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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 577181

12h
1-59
5-1-26



✓ Anila Agarwal

Certified that the Document is admitted to Registration and the Signature Sheet and the Endorsement Sheet attached to this Document are part of this Document

[Signature]
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

05 JAN 2026

GENERAL POWER OF ATTORNEY

Rs 200000 11/8/26

S.L.NO. 22910 Date 22, 9, 2025

PURCHASER Smt Anita Agarwal

Full Address Siliguri

Total Value 50/-

Stamp Purchased from JPG Treasury-I

ds,

**STAMP VENDOR
JAYARANI DAS**

Licence No. 1 of 99-2000
Addl. DSR Office, Rajgan,
Bhaktinagar, Jalpaiguri

Faint, illegible text and stamps in the background.



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

05 JAN 2026

Anita Agarwal

SMT ANITA AGARWAL alias **ANITA DEVI AGARWALA** (PAN:-**ACBPA5588J**, AADHAAR No. **645903316542**) W/o Sri Binod Kumar Agarywala, Hindu by Religion, Indian by Nationality, Business by occupation, resident of 4C, Maple View, Mayfair Garden, Ward No. 41, Siliguri-734001, P.O. Sevoke Road, P.S. Bhaktinagar in the District of Jalpaiguri --- hereinafter called **PRINCIPAL**.

WHEREAS principal hereof **SMT ANITA DEVI AGARWALA** acquired all that piece and parcel of land measuring 5 Katha appertaining to and forming part of R.S. Plot No. 254 & 255 of R.S. Sheet No. 7, recorded in Khatian No. 1765/5 (KA) of Mouza-Dabgram in the District of Jalpaiguri by virtue of a registered Deed of Conveyance jointly executed by **BODHURANI WINIFRED MARY RAY, ROBINA INDIRA GHOSH, NILA SPILLER, SHEILA ANN BANERJI & TRIDIB KUMAR RAY** and registered at the office of the District Sub-Registrar, Jalpaiguri and recorded in Book No. I, being Document No. 318 for the year 2000.

AND WHEREAS possessing the aforesaid landed property abovenamed principal hereof **SMT ANITA DEVI AGARWALA** duly mutated her name at the office of B.L. & L.R.O. Rajganj and got her name recorded in L.R. Khatian No. 308 of Mouza-Dabgram, L.R. Sheet No. 14 in the District of Jalpaiguri.

AND WHEREAS since then the Principal hereof is in actual, Khas and physical possession of land as fully described in the schedule below without any objection, interruption, claim, demand, whatsoever from any other person and as such she become sole, absolute and exclusive owner-in-possession of the said land and has got right, title and interest having permanent heritable and transferable interest therein.

AND WHEREAS the Principal hereof has negotiated with one Developer named **AB DEVELOPERS** for the development of her land who has also negotiated with adjacent land owners and all the terms and conditions of such Development Agreement has been mutually settled by me.

AND WHEREAS the principal hereof is unable to personally appear before the Registrar, Sub – Registrar or any Competent Authority for the purpose and presentation and registration of the said Development Agreement which shall be executed and registered according to law.

v n Anita Agarwal

NOW KNOW ALL MEN BY THESE PRESENTS That We,

SMT ANITA AGARWAL alias **ANITA DEVI AGARWALA** (PAN:-
ACBPA5588J, AADHAAR No. 645903316542) W/o Sri Binod Kumar Agarwal,,
Hindu by Religion, Indian by Nationality, Business by occupation, resident of 4C,
Maple View, Mayfair Garden, Ward No. 41, Siliguri-734001, P.O. Sevoke Road,
P.S. Bhaktinagar, District-Jalpaiguri in the state of West Bengal do hereby
nominate, appoint and constitute her husband **SRI BINOD KUMAR**
AGARWALA (PAN:- **AEOPA1865K, AADHAAR No. 695859357063**) S/o Late
Amilal Agarwal, Hindu by religion, Indian by Nationality, Business by
Occupation, resident of 4C, Maple View, Mayfair Garden, Ward No. 41, Siliguri-
734001, P.O. Sevoke Road, P.S. Bhaktinagar, District-Jalpaiguri in the state of
West Bengal, as my true and lawful Attorney to act for me and on my behalf and
authorized him to do the following acts and things hereinafter mentioned.

1. To Look after and manage my landed property as more fully described in the Schedule below.
2. That upon completion of the construction of the said Building to sign Agreement to Sale, Deed of Conveyance and other document of transfer along with other land owner and Developer and take necessary steps for the registration of the same on my behalf and present the same before the authority Concern for registration and to admit the execution of the deed or Instrument and to have the same registered according to law.
3. To negotiate with the intended purchaser/s and finalize the consideration amount and enter in to agreement to sale of my allocation and in case of transfer by sale of my allocation to receive or agree to receive the advance, final payment and/or consideration money for the said sale or sales from the purchaser or purchasers and to give valid receipts and deposit Sale Proceed of my Allocation in my Bank Account.
4. To put the Purchaser of my allocation in possession or any part thereof as the case may be.
5. To cause mutation, where necessary, effected in the Revenue Office/Board and to make such statements personally or through pleader or other Agent to effectuate the aforesaid purpose.

vs Anita Agarwal

6. To lodge F.I.R or any complaint and to appear personally before any administrative Authority, Magistrate, Ld. Court or any other Office for and in respect of any matter connected/related to land as more fully described in the Schedule below.
7. To file suit/case/legal proceeding in respect of the below schedule property on my behalf.
8. To make, sign, execute and affirm, present, and file all applications, Complaints, plaints, petitions, written statements, Verification, Affidavit and all other papers and documents necessary and expedient in the opinion of the said attorney to be made, signed, execute affirmed, presented or filed and such documents again to receive back and to appear before the Court of Justice for and on my behalf.
9. To commence, initiate, file, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings both Civil and Criminal and demands touching any of the matters aforesaid.
10. As principal is unable to appear and registered the Development agreement in respect of the below schedule property in favour of and with **AB DEVELOPERS** attorney appointed hereof is authorized to execute the Development on my behalf and register the same and to be stamped, registered or authenticated as the case may be.
11. The principal hereof shall not execute any General Power of Attorney in favour of the Developer and attorney so appointed hereof shall take all necessary steps to look after all the affairs, acts on my behalf and after completion of Construction execute deed, agreement, Deed of Sale and all the documents relating to transfer and appear before the registering authority and registered the same.
12. The said Attorney shall also be entitled to prosecute or defend any suit, complaint or other proceeding in respect of the aforesaid property for the aforesaid purpose or purposes, to appoint any pleader or advocate on my 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

va Anita Agarwal

to sign and verify plaints and written Statements for the aforesaid purpose and also to swear affidavits for the aforesaid purpose.

13. Be it noted that this Power of Attorney is granted in favour of the said Attorney without any consideration no interest or right of the Attorney is created on the property which is the subject matter of this power of Attorney and that further the said attorney shall not hereby obtain or have power to make any construction or development works on the said property, nor change the nature & usage of the scheduled property.

14. This power of Attorney is always revocable at WILL of the executants.

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

AND I HEREBY AGREE that all acts and things lawfully done by my said Attorney shall considered as acts, and things done by me and I undertake to ratify and confirm all and whatsoever my said Attorney shall lawfully do and cause to be done by virtue of this **POWER OF ATTORNEY** relating to the property mentioned in the Schedule below.

SCHEDULE OF LAND

ALL THAT piece and parcel of Vacant land measuring 5 (Five) Katha appertaining to and forming part of R.S. Plot No. 254 (Two Five Four) & 255 (Two Five Five) of R.S. Sheet No. 7 (Seven), recorded in R.S. Khatian No. 1765/5 of Mouza-Dabgram, J.L. No. 2 (Two), Police Station-Bhaktinagar, District-Jalpaiguri, West Bengal. Road:- Bhanu Nagar Bazar Road. Propose Land Use & ROR of Land :- Bastu.

Plot wise detail of the land is as follows:-

R.S. PLOT NO.	R.S. KHATIAN NO.	AREA
254	1765/5	4.00 DECIMAL
255		4.25 DECIMAL
TOTAL AREA		8.25 DECIMAL

IN WITNESS WHEREOF We have signed this Power of Attorney at Siliguri on this the 05th day of January, 2026.

WITNESSES:

1. *Ronit Agarwal*
S/O BINOD KUMAR AGARWAL
E1116, Uttarayan
Siliguri, WB-734010.

2. *Tripurari Kr. Das*
Vijaya shivnagar,
Land NO: 46,
Pardhan nagar,
Dijeeby, 734003.

vs Anita Agarwal

EXECUTOR

Drafted by me and printed at my office.

RAJESH KUMAR AGARWAL
ADVOCATE/SILIGURI
REG. NO. WB/73/97

FINGER IMPRESSION

THUMB

FORE FINGER

MIDDLE FINGER

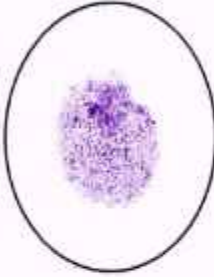
RING FINGER

LITTLE FINGER

L
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R
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Anita Agarwal ^A

SIGN

FINGER IMPRESSION

THUMB

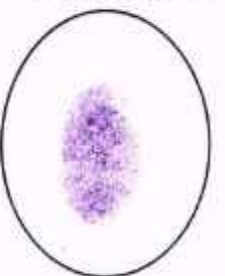
FORE FINGER

MIDDLE FINGER

RING FINGER

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B. Agarwal
Binod K. Agarwal ^{B.}
SIGN

IDENTIFIER PHOTO SHEET

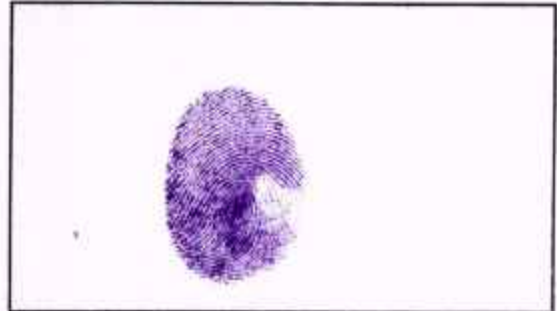
PHOTO



Rohit



LEFT THUMB IMPRESSION



Rohit Aganah.

SIGNATURE OF IDENTIFIER

English

(Live Data As On 05/01/2026, 14:23:11)

J.I No : 2 Thana : Rajganj

Khatian No :	308
Raiter Nam :	Shrimati Anita Devi Agarwal
Pita/swami :	Binod Kumar Agarwal
Raiter Dharan :	Byakti
Thikana :	Khalpada, Thana- Sheeleeguri, Jela- Darjeeling
Zamir Pariman:	0.0825 Ekar
Dager Sankhyan :	1
Khatian Tairir Tarikh :	07/08/2019

Atrasbatber Dager Bibaran O Pariman:

(* Exact quantum of land in respect of any khatian will be determined as per the share mentioned in the khatian against the Plot.)

Dag No	Shreni	Ansh	Ansh Pariman(ekar)	Dakhaldar	Mantaby
259	Dhahala/dangga	0.1924	0.0825	Nil	Nil Remarks

Major Information of the Deed



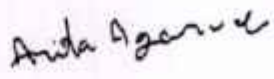
Deed No :	I-0711-00065/2026	Date of Registration	05/01/2026
Query No / Year	0711-2000001182/2026	Office where deed is registered	
Query Date	01/01/2026 1:15:32 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	RAJESH KUMAR AGARWAL S.P. MUKHERJEE ROAD, KHALPARA, SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 7407288855, Status : Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
	Rs. 66,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 200/- (Article:E)		
Remarks			

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Bhanu nagar Bazar road, Mouza: Dabgram
Sheet No - 7, JI No: 2, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-254	RS-1765/5	Bastu	Bastu	4 Dec		32,00,000/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L2	RS-255	RS-1765/5	Bastu	Bastu	4.25 Dec		34,00,000/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
		TOTAL :			8.25Dec	0 /-	66,00,000 /-	
		Grand Total :			8.25Dec	0 /-	66,00,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt ANITA AGARWAL, (Alias: Smt ANITA DEVI AGARWALA) (Presentant) Wife of Shri Binod Kumar Agarwala Executed by: Self, Date of Execution: 05/01/2026 , Admitted by: Self, Date of Admission: 05/01/2026 ,Place : Office		 Captured	
		05/01/2026	LTI 05/01/2026	05/01/2026
4C, Maple View, Mayfair Garden, Ward No. 41, Siliguri, City:- Not Specified, P.O:- Bhaktinagar, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: ACxxxxxx8J, Aadhaar No: 64xxxxxxxx6542, Status :Individual, Executed by: Self, Date of Execution: 05/01/2026 , Admitted by: Self, Date of Admission: 05/01/2026 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Shri BINOD KUMAR AGARWALA Son of Late Amilal Agarwal 4C, Maple View, Mayfair Garden, Ward No. 41, Siliguri, City:- Not Specified, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AExxxxxx5K, Aadhaar No: 69xxxxxxxx7063, Status :Individual, Status : Not Executed			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Rohit Agarwal Son of Shri Binod Kumar Agarwala E1116, Uttarayan Township, Matigara, City:- Not Specified, P.O:- Matigara, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010		 Captured	
	05/01/2026	05/01/2026	05/01/2026
Identifier Of Smt ANITA AGARWAL			

Endorsement For Deed Number : I - 071100065 / 2026

On 05-01-2026

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 13:59 hrs on 05-01-2026, at the Office of the A.D.S.R. BHAKTINAGAR by Smt ANITA AGARWAL Alias Smt ANITA DEVI AGARWALA,Executant.

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

Execution is admitted on 05/01/2026 by Smt ANITA AGARWAL, Alias Smt ANITA DEVI AGARWALA, Wife of Shri Binod Kumar Agarwala, 4C, Maple View, Mayfair Garden, Ward No. 41, Siliguri, P.O: Bhaktinagar, Thana: Bhaktinagar, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Identified by Shri Rohit Agarwal, , Son of Shri Binod Kumar Agarwala, E1116, Uttarayon Township, Matigara, P.O: Matigara, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by profession Others

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 05/01/2026 1:14PM with Govt. Ref. No: 192025260417310948 on 05-01-2026, Amount Rs: 200/-, Bank: SBI EPay (SBlePay), Ref. No. 6176866675646 on 05-01-2026, Head of Account 0030-03-104-001-16

Description of Payment

By POS on 05/01/2026 3:24PM with Govt. Ref. No: 192025260417738576 on 05-01-2026, Amount Rs: 0/-, Bank: SBI, Ref. No. 07112000001182/01/2026 on 05-01-2026, Head of Account 0030-03-104-001-16

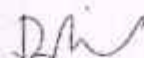
Payment of Stamp Duty

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 22910, Amount: Rs.50.00/-, Date of Purchase: 22/09/2025, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/01/2026 1:14PM with Govt. Ref. No: 192025260417310948 on 05-01-2026, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 6176866675646 on 05-01-2026, Head of Account



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2026, Page from 5834 to 5847

being No 071100065 for the year 2026.



DM

Digitally signed by BISWARUP GOSWAMI

Date: 2026.01.07 14:09:24 +05:30

Reason: Digital Signing of Deed.

(Biswarup Goswami) 07/01/2026

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.