

Sl. No. 2373/2022

I- 2126/2022



भारतवर्षा पश्चिम बंगाल WEST BENGAL

AB 492605

8/2146407/2022

Chyanga Sen

12.39

15.07.22

Sigra Sen Choudhury

DEVELOPMENT POWER OF ATTORNEY
(After Registration of Development Agreement)

This Development Power of Attorney is made on the 15th day of July, 2022 at Siliguri.

(contd.to next sheet)

TO REGISTER THE DEVELOPMENT AGREEMENT

Chyanga Sen

REGISTRAR

15/07/2022

Dipa Das Chowdhury

KNOW ALL MEN BY THESE PRESENTS That I, SMT. DIPAS CHOWDHURY (PAN : BCMPC0953M), WIFE OF SRI SRIKUMAR DAS CHOWDHURY & DAUGHTER OF LATE KARTICK CHANDRA BOSE, by religion Hindu, by Occupation Housewife, by Nationality Indian, resident of Ashok Nagar, Jalpaiguri, P.O., P.S. & Dist. Jalpaiguri, hereinafter called the "PRINCIPAL", send Greetings.

WHEREAS Sri Kartick Chandra Bose (Now Deceased), Son of Late Rajendra Nath Bose, resident of Deshbandhu Para, Siliguri, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, became the absolute owner of Vacant Homestead land measuring 3-Kathas 11-Chhataks in R.S. Plot / Dag No.11741, recorded in R.S. Khatian No.2709/1 of Mouza Siliguri, J.L. No.110 (88), P.S. Siliguri, Dist. Darjeeling, by virtue of a Deed of Sale, executed by Sri Sudhir Kumar Sarkar and others, resident of Burdwan Road, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, on 01.08.1983 and registered in the office of Sub-Registrar, Siliguri, being document No.5144-for the year 1983, and thereby above named Sri Kartick Chandra Bose, had acquired permanent, heritable and transferrable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS thereafter above named Kartick Chandra Bose, died intestate on 21-06-1999, leaving the following persons, as his only legal heirs, to inherit his said land, in equals share therein, in accordance with provisions of the Hindu Succession Act 1956 :-

- | | |
|----------------------------------|----------------|
| (1) Smt. Malina Bose | Wife; |
| (2) Sri Kalyan Kumar Bose | Son; |
| (3) Sri Shyamal Kumar Bose | Son; |
| (4) Sri Kamal Kumar Bose | Son; |
| (5) Smt. Dipa Das Chowdhury | Daughter; |
| (W/o Sri Srikumar Das Chowdhury) | |

A N D

WHEREAS thereafter above named (1) Sri Kalyan Kumar Bose, (2) Sri Shyamal Kumar Bose, (3) Sri Kamal Kumar Bose and (4) Smt. Malina Bose, gifted their 4/5th undivided share of land measuring 3-Kathas 11-Chhataks, to and in favour of Smt. Dipa Das Chowdhury, the Principal hereof, by virtue of a Deed of Gift, executed by them, on 17.01.2008 and registered in the office of the Addl. Dist. Sub-Registrar, Siliguri, being document No.1208-for the year 2008, free from all encumbrances and charges whatsoever.

(contd.to next sheet)

Dipa Das Chowdhury

A N D

WHEREAS during settlement survey operation, under the WBLR Act, the said land is recorded in the name of above named Smt. Dipa Das Chowdhury, the Principal hereof, in L.R. / Hal Khatian No.2640 with respect to the said land and identified the said land as L.R / Hal Plot Dag No.485, of the Mouza Siliguri, now Siliguri Dakshin 2, New J.L. No.93.

A N D

WHEREAS in view of the aforesaid facts, the Principal hereof, is now the absolute owner of homestead land measuring 03-Kathas 11-Chhataks, as fully described in the SCHEDULE appended below (hereinafter referred to as "**BELOW SCHEDULED PROPERTY**" for the sake of brevity), having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

KNOW ALL MEN BY THESE PRESENTS That I, SMT. DIPa DAS CHOWDHURY, WIFE OF SRI SRIKUMAR DAS CHOWDHURY & DAUGHTER OF LATE KARTICK CHANDRA BOSE, by religion Hindu, by Occupation Housewife, by Nationality Indian, resident of Ashok Nagar, Jalpaiguri, P.O., P.S. & Dist. Jalpaiguri, hereinafter called the "**PRINCIPAL**", do hereby nominate, appoint and constitute -SRI PRATAP CHANDRA NANDI, Son of Late Rasiklal Nandi, by religion Hindu, by occupation Business, by Nationality Indian, resident of South Babupara, Siliguri, P.O. & P.S.Siliguri, Dt.Darjeeling, Proprietor of "**SHIVLOK CONSTRUCTION**", (PAN : ABHPN9389B), as my true and lawful **ATTORNEY** to do all or any of the following acts, deeds, matters or things for me, in my name and on my behalf in relation to my SAID **BELOW SCHEDULED PROPERTY**, in accordance with the terms and conditions of the Agreement executed by the Principal and the Attorney hereof, and registered in the office of the Addl. Dist. Sub-Registrar, Siliguri, in Book No.I, being document No. 2119 -for the Year 2022, in the manner as under:-

Dipa Das Chowdhury

1. To attend, appear and represent me and on my behalf before all Courts, Revenue office, collectorate office, Settlement office, land Reforms office, Municipal Corporation office, Siliguri Jalpaiguri Development Authority, Registry and Sub-Registry office, Police Station and also before all other offices of the Govt. or any private concern.

(contd.to next sheet)

Sipa Das Chowdhury

2. To do all acts and deeds and to complete any Development works on my said below scheduled property strictly as per the terms and conditions of the said Development Agreement and also to do such other works and deeds for me and on my behalf as may be necessary for the due performance and execution of the Development works in the true spirit, intention and terms of the said Agreement of the Development. AND specifically to construct the proposed building as per approved building plans on the below scheduled property with its (Attorney's) own fund.

3. To bring, commence, prosecute and defend and carry through judgement and execution all actions, suits or any other class of legal proceedings including Appeals, Revisions, Review and Reference for me and on my behalf, and for such purposes to appoint advocates or any other class of legal practitioners and in connection thereof to sign notices, plaints, written statements, verifications, vokalatnama etc. and to compromise such suits and legal proceedings.

4. To execute any Deed of Agreement or Agreements, Deed of Sale, Deed of Gift, Deed of Rectification, Deed of Declaration etc. for me and on my behalf the Flats / Garage / parkings of the Apartments, being the saleable space which have been agreed by me as per said Agreement in favour of the Developer / promoter in the proposed building or in favour of any person or persons of its choice or selection and on such consideration as may be deemed fit and proper by the Attorney and to receive the consideration for such sale and/or transfer and/or all the advances, earnest money or any other sale proceeds and to grant receipts or documents there for, only for Developer's Allocation, except owner's allocations.

5. To sign and execute all documents for me and on my behalf as may be required to give effect and/or to act in accordance with the powers conferred upon the said Attorney by the foregoing clauses and also to give effect or to act in accordance with the terms and conditions of the said Agreement of Development as mentioned above and to do all acts necessary in order to carry all such document through registration in pursuance of the provisions of the Registration Act, and also to make over possession of the said property/Flats/Apartments to any person/party or purchaser/s.

(contd.to next sheet)

Dipe Daschoudhary

6. To sign and submit necessary building plan/s to the Siliguri Municipal corporation, Siliguri, and to the Siliguri Jalpaiguri Development Authority.

7. AND GENERALLY for me and on my behalf, to do all acts, deeds, matters and things as may be required to give proper effect to the true meaning and intend to these presents and I hereby ratify and agree to ratify and confirm all acts whatsoever, my said Attorney shall do or cause to be done by virtue of these presents & this Power of Attorney shall be irrevocable during the period for which the said Agreement of Development shall remain in force and effective.

:SCHEDULE OF THE PROPERTY:

ALL That piece or parcel of Vacant Homestead land measuring 3-Three Kathas 11-Eleven Chhataks or 2655-Sq.ft. approx., situated in R.S. Plot / Dag No.11741 (Eleven thousand seven hundred forty one), recorded in R.S. Khatian No.2709/1 (Two thousand seven hundred nine by one), Corresponding to L.R. Plot / Dag No.485, recorded in L.R. / Hal Khatian No.2640 of Mouza Siliguri, J.L. No.110 (88), of Ward No.XXX of the Siliguri Municipal Corporation, situated at Deshbandhu Para, Siliguri, within the jurisdiction of Police Station, Sub-division and Registry office Siliguri, paragona Baikunthapur, Touzi No.3(ja), District Darjeeling, , together with proposed building.

The said land is presently butted and bounded as follows:

On the North : 11-feet 3-inches wide approx. Siliguri Municipal Corporation Road;

On the South :Land with house of Smt. Namita Sen & others;

On the East : Land with house of Smt. Sumoti Dutta;

On the West : 20-feet 9-inches wide approx. Siliguri Municipal Corporation Road;

(contd.to next sheet)

Sipa Daschoudhury

IN WITNESS WHEREOF I, the Principal hereof, in good health and conscious mind, has set and subscribed my hand on this Development Power of Attorney at Siliguri on the day, month and year first above written.

WITNESSES :

1) Sagar Das Choudhury
870-4, Sri Kumar Das
Choudhury
Ashoke Nagar
Tolpaiguri.

P.O. & Dist - Tolpaiguri.
P.S. - Khatoli.
PIN - 735701
M - 9002458691.

2) Bisambhar Dandely
C/o Brantap Ch Dandely
13/2 Kati, JB Das Path.
South Bhubupara Siliguri
Dist - Darjeeling
PO - Siliguri Town
Pin - 734004.

✓ Sipa Daschoudhury

SIGNATURE OF THE PRINCIPAL.

✓ P.C. Ward SHIVLOK CONSTRUCTION
Proprietor
SIGNATURE OF THE ATTORNEY.

Drafted, read over and explained
by me & typed in my chamber.

Sisir Kumar Das:

Advocate, Siliguri.
Regn.No.WB/352/1988.

afap



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

SHIVLOK CONSTRUCTION

Pratap G. war

Signature.

Proprietor

ijaa 2



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

Dipa Daschoudhury

Signature.

Major Information of the Deed

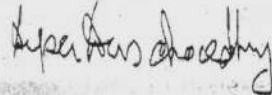
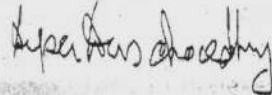
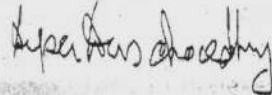
Deed No :	I-0402-02126/2022	Date of Registration	15/07/2022
Query No / Year	0402-8002146107/2022	Office where deed is registered	
Query Date	15/07/2022 12:28:00 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	S K Das Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832068257, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 66,37,499/-	
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]:- 040202119/2022 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: DESHBANDHU PARA, Road Zone : (Ward No.30 -- Ward No.30) , Mouza: Siliguri, , Ward No: 30 Pin Code : 734004

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-11741	RS-2709/1	Bastu	Bastu	3 Katha 11 Chatak		66,37,499/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					6.0844Dec	0 /-	66,37,499 /-	

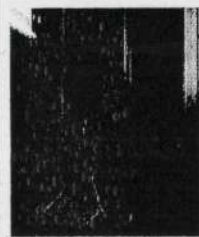
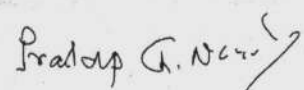
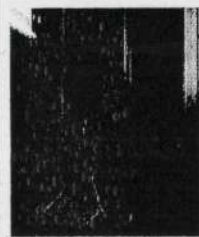
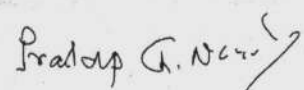
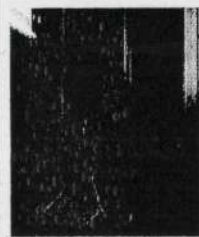
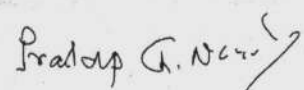
Principal Details :

Sl 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> Smt DIPA DAS CHOWDHURY (Presentant) Wife of SRIKUMAR DAS CHOWDHURY Executed by: Self, Date of Execution: 15/07/2022 , Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>15/07/2022</td> <td></td> <td>LTI 15/07/2022</td> <td>15/07/2022</td> </tr> </tbody> </table> ASHOK NAGAR, JALPAIGURI, City:- Jalpaiguri, P.O:- JALPAIGURI, P.S:-Jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 735101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BCxxxxxx3M, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/07/2022 , Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Office	Name	Photo	Finger Print	Signature	Smt DIPA DAS CHOWDHURY (Presentant) Wife of SRIKUMAR DAS CHOWDHURY Executed by: Self, Date of Execution: 15/07/2022 , Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Office				15/07/2022		LTI 15/07/2022	15/07/2022
Name	Photo	Finger Print	Signature										
Smt DIPA DAS CHOWDHURY (Presentant) Wife of SRIKUMAR DAS CHOWDHURY Executed by: Self, Date of Execution: 15/07/2022 , Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Office													
15/07/2022		LTI 15/07/2022	15/07/2022										

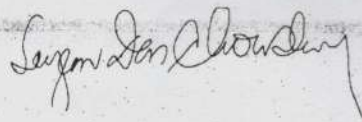
Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	SHIVLOK CONSTRUCTION D.B.C. ROAD, DESHBANDHUPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004 , PAN No.: ABxxxxxx9B, Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl 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 PRATAP CHANDRA NANDY Son of Late RASIKLAL NANDY Date of Execution - 15/07/2022, , Admitted by: Self, Date of Admission: 15/07/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jul 15 2022 12:49PM</td> <td></td> <td>LTI 15/07/2022</td> <td>15/07/2022</td> </tr> </tbody> </table> SOUTH BABUPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABxxxxxx9B, Aadhaar No Not Provided Status : Representative, Representative of : SHIVLOK CONSTRUCTION (as PROPRIETOR)	Name	Photo	Finger Print	Signature	Shri PRATAP CHANDRA NANDY Son of Late RASIKLAL NANDY Date of Execution - 15/07/2022, , Admitted by: Self, Date of Admission: 15/07/2022, Place of Admission of Execution: Office				Jul 15 2022 12:49PM		LTI 15/07/2022	15/07/2022
Name	Photo	Finger Print	Signature										
Shri PRATAP CHANDRA NANDY Son of Late RASIKLAL NANDY Date of Execution - 15/07/2022, , Admitted by: Self, Date of Admission: 15/07/2022, Place of Admission of Execution: Office													
Jul 15 2022 12:49PM		LTI 15/07/2022	15/07/2022										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sayan Das Chowdhury Son of Late Srikumar Das Chbwdhury Ashoke Nagar, City:- Jalpaiguri, P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 735101			
	15/07/2022	15/07/2022	15/07/2022

Identifier Of Smt DIPA DAS CHOWDHURY, Shri PRATAP CHANDRA NANDY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt DIPA DAS CHOWDHURY	SHIVLOK CONSTRUCTION-6.08437 Dec

On 15-07-2022

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 12:39 hrs on 15-07-2022, at the Office of the A.D.S.R. SILIGURI by Smt DIPA DAS CHOWDHURY ,Executant.

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 66,37,499/-

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

Execution is admitted on 15/07/2022 by Smt DIPA DAS CHOWDHURY, Wife of SRIKUMAR DAS CHOWDHURY, ASHOK NAGAR, JALPAIGURI, P.O: JALPAIGURI, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by Profession House wife

Indetified by Mr Sayan Das Chowdhury, , , Son of Late Srikumar Das Chowdhury, Ashoke Nagar, P.O: Jalpaiguri, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by profession Professionals

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

Execution is admitted on 15-07-2022 by Shri PRATAP CHANDRA NANDY, PROPRIETOR, SHIVLOK CONSTRUCTION, D.B.C. ROAD, DESHBANDHUPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004

Indetified by Mr Sayan Das Chowdhury, , , Son of Late Srikumar Das Chowdhury, Ashoke Nagar, P.O: Jalpaiguri, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by profession Professionals

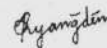
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 46, Amount: Rs.50/-, Date of Purchase: 06/05/2022, Vendor name: J Banik



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 0402-2022, Page from 72977 to 72989

being No 040202126 for the year 2022.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN

Date: 2022.07.19 17:31:06 +05:30

Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2022/07/19 05:31:06 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)