguri, Post Office - Siliguri Bazar, Police Station- Siliguri, Pin -734005 District Darjeeling, in the State of West Bengal, **are the owners of land measuring 4 Katha 15 Chhatak**, appertaining to a forming Part of R.S Plot No. 3555, corresponding to L.R Plot No. 10615 & LR Plot No. 10636, recorded in R.S Khatian No. 1239, corresponding to L.R Khatian No. 1795 (land measuring 3 Katha) & 8728 (land measuring 1 Katha 15 Chhatak,) situated at R.S. Mouza- **SILIGURI** corresponding to L.R Mouza- **SILIGURI MADHYA PASCHIM**, Pargana-Baikunthapur, P.S. Siliguri, Dist-Darjeeling, within Siliguri Municipal Corporation in Ward No. "26", Located at **S.F. Road Bye Lane, Rani Laxmibai Sarani, Millan Pally, Siliguri**, Addl. Dist. Sub-Registry Office Siliguri, Dist. Darjeeling as fully described in the schedule herein below and are in actual physical possession of the said landed property.

AND WHEREAS in order to have optimum use of our aforesaid landed property decided to develop the said land by constructing a multi storied residential com commercial building and were in look out of a reputed developer to develop the said property.

AND WHEREAS accordingly after several rounds of discussions and after considering all aspects we being the owner decided to enter into and have entered into a registered development agreement with one **AWASH NIRMAN** a Partnership Firm, registered as per provisions of Indian Partnership Act 1932, having its Office at Nehru Road, Siliguri,



Addl. Dist Sub-Registrar
Siliguri-I, Dt. Darjeeling
26 FEB 2026

Narad Kumar Agarwal

Prateek Agarwal

AWASH NIRMAN

Narad Kumar Agarwal
Partner

P.O. Siliguri Bazar, P.S. Siliguri, District Darjeeling, Pin 734005, Dist. Darjeeling, in the State of West Bengal, represented by one of its **PARTNER - SHRI NARESH KUMAR AGARWAL** (PAN : ACGPA7787G & AADHAR : 8188 6240 5864) son of Late Keshoram Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Cigaratte Company Compound, S.F Road, P.O Siliguri Bazar, P.S. Siliguri, Pin -734005 District Darjeeling, in the State of West Bengal and the aforesaid development agreement containing mutually agreed terms and conditions was duly registered with the office of the Additional District Sub Registrar, Siliguri, Dist. Darjeeling, recorded in Book No. I, being Document No. 452 for the year 2026.

AND WHEREAS in the aforesaid development agreement we as the owners of the land (being first party/owner therein) agreed to execute and register a general power of attorney where upon empowering the above named developer **AWASH NIRMAN** to execute proper deed of conveyances or any other documents with respect to the sale of the developer's allocation as decided and agreed by us in the aforesaid development agreement.

A N D

NOW KNOW ALL MEN BY THESE PRESENTS that We the above named Owners, do hereby nominate, appoint **SHRI NARESH KUMAR AGARWAL** (PAN : ACGPA7787G & AADHAR : 8188 6240 5864) son of Late Keshoram Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Cigaratte Company Compound, S.F Road, P.O Siliguri Bazar, P.S. Siliguri, Pin -734005 District Darjeeling, in the State of West Bengal the partner of the above named Developer **AWASH NIRMAN** as our true and lawful Attorney to act for us and on my behalf and authorize me to do the following acts and things hereinafter mentioned.

Naveed Kumar Agarwal

Prakul Agarwal

AWASH NIRMAN

Naveed Kumar Agarwal

Partner

1. **To** cause and prepare, sign, submit necessary building plans, drawings, elevations plans to the appropriate authorities, Siliguri Municipal Corporation and get the same sanctioned from the appropriate authorities.
2. **To** employ architects, engineers, labour contractors, site assistants, office staffs and other required employees for the development and construction of the multistoried building on the aforesaid landed property.
3. **To** enter into agreement with the suppliers of the building materials and other equipments as required for the construction of the same and to take all necessary steps, actions for the construction of the same.
4. **To** construct the above mentioned building consisting of several Flats, offices, garage/parking spaces and other spaces on our said land according to the Plan to be sanctioned by the Siliguri Municipal Corporation.
5. **To** negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell the Developer's allocation out of the total constructed area, including all common facilities of the said building together with undivided proportionate share of interest in the land on which the said building will be constructed, to any purchaser or purchasers at such price which our said Attorney in their absolute discretion thinks proper and/or cancel and/or repudiate the same.
6. **To** receive from the intending purchaser or purchasers any earnest money and/or advance and also the balance of purchase consideration /money and to give good and valid receipt and discharge for the same which will protect the purchaser or purchasers irrespective of the application of the money.

Navash Kumar Agarwal

Pratibha Agarwal

AWASH NIRMAN

Navash Kumar Agarwal
Partner

7. **Upon** such receipt as aforesaid in our name and as our act and deed, to sign, execute and deliver any Conveyance or Conveyances of the said property in favour of the said purchaser/s or his/their nominee/s or assignee/s.
8. **To** appear before any Registrar or Sub – Registrar or any other Authority for the purpose of the said transfer and present the deed of Conveyance and any other Instrument before him/them for registration and to admit the execution of the deed or Instrument and to have the same registered according to law.
9. **To** put the Purchaser/s in possession of the said developer's allocation as determined in the aforesaid development agreement or any part thereof as the case may be.
10. The said Attorney shall also be entitled to prosecute or defend any suit, complaint or other proceeding in respect of the aforesaid property and for the aforesaid purpose or purposes, to appoint any pleader or advocate on our behalf and to prosecute and defend such legal proceeding in or before any Court, Civil, Criminal and Revenue, or Officer or Appellate or Revisional Court or Authority and for such purpose the said Attorney may accept service of summons or notice issued by any Lawful Authority and the said Attorney is also authorized to sign and verify plaints and written Statements for the aforesaid purpose and also to swear affidavits for the aforesaid purpose.

(A)

Nawab Kumar Agarwala

Prateek Agarwal

AWASH NIRMAN

Nawab Kumar Agarwala
Partner

AND GENERALLY to do all lawful acts necessary for the aforesaid purpose.

AND WE HEREBY AGREE that all acts and things lawfully done by our said Attorney shall be considered as acts, and things done by us and we undertake to ratify and confirm all and whatsoever our said Attorney will lawfully do and cause to be done by virtue of this POWER OF ATTORNEY relating to the aforesaid property as mentioned in the Schedule Below.

SCHEDULE OF THE LANDED PROPERTY

All that piece or parcel of homestead land measuring about 4 Katha 15 Chhatak, appertaining to a forming Part of R.S Plot No. 3555, corresponding to L.R Plot No. 10615 & L.R Plot No. 10636, recorded in R.S Khatian No. 1239, corresponding to L.R Khatian No. 1795 (land measuring 3 Katha) & 8728 (land measuring 1 Katha 15 Chhatak,) situated at R.S. Mouza-SILIGURI corresponding to L.R Mouza-SILIGURI MADHYA PASCHIM, Pargana-Baikunthapur, P.S. Siliguri, Dist-Darjeeling, within Siliguri Municipal Corporation in Ward No. "26", Located at S.F. Road Bye Lane, Rani Laxmibai Sarani, Millan Pally, Siliguri, Addl. Dist. Sub-Registry Office Siliguri, Dist. Darjeeling.

The said land is butted and bounded as follows: -

By the North: Land & structure of Sri Bijay Kumar Agarwalla & others

By the South: Land of Tapan kumar Kundu & Others.

By the East : 19 ft. wide road.

By the West : Land of Awash Nirman.

(A)

ALLOCATION OF SHARE OF THE DEVELOPERS & OWNER:

That upon completion of the construction and sale of the various flats, shops and parking spaces in the said building/project in their part of land and the total gross revenue realized from such sales shall be divided between the Owner and the Developer in the ratio of **50:50 (Fifty Percent each)**.

It is further agreed that out of the aforesaid fifty percent (50%) share allocated to the Owners, the same shall be distributed amongst the respective Owners in proportion to the extent of land contributed by each Owner for the purpose of development under this Agreement.

It is expressly agreed that the aforesaid equal sharing of revenue shall constitute the full and final consideration payable between the parties under this Agreement, and neither party shall have any further monetary claim against the other, save and except as specifically provided herein.

IN WITNESS WHERE OF, We have signed this Power of Attorney at Siliguri on this the 26th day of February, 2026

WITNESSES :

1. *Rupesh Das*

S/o. R. Das

Khalpara

PO & P.S. - Siliguri

Dist. Darjeeling

734005

2. *Amit Barai*

S/o. B. Barai

Khalpara, Siliguri

Darjeeling.

Narash Kumar Agarwala

Prateek Agarwal

SIGNATURE OF EXECUTORS

AWASH NIRMAN

Narash Kumar Agarwala
Partner

SIGNATURE OF ATTORNEY












Drafted and explained by me to parties & printed in my office :

(AJAY KUMAR MITRUKA)

Advocate, Siliguri.

Enrolment No. WB/797/2006


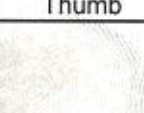


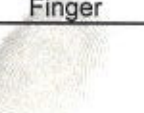

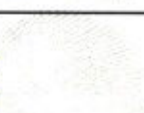




Rules 44A of Indian Registration Act, 1908

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	Left Hand					
	Right Hand					

Naresh Kumar Agarwal

Naresh Kumar Agarwal


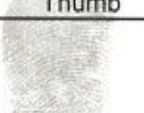









Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Praseek Agarnwal

Praseek Agarnwal

Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Naresh Kumar Agarwal

AWASH NIRMAN
Naresh Kumar Agarwal

Signature with date

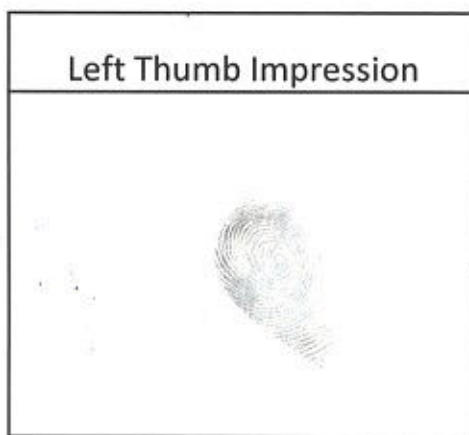
Photo with full Signature of the person		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Signature of Identifier

Signature of R.O.

Signature with date

IDENTIFIER PHOTO SHEET



Rupesh Das

Signature with date

Major Information of the Deed


Deed No :	I-0402-00457/2026	Date of Registration	26/02/2026
Query No / Year	0402-8000551820/2026	Office where deed is registered	
Query Date	26/02/2026 12:42:38 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	AJAY KUMAR MITRUKA SLG,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832386752, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,33,31,253/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 200/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040200452/2026		

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: MILAN PALLY, Road Zone : (WARD NO.26 -- WARD NO.26) , Mouza: Siliguri, Pin Code : 734005

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-3555	RS-1239	Bastu	Bastu	4 Katha 15 Chatak		1,33,31,253/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					8.1469Dec	0 /-	133,31,253 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr NARESH KUMAR AGARWAL (Presentant) Son of Late KESHORAM AGARWAL Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office		 Captured	
		26/02/2026	LTI 26/02/2026	26/02/2026










CIGARATTE COMPANY COMPOUND , S.F. ROAD , SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ACxxxxxx7G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr PRATEEK AGARWAL Son of Mr DEEPAK KUMAR AGARWAL Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office		 Captured	
		26/02/2026	LTI 26/02/2026	26/02/2026
MAHABIRSTHAN , SILIGURI TOWN , SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: BUxxxxxx3P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office				



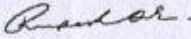
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AWASH NIRMAN NEHRU ROAD , SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 , PAN No.:: ABxxxxxx4K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI 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> Mr NARESH KUMAR AGARWAL Son of Late KESHORAM AGARWAL Date of Execution - 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td></td> <td>Feb 26 2026 2:04PM</td> <td>LTI 26/02/2026</td> <td>26/02/2026</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr NARESH KUMAR AGARWAL Son of Late KESHORAM AGARWAL Date of Execution - 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026, Place of Admission of Execution: Office		 Captured			Feb 26 2026 2:04PM	LTI 26/02/2026	26/02/2026
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Mr NARESH KUMAR AGARWAL Son of Late KESHORAM AGARWAL Date of Execution - 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026, Place of Admission of Execution: Office		 Captured											
	Feb 26 2026 2:04PM	LTI 26/02/2026	26/02/2026										
CIGARATTE COMPANY COMPOUND , S.F. ROAD , SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ACxxxxxx7G,Aadhaar No Not Provided Status : Representative, Representative of : AWASH NIRMAN (as PARTNER)													

Identifier Details :

Name	Photo	Finger Print	Signature
Shri RUPESH DAS Son of Mr R DAS KHALPARA, City:- Not Specified, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005		 Captured	
	26/02/2026	26/02/2026	26/02/2026
Identifier Of Mr NARESH KUMAR AGARWAL, Mr PRATEEK AGARWAL, Mr NARESH KUMAR AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NARESH KUMAR AGARWAL	AWASH NIRMAN-3 Katha
2	Mr PRATEEK AGARWAL	AWASH NIRMAN-1 Katha 15 Chatak

Endorsement For Deed Number : I - 040200457 / 2026

On 26-02-2026

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.

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

Presented for registration at 14:00 hrs on 26-02-2026, at the Office of the A.D.S.R. SILIGURI by Mr NARESH KUMAR AGARWAL , 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 1,33,31,253/-

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

Execution is admitted on 26/02/2026 by 1. Mr NARESH KUMAR AGARWAL, Son of Late KESHORAM AGARWAL, CIGARATTE COMPANY COMPOUND , S.F. ROAD , SILIGURI, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 2. Mr PRATEEK AGARWAL, Son of Mr DEEPAK KUMAR AGARWAL, MAHABIRSTHAN , SILIGURI TOWN , SILIGURI, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Shri RUPESH DAS, , , Son of Mr R DAS, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

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

Execution is admitted on 26-02-2026 by Mr NARESH KUMAR AGARWAL, PARTNER, AWASH NIRMAN, NEHRU ROAD , SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Indetified by Shri RUPESH DAS, , , Son of Mr R DAS, KHALPARA, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private 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 26/02/2026 1:45PM with Govt. Ref. No: 192025260494488648 on 26-02-2026, Amount Rs: 200/-, Bank: SBI EPay (SBlePay), Ref. No. 7529194873536 on 26-02-2026, Head of Account 0030-03-104-001-16

Description of Payment

By POS on 26/02/2026 2:08PM with Govt. Ref. No: 192025260494564566 on 26-02-2026, Amount Rs: 0/-, Bank: SBI, Ref. No. 04028000551820/01/2026 on 26-02-2026, 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 50.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 41878, Amount: Rs.50.00/-, Date of Purchase: 23/02/2026, Vendor name: J Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/02/2026 1:45PM with Govt. Ref. No: 192025260494488648 on 26-02-2026, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 7529194873536 on 26-02-2026, Head of Account



Jiwan Limbu

**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 0402-2026, Page from 11293 to 11307

being No 040200457 for the year 2026.



Digitally signed by JIWAN LIMBU
Date: 2026.02.26 16:58:23 +05:30
Reason: Digital Signing of Deed.

(Jiwan Limbu) 26/02/2026

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SILIGURI

West Bengal.