

SL. No. 2380/2022.

T-2133/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

8/2146265/AB 439672
2022

Chynglin
13:03

15.07.22

অজিত দাস

- AKKI DAS.

- DIPTI DEY

Naresh Dutta

Rajib Das

POWER OF ATTORNEY

AFTER REGISTERED

DEVELOPMENT AGREEMENT

Apul

CERTIFIED THAT THE DOCUMENT IS LIMITED
TO REGISTRATION THE SIGNATURES AND
THE DEVELOPMENT SHEETS ATTACHED TO THIS
DOCUMENT ARE THE PART OF THIS DOCUMENT

Chynglin
15/7/2022

NON JUDICIAL Stamp
731 Date 16.7.22
No. _____
To _____
Sold _____
By _____
For _____
Gent. Stamp Vendor
Bagdogra
Dist. No. 546/RM
07 / Darjeeling

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

15 JUL 2022

2
AKHI DAS,
DIPTI DEY
RAKHI DUTTA
RAKHI DAS

KNOW ALL MEN BY THESE PRESENTS THAT WE, 1.SMT. PUTUL DAS, (PAN-CODPD0247P; AADHAR NO. 7551-2491-0026), Wife of Late Balaram Das, Housewife by occupation, resident of 45/5 Baghajatin Colony, Ward No. 45 of Siliguri Municipal corporation, P.O. & P.S Pradhan Nagar, District-Darjeeling, PIN-734003 within the State of West Bengal, 2.SMT. AKHI DAS, (PAN-COUPD5249G; AADHAR NO. 3988-0551-7612), Wife of Late Tabul Das, Housewife by occupation, resident of A.T. Road, Ward No. 18, P.O Itachali, P.S. Nogaon Sadar, Sub-Division Nogaon, District-Nogaon, PIN-782003 within the State of Assam, 3.SMT. DIPTI DEY, (PAN-DFPPD9828N; AADHAR NO. 9438-5104-8978), Wife of Sri Arup Dey and daughter of Late Balaram Das, Housewife by occupation, resident of Bidyapati Sarani, Bankim Nagar, Ward No. 41 of Siliguri Municipal Corporation, Evoke Road, P.O Evoke Road, P.S Bhaktinagar, District-Jalpaiguri, PIN-734001 within the State of West Bengal, 4.SMT. RAKHI DUTTA, (PAN-CJGPD7313A; AADHAR NO. 4297-4535-1698), Wife of Sri Biswajit Dutta and daughter of Balaram Das, Housewife by occupation, resident of Adarsha Pally By Lane, Ward No. 10 of Siliguri Municipal Corporation, P.O & P.S Siliguri, District-Darjeeling, PIN-734001 within the State of West Bengal and 5.SRI RAJIB KUMAR DAS, (PAN-CDMPD8179E; AADHAR NO. 2652-8209-4970), Son of Late Balaram Das, all are Hindu by religion, Nationality Indian, Business by occupation, resident of Housewife by occupation, resident of 45/5 Baghajatin Colony, Ward No. 45 of Siliguri Municipal corporation, P.O. & P.S Pradhan Nagar, District-Darjeeling, PIN-734003 within the State of West Bengal do hereby state as follows:

WHEREAS We are the absolute owner of a piece of land measuring ALL THAT PIECE OR PARCEL of land measuring 3kathas or more or less 5Decimal, recorded

22/07/22
Arshi Das.
Dipti DEY
Rakhi Dutta
Rajib Das

under R.S. Khatian No. 156 corresponding to under the L.R. Khatian being Nos. 1657 & 2658 appertaining to R.S Plot No. 76 corresponding to L.R. Plot No. 1838 under the Mouza-Siliguri Uttar-Paschim, J.L. No. 89/88, within the jurisdiction of Ward No. 45 of Siliguri Municipal Corporation, Police Station Pradhan Nagar, Additional Sub-Registry office at Siliguri, District-Darjeeling, in the State of West Bengal, more fully described in the Schedule-"A" hereunder written.

AND WHEREAS We have decided to develop the said premises by constructing a multistoried buildings thereon and sell the units comprised therein to prospective purchasers and we have for such purpose entered into an agreement on 15.07.2022 with **M/S THE JUPITOR**, (PAN-ABBFM1935C) - a Partnership Firm, having its registered under the Partnership Act bearing Registration No. L-81298, having its Registered Office at SNT Godwon Road, Pradhan Nagar, Post Office and Police Station- Pradhan Nagar, District-Darjeeling, represented by its Partners 1. **SRI SHYAMAL BISWAS** (PAN- AMTPB1319A, AADHAR NO.-486541680210), Son of Late Ranjit Kumar Biswas and 2. **SMT. ANINDITA GHOSH BISWAS** (PAN-AYLPG4934C), Wife of Sri Shyamal Biswas, both are Hindu by religion, Indian by Nationality, resident of SNT Godwon Road, Post Office and Police Station-Pradhan Nagar, District-Darjeeling, PIN-734003 for the Development/Construction of a multistoried buildings at the said premises at its own cost upon terms and conditions as mentioned therein.

WHEREAS in terms of the said agreement We have further agreed to confer certain necessary powers upon the **M/S THE JUPITOR**, - a Partnership Firm, having its registered under the Partnership Act bearing Registration No. L-81298, having its

Apad

Pradip Das
Anil Das
Dipti Dey
Rakhi Dutta
Pradip Das

Registered Office at SNT Godwon Road, Pradhan Nagar, Post Office and Police Station- Pradhan Nagar, District-Darjeeling, represented by its Partners **1. SRI SHYAMAL BISWAS**, Son of Late Ranjit Kumar Biswas and **2. SMT. ANINDITA GHOSH BISWAS**, Wife of Sri Shyamal Biswas, both are Hindu by religion, Indian by Nationality, resident of SNT Godwon Road, Post Office and Police Station- Pradhan Nagar, District-Darjeeling, PIN-734003 for facilitating the construction of the proposed new building at the said premises as mentioned in Schedule and to do the matters related and incidental thereto.

NOW THEREFORE BY THESE PRESENTS I do hereby nominate, constitute and appoint, **M/S THE JUPITOR**, - a Partnership Firm, having its registered under the Partnership Act bearing Registration No. L-81298, having its Registered Office at SNT Godwon Road, Pradhan Nagar, Post Office and Police Station- Pradhan Nagar, District-Darjeeling, represented by its Partners **1. SRI SHYAMAL BISWAS**, Son of Late Ranjit Kumar Biswas and **2. SMT. ANINDITA GHOSH BISWAS**, Wife of Sri Shyamal Biswas, both are Hindu by religion, Indian by Nationality, resident of SNT Godwon Road, Post Office and Police Station- Pradhan Nagar, District-Darjeeling, PIN-734003, as my true and lawful attorney for us, in our name and on our behalf to inter alia, do and perform the following acts, deeds and things:-

1. To work, manage, look after and develop, control, invest and supervise all the affairs in respect of the proposed multi-storied building and construction on the below schedule property as per sanction plan, approved by the competent authority and other sanctioning authorities.

Pranab Das

Archi Das.

Dipti DEY

Rakhi Dutta

Rajib Das

2. To deposit Property Taxes, Ground taxes, before the appropriate authority and concerned office in respect of our below described landed-property in my name and on my behalf.
3. To make all sorts of arrangements for the purpose of constructional work and to develop the below property by engaging labour, masons, engineer and other persons in respect of the scheduled property and to carry out all costs, charges and expenses in all respects for all the items of works for the development of said property including laying-out of drainage, other layout, cables, water pipe and other connection and lightening of passage/roads of the building and other items as per the terms and conditions imposed by the competent authority while sanctioning the plan/s and also other items of works as may be required to be carried out for the purpose of making the below Scheduled-"A" land fit for construction of said proposed parking plus multi storied residential buildings and structures thereon.
4. To receive any amount, either as *baina*/Earnest money or the entire total sale-consideration in respect Developer Allocation as mentioned in the Development Agreement, dated- 15.07.2022 of the different constructed portion i.e. flats, car parking spaces of the proposed multi-storied buildings of the buildings according to the terms of the agreement, from the intending Purchaser/s and to give effectual receipts admitting and acknowledging payment of advance or part consideration and entire consideration money from the intending purchaser or purchasers and/or Banks, LIC Housing Finance Ltd, or any other institutions for and on behalf of said purchasers of the flats, car parking spaces with respect to

Archi

APPOINTMENT
AKHIL DAS,
DIPTI DEY
Rakhi Dutt
Rajib Das

the units(flat/s, parking space/s and other constructed areas) of the building in terms of agreement in the proposed building.

5. To handover the actual, physical land khas possession of different constructed portion of the proposed construction of the buildings in respect of Developers Allocation Area as mentioned in Development Agreement, dated 15-07-2022 to be raised on the below described Schedule land to those intending purchasers by way of sale and to signature on my behalf in the Sale deed and to present the same before the competent authority for registration.
6. To appear and act in all offices, Govt. or Semi-Govt. Department, Settlement & Land Reform Office, Panchayat Office, Municipal Corporation office pertaining to my below Schedule land for the construction purposes.
7. To inspect any document, to enter into the agreement with the intending Purchaser/s of the proposed building in relation to Developer's Allocation Area as mentioned in Development Agreement, dated 15.07.2022 to be constructed, with respect to the below Schedule property.
8. To put and display advertisement board in the name of M/S THE JUPITOR for the purpose of transferring flats and others constructed area of the building in respect of Developer's Allocation area as mentioned in Development Agreement, dated 15-07-2022 upon the below Schedule land.

Abad

2007/12/27
A. K. Das
Dipti DEY
Rakhi Dutta
Rajib Das

9. To enter into any separate contract or agreement with the Architects or Engineer as may be required for the said buildings construction and pay their remunerations etc.
10. To apply for temporary and permanent electric connection, if required for the purpose of construction of said proposed buildings and make necessary payments / expenses thereof.
11. To deliver vacant possession for said Flats, Car parking spaces etc., to the intending purchasers/transferees after or before the completion of the required registered instruments/deeds for ourselves and on our behalf.
12. To issue 'No Objection' to the intending Buyer(s)/Purchaser of the different constructed areas of the buildings for the purposes of obtaining electricity supply directly from the W.B.S.E.D.C. Ltd in the name of those intending Buyer(s)/ Purchasers as per the choice of the intending Buyer(s)/Purchasers.
13. To appoint any Advocate or Deed-Writer/Scribe to prepare the proposed deed of sale/transfer in respect of the developer's area.
14. To mortgage of original deed required for financial assistance by the Attorney in any nationalized Bank/financial institution/private bank.

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AND GENERALLY to do all acts, deeds and things whatsoever deemed necessary and / or expedient with respect to the said premises in our names and on my behalf

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AKHI DAS
DIPTI DEY
RAKHI DUTTA
RAJIB DAS

as required by law to be done until the completion of the construction of the new buildings at the premises and the sale of the units/flats/garages thereof.

AND 1.SMT. PUTUL DAS, (PAN-CODPD0247P; AADHAR NO. 7551-2491-0026), Wife of Late Balaram Das, Housewife by occupation, resident of 45/5 Baghajatin Colony, Ward No. 45 of Siliguri Municipal corporation, P.O. & P.S Pradhan Nagar, District-Darjeeling, PIN-734003 within the State of West Bengal, 2.SMT. AKHI DAS, (PAN-COUPD5249G; AADHAR NO. 3988-0551-7612), Wife of Late Tabul Das, Housewife by occupation, resident of A.T. Road, Ward No. 18, P.O Itachali, P.S. Nogaon Sadar, Sub-Division Nogaon, District-Nogaon, PIN-782003 within the State of Assam, 3.SMT. DIPTI DEY, (PAN-DFPPD9828N; AADHAR NO. 9438-5104-8978), Wife of Sri Arup Dey and daughter of Late Balaram Das, Housewife by occupation, resident of Bidyapati Sarani, Bankim Nagar, Ward No. 41 of Siliguri Municipal Corporation, Evoke Road, P.O Evoke Road, P.S Bhaktinagar, District-Jalpaiguri, PIN-734001 within the State of West Bengal, 4.SMT. RAKHI DUTTA, (PAN-CJGPD7313A; AADHAR NO. 4297-4535-1698), Wife of Sri Biswajit Dutta and daughter of Balaram Das, Housewife by occupation, resident of Adarsha Pally By Lane, Ward No. 10 of Siliguri Municipal Corporation, P.O & P.S Siliguri, District-Darjeeling, PIN-734001 within the State of West Bengal and 5.SRI RAJIB KUMAR DAS, (PAN-CDMPD8179E; AADHAR NO. 2652-8209-4970), Son of Late Balaram Das, all are Hindu by religion, Nationality Indian, Business by occupation, resident of Housewife by occupation, resident of 45/5 Baghajatin Colony, Ward No. 45 of Siliguri Municipal corporation, P.O. & P.S Pradhan Nagar, District-Darjeeling, PIN-734003 within the State of West Bengal, confirm and also agreeing to ratify and confirm all such acts, matters or things which my said Attorney, M/S THE

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 Akhi Das.
 Rakhi Dutta
 Dipti DEX
 Rajib Das

JUPITOR, (PAN-ABBFM1953C) - a Partnership Firm, having its registered under the Partnership Act bearing Registration No. L-81298, having its Registered Office at SNT Godwon Road, Pradhan Nagar, Post Office and Police Station- Pradhan Nagar, District-Darjeeling, represented by its Partners **1. SRI SHYAMAL BISWAS**, Son of Late Ranjit Kumar Biswas and **2. SMT. ANINDITA GHOSH BISWAS**, Wife of Sri Shyamal Biswas, both are Hindu by religion, Indian by Nationality, resident of SNT Godwon Road, Post Office and Police Station-Pradhan Nagar, District-Darjeeling, PIN-734003 shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the matters pertaining to the said premises described in the Schedule hereunder written and the construction to be made therein by virtue of this General Power of Attorney notwithstanding no express power on that behalf is herein provided.

SCHEDULE

ALL THAT PIECE OR PARCEL of land measuring land measuring 3kathas or more or less 0.0494 Decimal, recorded under R.S. Khatian No. 156 corresponding to under the L.R. Khatian being Nos. 1657 & 2658 appertaining to R.S Plot No. 76 corresponding to L.R. Plot No. 1838 under the Mouza-Siliguri Uttar-Paschim, J.L. No. 89/88, within the jurisdiction of Ward No. 45 of Siliguri Municipal Corporation, Police Station Pradhan Nagar, Baghajatin Colony, Road zone Baghajatin road to Mahananda River, Additional Sub-Registry office at Siliguri, District-Darjeeling, in the State of West Bengal, PIN-734003. Classification of land as per R.O.R. is Bastu, proposed land use - Bastu.

The said land butted and bounded as follows:-

By the North : Land of Ramavtar Agarwala and Land of Smt. Sandhya Das;
 By the South : 12 Feet wide Road (Baghajatin Colony);
 By the East : Land of Sri Kartick Saha;
 By the West : Land of Smt. Dipa Dutta & Others;

IN WITNESSES WHEREOF, the Principal/Executor of this indenture executes this General Power of Attorney in terms of the provision, contained in Article 48 of Schedule 1A of the Indian Stamp Act, 1899 as amended by Art. 48(g) of the W.B. Finance Act 2012 (w.e.f. 01.04.2012) and the do hereby set and subscribe his hands on this GENERAL POWER OF ATTORNEY on this the day of 15th Day of July, 2022.

WITNESSES:-

1. *Goy Das*
S/o - Phoni Das
Pati Colony. 3
Slg. 03.

AKhi Das.
Rakhi Dutta
DIPTI DEY
Rajib Das

(PRINCIPAL)

2. *Biswajit. Dutta*
Late Sunil Dutta
15 Can Road
Siliguri

M/s. THE JUPITOR
[Signature]
 Partner

I accept the Power
 M/s. THE JUPITOR
[Signature]
 (Attorney Holder) Partner

Drafted, read over and explained by me to the parties and computerized in my chamber

Amit Paul
 Amit Paul
 Advocate, Siliguri

Finger Prints of SMT. PUTUL DAS (PRINCIPAL)



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

Signature

Finger Prints of SMT. AKHI DAS (PRINCIPAL)



AKHI DAS

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

Signature

Finger Prints of SMT. DIPTI DEY (PRINCIPAL)



DIPTI DEY

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

Signature

Finger Prints of SMT. RAKHI DUTTA (PRINCIPAL)



Rakhi Dutta

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

Rakhi Dutta

Signature

Finger Prints of SRI RAJIB KUMAR DAS (PRINCIPAL)



Rajib Das

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

Rajib Das

Signature

Finger Prints of



Passport Photo

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

Signature

Finger Prints of SRI SHYAMAL BISWAS (DEVELOPER)



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

M/S. THE JUPITOR

Signature Partner

Finger Prints of SMT. ANINDITA GHOSH BISWAS (DEVELOPER)

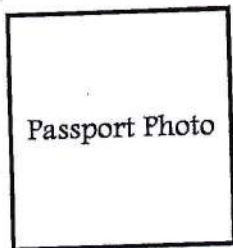


	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

M/S. THE JUPITOR

Signature Partner

Finger Prints of



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

Signature

Major Information of the Deed

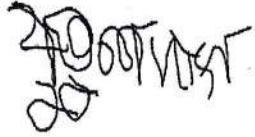
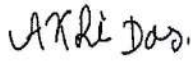
Deed No :	I-0402-02133/2022	Date of Registration	15/07/2022
Query No / Year	0402-8002146165/2022	Office where deed is registered	
Query Date	15/07/2022 12:30:21 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	A Paul Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9434045630, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 1/-		Rs. 41,03,999/-	
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]:- 040202121/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

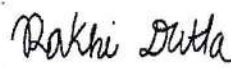
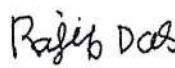
Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Municipality: SILIGURI MC, Road: Baghajatin Colony Ward No. 1 and 45 between Baghaj, Road Zone : (Baghajatin road -- Mahananda river) , Mouza: Siliguri, Pin Code : 734003

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-76	RS-156	Bastu	Bastu	3 Katha	1/-	41,03,999/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					4.95Dec	1 /-	41,03,999 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt PUTUL DAS (Presentant) Wife of Late BALARAM DAS 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	
45/5 BAGHAJATIN COLONY, WARD NO 45, City:- Siliguri Mc, P.O:- PRADHAN NAGAER, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: COxxxxxx7P,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				
2	Mrs AKHI DAS Wife of Late TABUL DAS 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	
A.T ROAD, WARD NO. 18, City:- Not Specified, P.O:- ITACHALI, P.S:-NAGAON, District:-Nagaon, Assam, India, PIN:- 782003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: COxxxxxx9G,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				
3	Mrs DIPTI DEY Daughter of Mr ARUP DAY 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	
BANKIMNAGAR, WARD NO. 41, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DFxxxxxx8N,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				

4	Name Mrs RAKHI DUTTA Wife of Mr BISWAJIT DUTTA Executed by: Self, Date of Execution: 15/07/2022 , Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	15/07/2022	LTI 15/07/2022	15/07/2022	
ADARSHPALY BY LANE, WARD NO. 10, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CJxxxxxx3A,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				
5	Name Mr RAJIB KUMAR DAS Son of Late BALARAM DAS Executed by: Self, Date of Execution: 15/07/2022 , Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	15/07/2022	LTI 15/07/2022	15/07/2022	
45/5 BAGHAJATIN COLONY, WARD NO. 45, City:- Siliguri Mc, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CDxxxxxx9E,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				

Attorney Details :

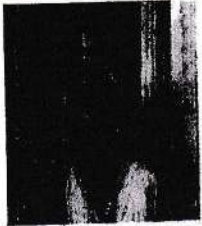
Sl No	Name,Address,Photo,Finger print and Signature
1	M.S THE JUPITOR SNT GODOWN ROAD, PRADHAN NAGAR, City:- Siliguri Mc, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 , PAN No.:: ABxxxxxx5C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

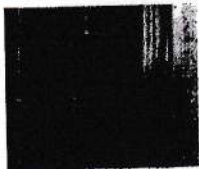
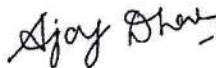
Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <tr> <td> Name Mr SHYAMAL BISWAS Son of Late RANJIT KUMAR BISWAS Date of Execution - 15/07/2022, , Admitted by: Self, Date of Admission: 15/07/2022, Place of Admission of Execution: Office </td> <td> Photo  </td> <td> Finger Print  </td> <td> Signature  </td> </tr> <tr> <td>Jul 15 2022 1:27PM</td> <td>LTI 15/07/2022</td> <td>15/07/2022</td> <td></td> </tr> </table>	Name Mr SHYAMAL BISWAS Son of Late RANJIT KUMAR BISWAS Date of Execution - 15/07/2022, , Admitted by: Self, Date of Admission: 15/07/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 	Jul 15 2022 1:27PM	LTI 15/07/2022	15/07/2022	
Name Mr SHYAMAL BISWAS Son of Late RANJIT KUMAR BISWAS Date of Execution - 15/07/2022, , Admitted by: Self, Date of Admission: 15/07/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 						
Jul 15 2022 1:27PM	LTI 15/07/2022	15/07/2022							

SNT GODOWN ROAD, PRADHAN NAGAR, City:- Siliguri Mc, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx9A,Aadhaar No Not Provided Status : Representative, Representative of : M S THE JUPITOR (as PARTNER)

2

Name	Photo	Finger Print	Signature
Mrs ANINDITA GHOSH Daughter of Mr SHYAMAL BISWAS Date of Execution - 15/07/2022, , Admitted by: Self, Date of Admission: 15/07/2022, Place of Admission of Execution: Office			
	Jul 15 2022 1:27PM	LTI 15/07/2022	15/07/2022
SNT GODOWN ROAD, PRADHAN NAGAR, City:- Siliguri Mc, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx4C,Aadhaar No Not Provided Status : Representative, Representative of : M S THE JUPITOR (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ajay Dhar Son of Phani Dhar Pati Colony, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003			
	15/07/2022	15/07/2022	15/07/2022
Identifier Of Smt PUTUL DAS, Mrs AKHI DAS, Mrs DIPTI DEY, Mrs RAKHI DUTTA, Mr RAJIB KUMAR DAS, Mr SHYAMAL BISWAS, Mrs ANINDITA GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt PUTUL DAS	M S THE JUPITOR-0.99 Dec
2	Mrs AKHI DAS	M S THE JUPITOR-0.99 Dec
3	Mrs DIPTI DEY	M S THE JUPITOR-0.99 Dec
4	Mrs RAKHI DUTTA	M S THE JUPITOR-0.99 Dec
5	Mr RAJIB KUMAR DAS	M S THE JUPITOR-0.99 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(I),W.B. Registration Rules,1962)

Presented for registration at 13:03 hrs on 15-07-2022, at the Office of the A.D.S.R. SILIGURI by Smt PUTUL DAS , 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 41,03,999/-

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

Execution is admitted on 15/07/2022 by 1. Smt PUTUL DAS, Wife of Late BALARAM DAS, 45/5 BAGHAJATIN COLONY, WARD NO 45, P.O: PRADHAN NAGAER, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession House wife, 2. Mrs AKHI DAS, Wife of Late TABUL DAS, A.T ROAD, WARD NO. 18, P.O: ITACHALI, Thana: NAGAON, , Nagaon, ASSAM, India, PIN - 782003, by caste Hindu, by Profession House wife, 3. Mrs DIPTI DEY, Daughter of Mr ARUP DAY, BANKIMNAGAR, WARD NO. 41, P.O: SEVOKE ROAD, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 4. Mrs RAKHI DUTTA, Wife of Mr BISWAJIT DUTTA, ADARSHALLY BY LANE, WARD NO. 10, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 5. Mr RAJIB KUMAR DAS, Son of Late BALARAM DAS, 45/5 BAGHAJATIN COLONY, WARD NO. 45, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business

Indetified by Mr Ajay Dhar, , Son of Phani Dhar, Pati Colony, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Business

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

Execution is admitted on 15-07-2022 by Mr SHYAMAL BISWAS, PARTNER, M S THE JUPITOR, SNT GODOWN ROAD, PRADHAN NAGAR, City:- Siliguri Mc, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003

Indetified by Mr Ajay Dhar, , Son of Phani Dhar, Pati Colony, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Business

Execution is admitted on 15-07-2022 by Mrs ANINDITA GHOSH, PARTNER, M S THE JUPITOR, SNT GODOWN ROAD, PRADHAN NAGAR, City:- Siliguri Mc, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003

Indetified by Mr Ajay Dhar, , Son of Phani Dhar, Pati Colony, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Business

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 731, Amount: Rs.50/-, Date of Purchase: 11/07/2022, Vendor name: T Roy

Syngden

Sangha Ratna Syngden
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 73064 to 73083

being No 040202133 for the year 2022.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN

Date: 2022.07.19 17:37:47 +05:30

Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2022/07/19 05:37:47 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)