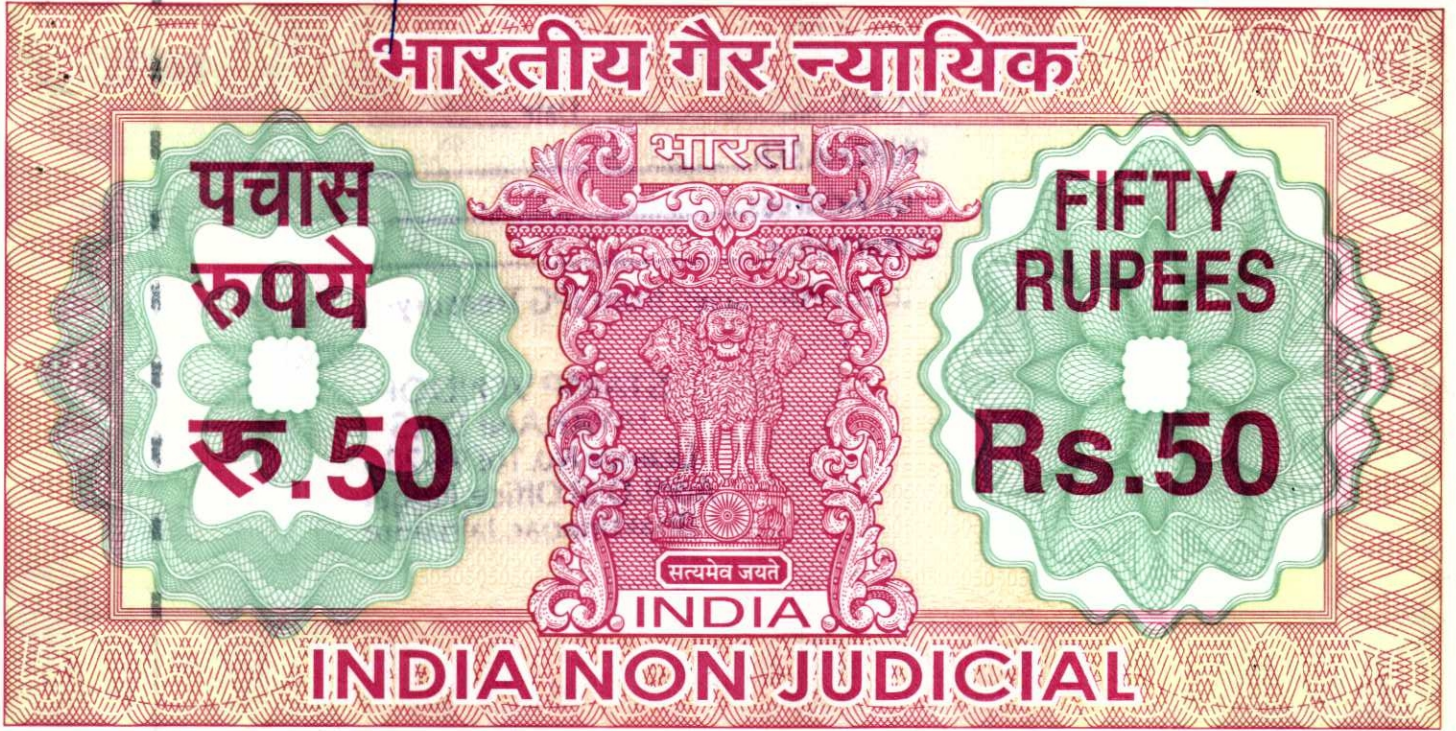


6805/25

I-6668



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 555063

[Handwritten Signature]
 1449
 24-9-25

Q 200 24919 69/25



Rukma Devi Agarwal

Manish Agarwal

GENERAL POWER OF ATTORNEY

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

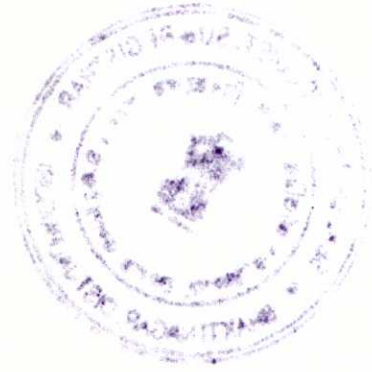
[Handwritten Signature]
 Addl. District Sub-Registrar
 Bhakti Nagar, Jaipauri

24 SEP 2025

S.L.NO. 10392 Date 5.6.2025
PURCHASER Smt Rukma Devi Agarwala
Full Address Chirang Assam
Total Value 50/-
Stamp Purchased from JPG Treasury

MS

STAMP VENDOR
JAYARANI DAS
Licence No. 1 of 99-200
Addl. DSR Office, Rajgarh
Bhaktinagar, Jalpaiguri



ADSL Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

24 SEP 2025

P

Rukma-Devi Agarwala

Manish Agarwal

SMT RUKMA DEVI AGARWALA (PAN:- ACGPA9258G, AADHAAR No. 829842973435) W/o Sri Natwar Lal Agarwal, Hindu by Religion, Indian by Nationality, Business by occupation, previously residing at Mangal Pandey Road, Khalpara, Siliguri-734005, P.O. & P.S. Siliguri, District-Darjeeling in the state of West Bengal and presently residing at 63 (A) Bijni Town (Part -1), Chirang — hereinafter called **PRINCIPAL.**

WHEREAS principal hereof **SMT RUKMA DEVI AGARWALA** acquired all that piece and parcel of land measuring 13 Katha appertaining to and forming part of R.S. Plot No. 254 & 255 of R.S. Sheet No. 7, recorded in Khatian No. 176/5 (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, CD Volume No.5, Pages 4125 to 4139, being Document No. 02084 for the year 2010.

AND WHEREAS possessing the aforesaid landed property abovenamed principal hereof **SMT RUKMA DEVI AGARWALLA** duly mutated her name at the office of B.L. & L.R.O. Rajganj and got her name recorded in L.R. Khatian No. 123 in respect of land measuring 0.147 Acre in L.R. Plot No. 258 and Land measuring 0.0638 Acre in L.R. Plot No. 259 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 since the principal hereof resides out of state and due to different health issues, 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.

R

Rukma Devi Agarwal

Manish Agarwal

NOW KNOW ALL MEN BY THESE PRESENTS That We,

SMT RUKMA DEVI AGARWALA (PAN:- ACGPA9258G, AADHAAR No. 829842973435) W/o Sri Natwar Lal Agarwal, Hindu by Religion, Indian by Nationality, Business by occupation, previously residing at Mangal Pandey Road, Khalpara, Siliguri-734005, P.O. & P.S. Siliguri, District-Darjeeling in the state of West Bengal and presently residing at 63 (A) Bijni Town (Part -1), Chirang do hereby nominate, appoint and constitute her nephew **SRI MANISH AGARWAL (PAN:- AINPA7293A, AADHAAR No. 558621012034) S/o Om Prakash Agarwal, Hindu by religion, Indian by Nationality, Business by Occupation, resident of 208 Ganga Apartment, Mangal Pandey Road, Khalpara, Siliguri-734005, P.O. & P.S. Siliguri, District-Darjeeling 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. 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 Amount in our Bank Account.
3. To enter into an agreement to sale or any other instrument in respect of the property more fully described in the Schedule below in favour of intended purchaser/s.
4. To Execute Deed of Conveyance, Declaration, rectification or any other document necessary to effectuate the transfer in favour of purchaser/s and for aforesaid purpose or purposes and cause the same to be stamped, registered or authenticated as the case may be.
5. To put the Purchaser of my allocation in possession or any part thereof as the case may be.
6. 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.

Rukma Devi Agarwal

Manish Agarwal.

7. 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.
8. To file suit/case/legal proceeding in respect of the below schedule property on my behalf.
9. 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.
10. 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.
11. To principal is unable to appear and registered the Development agreement in respect of the below schedule property in favour of and with **AB DEVELOPER** on my behalf and register the same and to be stamped, registered or authenticated as the case may be.
12. 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 and all the documents and appear before the registering authority and registered the same.
13. 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 to sign and verify plaints and written Statements for the aforesaid purpose and also to swear affidavits for the aforesaid purpose.

Rukma Devi Agarwal

Manish Agarwal

14. 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 by himself, nor change the nature & usage of the scheduled property.

15. 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 13 (One Three) Katha or 21.45 Decimal appertaining to and forming part of R.S. Plot No. 254 (Two Five Four) & 255 (Two Five Five) corresponding to L.R. Plot No. 258 (Two Five Eight) and 259 (Two Five Nine) of R.S. Sheet No. 7 (Seven) corresponding to L.R. Sheet No. 14 (One Four), recorded in Khatian No. 176/5 corresponding to L.R. Khatian No. 123 (One Two Three) of Mouza-Dabgram, J.L. No. 2 (Two), Police Station-Bhaktinagar, District-Jalpaiguri, West Bengal..

Plotwise detail of the land is as follows:-

| R.S. PLOT | L.R. PLOT | R.S. KHATIAN | L.R. KHATIAN | AREA |
|------------|-----------|--------------|--------------|---------------|
| 254 | 258 | 176/5 | 123 | 14.55 DECIMAL |
| 255 | | | | 6.90 DECIMAL |
| TOTAL AREA | | | | 21.45 DECIMAL |

Aforesaid land is butted and bounded as follows:-

NORTH : NOW OR LATELY LAND OF KUSHARI & THAPA BABU,

SOUTH : NOW OR LATELY LAND OF BINOD AGARWAL,

EAST : NOW OR LATELY LAND OF MURLI RAM & OTHERS,

WEST : 33 FT WIDE PUCCA ROAD,

IN WITNESS WHEREOF We have signed this Power of Attorney at Siliguri on this the 24th day of September, 2025.

WITNESSES:

1.

Ganesh Kumar Agarwal
S/O A New Balla Agarwal
208, Ganga apartment
Mangal Pardey Road
Khalpau
Siliguri - 734005

2. Tripurani Devi Das

Vijaya Shivnagar,
ward NO: 46,
Mahagan, Dighrady
WB 734003

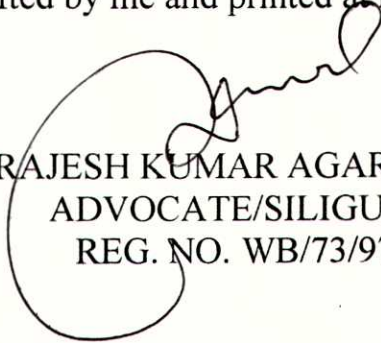
Rukma Devi Agarwal

EXECUTOR

Manish Agarwal.

ATTORNEY HOLDER

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
E
F
T



R
I
G
H
T



Rukma Devi Agarwala

Rukma Devi Agarwala

SIGN

FINGER IMPRESSION

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER

L
E
F
T



R
I
G
H
T



Manish Agarwal

Manish Agarwal

SIGN

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Ompakash Agarwal

SIGNATURE OF IDENTIFIER

জেলা- জগদীশপুর থানা- ১১১

[০৭০১৪১৪]




সিডি- জগদীশপুর সিডি নং- ১
জে.এস.নং- ২

খানা- জগদীশপুর

(১) মোট খণ্ড ০০০ টিকা

(২) জমির পরিমাণ (এ) - ০.২১০৭

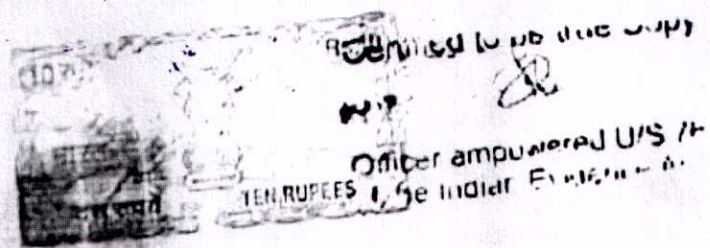
(৩) মোট দাগের সংখ্যা - ২

| (২) অত্রঘরের দখলকারের বিবরণ | | (৩) ধর | (৬) মতলা |
|-----------------------------|----------------------------------|--------|---|
| নাম- | ককমা দেবী আগরওয়াল | মামত |  |
| পত্নী- | নটবরলাল আগরওয়াল | | |
| ঠিকানা- | নন্দনপাণ্ডে রোড খালশাড়ি পিপিওডি | | |

(৫) অত্রঘরের নিজ দখলীদ জমি

| স্মারক নং | জমির প্রকৃতি | মতলা | দাগের মোট পরিমাণ (এ) | দাগের মধ্যে অত্রঘরের অংশ | দাগের মধ্যে অত্রঘরের জমির আংশের পরিমাণ |
|-----------|--|------|----------------------|--------------------------|--|
| | | | একর | বৈটর | |
| ১০৭ | পতিত/মাত | | ০.৪৫০০ | ০.০২৬৭ | ০.১৪৩৩ |
| ১ | আগত খং নং - ২১০ স্বাধারা দখলিত | | ১.৪২০০ | ০.১৫২০ | ০.০৬৮০ |
| ২০১ | দখলা/পতিত গত খং নং - ৩০৭, ৩০৪ ইস্তাফেরের ধরণ - রে: ক: মূল: রে: ক: মূল (আর,এস,সিডি-৭) | | | | |

মোট দাগের সংখ্যা- দুই মাত্র



Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 , Copy No: 7746
Page 1 of 1
16/01/2024 03:00 PM

Major Information of the Deed



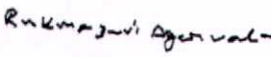
| | | | |
|--|--|--|------------|
| Deed No : | I-0711-06668/2025 | Date of Registration | 24/09/2025 |
| Query No / Year | 0711-2002491969/2025 | Office where deed is registered | |
| Query Date | 01/09/2025 6:17:11 PM | A.D.S.R. BHAKTINAGAR, District: Jalpaiguri | |
| Applicant Name, Address & Other 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. 1,71,60,000/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 50/- (Article:48(d)) | Rs. 200/- (Article:E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :



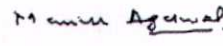
District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Bhanu nagar Bazar road, Mouza: Dabgram
Sheet No - 7, JI No: 2, Pin Code : 734001

| 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 | 14.55 Dec | | 1,16,40,000/- | Width of Approach Road: 33 Ft., Adjacent to Metal Road, |
| L2 | RS-255 | RS-1765/5 | Bastu | Bastu | 6.9 Dec | | 55,20,000/- | Width of Approach Road: 33 Ft., Adjacent to Metal Road, |
| | | TOTAL : | | | 21.45Dec | 0 /- | 171,60,000 /- | |
| | | Grand Total : | | | 21.45Dec | 0 /- | 171,60,000 /- | |



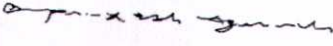
Principal Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|---|--|--|
| 1 | Name | Photo | Finger Print | Signature |
| | Smt RUKMA DEVI AGARWALA Wife of Shri Natwar Lal Agarwal Executed by: Self, Date of Execution: 24/09/2025 , Admitted by: Self, Date of Admission: 24/09/2025 ,Place : Office |  24/09/2025 |  LTI 24/09/2025 Captured |  24/09/2025 |
| Mangal Pandey Road, Khalpara, Siliguri, City:- Not Specified, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: ACxxxxxx8G, Aadhaar No: 82xxxxxxxx3435, Status :Individual, Executed by: Self, Date of Execution: 24/09/2025 , Admitted by: Self, Date of Admission: 24/09/2025 ,Place : Office | | | | |

Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|---|--|--|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri MANISH AGARWAL (Presentant) Son of Om Prakash Agarwal Executed by: Self, Date of Execution: 24/09/2025 , Admitted by: Self, Date of Admission: 24/09/2025 ,Place : Office |  24/09/2025 |  LTI 24/09/2025 Captured |  24/09/2025 |
| Son of Om Prakash Agarwal 208 Ganga Apartment, Mangal Pandey Road, Khalpara, Siliguri, City:- Not Specified, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AIxxxxxx3A, Aadhaar No: 55xxxxxxxx2034, Status :Individual, Executed by: Self, Date of Execution: 24/09/2025 , Admitted by: Self, Date of Admission: 24/09/2025 ,Place : Office | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|--|
| Shri OM PRAKASH AGARWAL Son of Shiv Ballav Agarwal 208 Ganga Apartment, Mangal Pandey Road, Khalpara, City:- , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 |  24/09/2025 |  Captured 24/09/2025 |  24/09/2025 |
| Identifier Of Smt RUKMA DEVI AGARWALA, Shri MANISH AGARWAL | | | |

Endorsement For Deed Number : I - 071106668 / 2025

On 24-09-2025

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 12:49 hrs on 24-09-2025, at the Office of the A.D.S.R. BHAKTINAGAR by Shri MANISH AGARWAL ,Claimant.

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

Execution is admitted on 24/09/2025 by 1. Smt RUKMA DEVI AGARWALA, Wife of Shri Natwar Lal Agarwal, Mangal Pandey Road, Khalpara, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 2. Shri MANISH AGARWAL, Son of Om Prakash Agarwal, 208 Ganga Apartment, Mangal Pandey Road, Khalpara, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Shri OM PRAKASH AGARWAL, , , Son of Shiv Ballav Agarwal, 208 Ganga Apartment, Mangal Pandey Road, Khalpara,, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

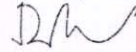
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) and Registration Fees paid by , by Cash Rs 200.00/-

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/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 10392, Amount: Rs.50.00/-, Date of Purchase: 05/06/2025, Vendor name: Jaya Rani Das



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 0711-2025, Page from 165072 to 165086
being No 071106668 for the year 2025.



DW

Digitally signed by BISWARUP GOSWAMI
Date: 2025.10.09 13:54:03 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 09/10/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.