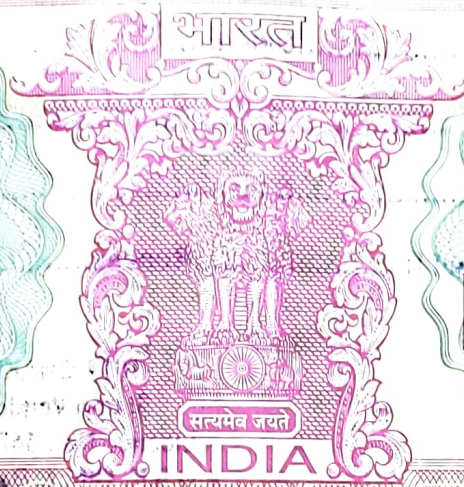


81- 3927/26

I - 4142/26
I - 3986/26

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

8/1516983/2026 AL 654677

Prayangdin

02:20

12.06.20

Navein Ghosh

Shreosi Ghosh

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

Prayangdin
Addl. Dist. Sub-Registrar
Shiguri -II at Bagdogra

DEVELOPMENT POWER OF
ATTORNEY

12 JUN 2026
18/06/2026

This development agreement is made
on this 12 Day of July 2026

Nabin Ghosh

Shreosi Ghosh

2

KNOW ALL MEN BY THESE PRESENTS that **1. SRI NABIN GHOSH**, S/O Late Nimai Chandra Ghosh , Hindu by faith , business by occupation, resident of S.N. Bose Road No- 1 , Shivmandir, P.O- Kadamtala, P.S- Matigara, Dist- Darjeeling, West Bengal, PIN 734011, **2. SRIMATI SHREOSI GHOSH**, W/O Sri Nabin Ghosh, Hindu by faith, business by occupation, resident of S.N. Bose Road, Shivmandir, P.O- Kadamtala, P.S- Matigara, Dist- Darjeeling, West Bengal, PIN No 734011 - Here in after called the "**OWNERS**" (which expression shall mean and include unless excluded by or repugnant to the context, of their executors, administrators, legal representatives and assigns) **PARTY OF THE FIRST PART. (PAN NO- AFDPG8063M & AILPG1819L respectively) SEND GREETINGS.**

WHEREAS we are the absolute owner of all that piece and parcel of amalgamated land measuring (25.52 Decimals) **11.5 Decimal** situated at Mouza Jitu , recorded in Khatian no LR 2399 & 2651 Plot No LR 133 , J.L No 69, Under P.S – Matigara , Dist- Darjeeling , Land measuring **11.5 Decimal**, situated at Mouza Jitu , recorded in Khatian no LR 2413 & 2652 , Plot No LR 133 , J.L No 69, Under P.S – Matigara , Dist- Darjeeling , Land measuring **0.5 Decimal**, situated at Mouza -Jitu , recorded in Khatian no LR 2651 , Plot No LR 132 , J.L No 69, Under P.S – Matigara , Dist- Darjeeling , Land measuring **0.5 Decimal**, situated at Mouza Jitu , recorded in Khatian no LR 2652 , Plot No LR 132 , J.L No 69, Under P.S – Matigara , Dist- Darjeeling and Land measuring **1.52 Decimal**, situated at Mouza – Bairatisal , recorded in Khatian no LR 7129 , Plot No LR 548, J.L No 69, Under P.S – Matigara , Dist- Darjeeling , Additional District Sub Registrar

Nabin Ghosh.

³
Shreosi Ghosh

Office at Bagdogra, more fully described hereunder in Schedule " A" below.

WHEREAS we have made a plan to develop the described schedule land by making multi storied building and entered into a Development Agreement with "**SREE HARI BUILDERS** " a partnership firm having its office at S.N. Bose Road No- 1 , Shivmandir, P.O- Kadamtala, P.S- Matigara, Dist- Darjeeling represented by partners, **1. SRI NABIN GHOSH**, S/O Late Nimai Chandra Ghosh , business by occupation, resident of S.N. Bose Road No- 1 , Shivmandir, P.O- Kadamtala, P.S- Matigara, Dist- Darjeeling, West Bengal, PIN 734011 **2. SRIMATI SHREOSI GHOSH**, W/O Sri Nabin Ghosh, Hindu by faith, business by occupation, resident of S.N. Bose Road, Shivmandir, P.O-Kadamtala, P.S- Matigara, Dist- Darjeeling, West Bengal, India PIN No 734011, with specific terms and conditions on the above mentioned property more fully described here under in the Schedule. The above development agreement has been registered in Book No-I , Volume being No- 040303918 for the year 2026 registered at ADSR office at Bagdogra.

AND WHEREAS a building plan was sanctioned over the aforesaid land , being LUCC Memo No- 12114/ SJDA , Dated 22/11/2023 , Plan Vide Order No 206/ MPS Dated 05/07/2024 approved by Matigara Gram Panchayat

AND WHEREAS for performing the said construction work as per Development Agreement it has become necessary to provide a power to the developers as our true and lawful attorney to do all such acts, deeds and things in our name and on our behalf as are

Nabin Ghosh.

Shreosi Ghosh⁴

necessary for construction of the building, in terms of the sanctioned building plan, construction works of the building or buildings on the said premises and to enter into agreements to sell, sale the flat or flats, garage or garages, shops and other elements to the intending purchaser or purchasers according to the Development Agreement. Further we have decided and hereby appoint and nominate to represent us by "**SREE HARI BUILDERS**" a partnership firm having its office at S.N. Bose Road No- 1, Shivmandir, P.O- Kadamtala, P.S- Matigara, Dist- Darjeeling represented by any one of the partners or both partners, 1. **SRI NABIN GHOSH**, S/O Late Nimai Chandra Ghosh, business by occupation, resident of S.N. Bose Road No- 1, Shivmandir, P.O- Kadamtala, P.S- Matigara, Dist- Darjeeling, West Bengal, PIN 734011 2. **SRIMATI SHREOSI GHOSH**, W/O Sri Nabin Ghosh, Hindu by faith, business by occupation, resident of S.N. Bose Road, Shivmandir, P.O-Kadamtala, P.S- Matigara, Dist- Darjeeling, West Bengal, India PIN No 734011 as our true and lawful attorney to do all such acts, deeds and things in our name and on our behalf as are necessary for executing construction works of the building or buildings on the said premises and to enter into agreements to sell to the intending purchaser or purchasers and mentioned hereinafter (leaving aside the owners flats and garages as mentioned in the schedule "B" in the development agreement and the developers allocation) that is to say :-

1. To sign, execute submit and collect all documents, statements, papers, undertaking, declaration as may be required for the said premises as mentioned in the schedule below by/from the local authority and or any other authorities.

Naim Ghosh.

5

Shreasi Ghosh

2. To sign execute, modify, cancel, alter, draw, approve and present for registration, all papers, Sale deeds, documents, declarations affidavits, applications, returns confirmations, plans and consents as may in any way be required to be so done, for and in connection with the said premises as mentioned in the schedule below(leaving aside the owners allocation)
3. To Transfer by sale by way of deed of conveyance, lease, mortgage, or any other mode of transfer the schedule described premises or any part / portion thereto. The attorney shall be entitled to mortgage the schedule described property with any financial institutions, scheduled or non – schedule banks NBFCs etc on my behalf for raising financial assistances to complete the construction of the G+3. storied building.(leaving aside the owners allocation)
4. To amend pertinent clauses of the Development agreement registered in Book No-I , being No- 040303918 for the year 2026 registered at ADSR office at Bagdogra in case of exigencies for fully effectuating the terms of the said development agreement and/or to ensure the right, title and interest of the purchasers of the premises consisting of independent units / flats, parking spaces/ shops or other entitlements.
5. This power of attorney is being executed by us being incidental /ancillary to the afore mentioned development registered in Book No-I , being No- 040303918 registered at ADSR office at Bagdogra and since the said agreement is a grant coupled with interest . We specifically agree that this general power of attorney is not revocable by me till the entire project is complete

Naresh Ghosh.

Shreasi Ghosh

in all respect and the developer has realized its entire investment along with returns by disposal of the multi storied property along with the undivided and un-partitioned right title and interest in the schedule described land.

6. To appear and represent me before any authority and authorities including the local Panchayat/ Municipality, Development authority, Fire Brigade, West Bengal Police, The Competent Authority under the Urban Land (Ceiling and regulation) Act. 1976 and Government of West Bengal in connection with the said premises as mentioned in the schedule below
7. To negotiate and enter into agreements for sale.(leaving aside the owners allocation) with the intending buyers and also do collect advance and / or part payment or full consideration from them in respect of the said premises as mentioned in the schedule below and also to receive realize and obtain payment of all or any money which may hereafter or before payable to us and to sign and give and grant sufficient and effectual receipts and discharge for the same on our behalf as my said attorney shall think fit and proper.

NOW GENERALLY TO do execute and perform any other act or acts, deed or deeds, matter or thing which in the opinion of my said attorneys ought to be done, executed or performed in relation to our said premises or affairs ancillary or incidental thereto as fully and effectually as we could do the same if we were personally present. **AND** we hereby agree to ratify and confirm all and whatsoever our said attorneys shall lawfully do or cause to be done by virtue of this deed.

Nalini Ghosh

7
Shakti Ghosh

SCHEDULE "A"

All that piece and parcel of land measuring (25.52 Decimals) **11.5 Decimal** situated at Mouza Jitu , recorded in Khatian no LR 2399 & 2651 Plot No LR 133 , J.L No 69, Under P.S – Matigara , Dist- Darjeeling , Land measuring **11.5 Decimal**, situated at Mouza Jitu , recorded in Khatian no LR 2413 & 2652 , Plot No LR 133 , J.L No 69, Under P.S – Matigara , Dist- Darjeeling , Land measuring **0.5 Decimal**, situated at Mouza -Jitu , recorded in Khatian no LR 2651 , Plot No LR 132 , J.L No 69, Under P.S – Matigara , Dist- Darjeeling , Land measuring **0.5 Decimal**, situated at Mouza Jitu , recorded in Khatian no LR 2652 , Plot No LR 132 , J.L No 69, Under P.S – Matigara , Dist- Darjeeling and Land measuring **1.52 Decimal**, situated at Mouza – Bairatisal , recorded in Khatian no LR 7129 , Plot No LR 548, J.L No 69, Under P.S – Matigara , Dist- Darjeeling , Additional District Sub Registrar Office at Bagdogra,

The amalgamated land is butted and bounded as follows:-

- By the North : Land of Samar Ghosh , Amal Hore & others .
- By the South : 21 Feet wide metal road.
- By the East : Land of Subhrangshu Kanjilal & House of Mr Ghosh .
- By the West : House of Rita Sinha Ghosh

SCHEDULE "B"

OWNERS ALLOCATION: (The power of attorney is given leaving aside the flowing flats and garages)

- a) a 2BHK flat measuring 857 sq.ft super built area (513.16 Sq.ft carpet area & Built up area or covered area 580.653 Sq.ft) being Flat no " B " on the first floor

Naim Ghosh.

Shreosi Ghosh

- b) a 2BHK flat measuring 857 sq.ft super built area (513.16 Sq.ft carpet area & Built up area or covered area 580.653 Sq.ft) being Flat no "B" on the second floor
- c) a 2BHK flat measuring 857 sq.ft super built area (513.16 Sq.ft carpet area & Built up area or covered area 580.653 Sq.ft) being Flat no "B" on the third floor
- d) a 2BHK flat measuring 857 sq.ft super built area (513.16 Sq.ft carpet area & Built up area or covered area 580.653 Sq.ft) being Flat no "A" on the Ground floor
- e) a 2BHK flat measuring 1017 sq.ft super built area (619.51 Sq.ft carpet area & Built up area or covered area 707.195 Sq.ft) being Flat no "C" on the First floor
- f) a 2BHK flat measuring 848 sq.ft super built area (502.9 Sq.ft carpet area & Built up area or covered area 573.74 Sq.ft) being Flat no "D" on the First floor
- g) a 2BHK flat measuring 848 sq.ft super built area (502.9 Sq.ft carpet area & Built up area or covered area 573.74 Sq.ft) being Flat no "D" on the Second floor
- h) a 2BHK flat measuring 848 sq.ft super built area (502.9 Sq.ft carpet area & Built up area or covered area 573.74 Sq.ft) being Flat no "D" on the Third floor
- i) a 2BHK flat measuring 848 sq.ft super built area (502.9 Sq.ft carpet area & Built up area or covered area 573.74 Sq.ft) being Flat no "B" on the Ground floor
- j) a 2BHK flat measuring 987 sq.ft super built area (638.79 Sq.ft carpet area & Built up area or covered area 687.44 Sq.ft) being Flat no "A" on the First floor

- k) a 2BHK flat measuring 1111 sq.ft super built area (695.91 Sq.ft carpet area & Built up area or covered area 782.22 Sq.ft) being Flat no "E" on the First floor
along with proportionate share of the land as mentioned in the Schedule "A" above

THIS DEVELOPMENT POWER OF ATTORNEY LINKED WITH DEVELOPMENT AGREEMENT REGISTERED IN Book No-I , being No- 040303918 FOR THE YEAR 2026 REGISTERED AT ADSR OFFICE AT BAGDOGRA.

IN WITNESS WHERE OF I, execute this DEVELOPMENT GENERAL POWER OF ATTORNEY on this the... 12th Day of June 2026.

SIGNED SEALED AND DELIVERED:

In Bagdogra in the presence of:

1. Tapan Das
S/o Late Malin Das
Bagdogra, Bikaner More
Darjeeling 734014

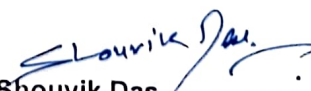
2. Swapna Paul
Bagdogra
Darjeeling.

Saleem Ghosh.

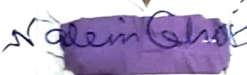
Shreosi Ghosh

EXECUTANT

Drafted, read over and explained the contents of this deed by me to the party and printed in my office


Shouvik Das
Advocate, Siliguri.
Enroll. No- WB- 351/98

EXECUTANTS SHEET

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	ft nd					
						

SREE HARI BUILDERS

Naem Ghosh.
Signature with date Partner

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	ft nd					
						

SREE HARI BUILDERS
Shreosi Ghosh
Signature with date Partner

EXECUTANTS SHEET

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Left Hand						
						

Nalini Ghosh

Nalini Ghosh.
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Left Hand						
						

Shreosi Ghosh

Shreosi Ghosh
Signature with date

PHOTO AND L.T.I OF IDENTIFIER



PHOTO



LTI & SIGNATURE

Gapan Jan

Major Information of the Deed

Deed No :	I-0403-04142/2026	Date of Registration	18/06/2026
Query No / Year	0403-8001516983/2026	Office where deed is registered	
Query Date	11/06/2026 11:28:40 AM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	S Das Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832052942, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 7/-	Rs. 1,05,18,000/-		
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):- 040303918/2026		

Land Details :

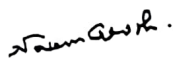
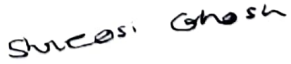
District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Jitu, Pin Code : 734011

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-133	LR-2399	Bastu	Bastu	0.05 Acre	1/-	20,25,000/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-132	LR-2651	Bastu	Bastu	0.005 Acre	1/-	2,02,500/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-133	LR-2651	Bastu	Bastu	0.065 Acre	1/-	26,32,500/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-132	LR-2652	Bastu	Bastu	0.005 Acre	1/-	2,02,500/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
L6	LR-133	LR-2652	Bastu	Bastu	0.065 Acre	1/-	26,32,500/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
L7	LR-133	LR-2413	Bastu	Bastu	0.05 Acre	1/-	20,25,000/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			24Dec	6 /-	97,20,000 /-	

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAL, Mouza: Bairatishal, Pin Code : 734011

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	LR-548	LR-7129	Bastu	Bastu	0.0152 Acre	1/-	7,98,000/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					25.52Dec	7 /-	105,18,000 /-	

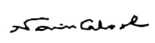
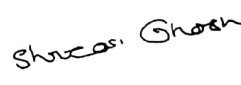
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri NABIN GHOSH (Presentant) Son of Late NIMAI CHANDRA GHOSH Executed by: Self, Date of Execution: 12/06/2026 , Admitted by: Self, Date of Admission: 12/06/2026 ,Place : Office	Photo  12/06/2026	Finger Print  Captured LTI 12/06/2026	Signature  12/06/2026
	Village:- Shivmandir, P.O:- Kadamtala, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AFxxxxxx3M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/06/2026 , Admitted by: Self, Date of Admission: 12/06/2026 ,Place : Office			
2	Name Smt Shreosi Ghosh Wife of Shri Nabin Ghosh Executed by: Self, Date of Execution: 12/06/2026 , Admitted by: Self, Date of Admission: 12/06/2026 ,Place : Office	Photo  12/06/2026	Finger Print  Captured LTI 12/06/2026	Signature  12/06/2026
	Village:- Shivmandir, P.O:- Kadamtala, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: aixxxxxx9I,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/06/2026 , Admitted by: Self, Date of Admission: 12/06/2026 ,Place : Office			

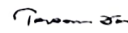
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SREE HARI BUILDERS Village:- Shivmandir, P.O:- Kadamtala, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011 Date of Incorporation:XX-XX-2XX4 , PAN No.: AFxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Shri Nabin Ghosh Son of Late Nimai Chandra Ghosh Date of Execution - 12/06/2026 , Admitted by: Self, Date of Admission: 12/06/2026, Place of Admission of Execution: Office		 Jun 12 2026 3:23PM	 Captured LTI 12/06/2026	 12/06/2026
Village:- Shivmandir, P.O:- Kadamtala, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: afxxxxxx3m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SREE HARI BUILDERS (as partner)				
2	Name	Photo	Finger Print	Signature
Smt Shreosi Ghosh Wife of Shri Nabin Ghosh Date of Execution - 12/06/2026 , Admitted by: Self, Date of Admission: 12/06/2026, Place of Admission of Execution: Office		 Jun 12 2026 3:24PM	 Captured LTI 12/06/2026	 12/06/2026
S N Bose Road, Village:- Shivmandir, P.O:- Kadamtala, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: aixxxxxx9I,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SREE HARI BUILDERS (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Tapan Das Son of Late Malin Das Bagdogra, City:- Not Specified, P.O:- Bagdogra, P.S:-Naxalbari, District:- Darjeeling, West Bengal, India, PIN:- 734014	 12/06/2026	 Captured 12/06/2026	 12/06/2026
Identifier Of Shri NABIN GHOSH, Smt Shreosi Ghosh, Shri Nabin Ghosh, Smt Shreosi Ghosh			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri NABIN GHOSH	SREE HARI BUILDERS-1.25 Dec,-1.25 Dec
2	Smt Shreosi Ghosh	SREE HARI BUILDERS-1.25 Dec,-1.25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri NABIN GHOSH	SREE HARI BUILDERS-0.125 Dec,-0.125 Dec
2	Smt Shreosi Ghosh	SREE HARI BUILDERS-0.125 Dec,-0.125 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri NABIN GHOSH	SREE HARI BUILDERS-1.625 Dec,-1.625 Dec
2	Smt Shreosi Ghosh	SREE HARI BUILDERS-1.625 Dec,-1.625 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri NABIN GHOSH	SREE HARI BUILDERS-0.38 Dec,-0.38 Dec
2	Smt Shreosi Ghosh	SREE HARI BUILDERS-0.38 Dec,-0.38 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri NABIN GHOSH	SREE HARI BUILDERS-0.125 Dec,-0.125 Dec
2	Smt Shreosi Ghosh	SREE HARI BUILDERS-0.125 Dec,-0.125 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri NABIN GHOSH	SREE HARI BUILDERS-1.625 Dec,-1.625 Dec
2	Smt Shreosi Ghosh	SREE HARI BUILDERS-1.625 Dec,-1.625 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Shri NABIN GHOSH	SREE HARI BUILDERS-1.25 Dec,-1.25 Dec
2	Smt Shreosi Ghosh	SREE HARI BUILDERS-1.25 Dec,-1.25 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Jitu, Pin Code : 734011

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 133, LR Khatian No:- 2399	Owner:SMT SHREOSI GHOSH, Gurdian:SRI NABIN GHOSH, Address S.N.BOSE ROAD SHIVMANDIR MATIGARA,DIST-DARJEELING, Classification:পূর্ণাঙ্গ খতিয়ান, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 132, LR Khatian No:- 2651	Owner:শ্রীমতী বোস, Gurdian:নবীন বোস, Address:বিত্ত, Classification:পূর্ণাঙ্গ খতিয়ান, Area:0.00500000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 133, LR Khatian No:- 2651	Owner:শ্রীমতী বোস, Gurdian:নবীন বোস, Address:বিত্ত, Classification:পূর্ণাঙ্গ খতিয়ান, Area:0.06500000 Acre,	Owner Name not selected by applicant.

L5	LR Plot No:- 132, LR Khatian No:- 2652	Owner:নবীন ঘোষ, Gurdian:নিমাই চন্দ্র ঘোষ, Address:নিজ , Classification:পুরাতন পতিত, Area:0.00500000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 133, LR Khatian No:- 2652	Owner:নবীন ঘোষ, Gurdian:নিমাই চন্দ্র ঘোষ, Address:নিজ , Classification:পুরাতন পতিত, Area:0.06500000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 133, LR Khatian No:- 2413	Owner:NABIN GHOSH, Gurdian:NIMAI CHANDRA GHOSH, Address:SN BOSE ROAD SHIB MANDIR SILIGURI, Classification:পুরাতন পতিত, Area:0.05000000 Acre,	Owner Name not selected by applicant.

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Bairatishal, Pin Code : 734011

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L4	LR Plot No:- 548, LR Khatian No:- 7129	Owner:প্রমী ঘোষ, Gurdian:নবীন ঘোষ, Address:নিজ , Classification:বাগ, Area:0.01520000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 040304142 / 2026

On 12-06-2026

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

Presented for registration at 14:38 hrs on 12-06-2026, at the Office of the A.D.S.R. BAGDOGRA by Shri NABIN GHOSH , 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 1,05,18,000/-

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

Execution is admitted on 12/06/2026 by 1. Shri NABIN GHOSH, Son of Late NIMAI CHANDRA GHOSH, P.O: Kadamtala, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734011, by caste Hindu, by Profession Business, 2. Smt Shreosi Ghosh, Wife of Shri Nabin Ghosh, P.O: Kadamtala, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734011, by caste Hindu, by Profession Business

Indetified by Shri Tapan Das, , , Son of Late Malin Das, Bagdogra, P.O: Bagdogra, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 12-06-2026 by Shri Nabin Ghosh, partner, SREE HARI BUILDERS, Village:- Shivmandir, P.O:- Kadamtala, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011

Indetified by Shri Tapan Das, , , Son of Late Malin Das, Bagdogra, P.O: Bagdogra, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-06-2026 by Smt Shreosi Ghosh, partner, SREE HARI BUILDERS, Village:- Shivmandir, P.O:- Kadamtala, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011

Indetified by Shri Tapan Das, , , Son of Late Malin Das, Bagdogra, P.O: Bagdogra, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Law Clerk

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 POS = Rs 200/-

Description of Payment

By POS on 12/06/2026 3:17PM with Govt. Ref. No: 192026270095093536 on 12-06-2026, Amount Rs: 200/-, Bank: SBI, Ref. No. 04038001516983/01/2026 on 12-06-2026, 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/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 585, Amount: Rs.50.00/-, Date of Purchase: 10/06/2026, Vendor name: R Chaki

Syangden

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

On 18-06-2026

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.

Sangha Ratna Syangden

**Sangha Ratna Syangden
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 0403-2026, Page from 92652 to 92672

being No 040304142 for the year 2026.



Sangha Ratna Syangden

Digitally signed by SANGHA RATNA SYANGDEN
Date: 2026.06.18 15:56:27 +01:00
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 18/06/2026
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.