

Sl. No. 2046/2021

D. 2023/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 543288

8/1519108/2021

*Chyngden*  
13.41  
17.08.21

DECLARED THAT THE DOCUMENT IS ADMITTED  
TO REGISTRATION THE SIGNATURE SHEET AND  
THE ENDORSEMENT SHEETS ATTACHED TO THIS  
DOCUMENT ARE THE PART OF THIS DOCUMENT

17/8/2021

## THE GENERAL POWER OF ATTORNEY

AFTER

DEVELOPMENT AGREEMENT

Continued page 2

JUDICIAL STAMP  
1052 Date 11.8.21  
Gangamta Barla  
[Signature]  
[Signature]  
[Signature]  
Govt. Stamp Vendor  
[Signature]  
SAS/RM  
07 / Darjeeling



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

17 AUG 2021





**NOW KNOW I , SRI JAYANTA BALA** son of Late Sitanath Bala, , Hindu by Religion, Indian by Nationality, resident of Deshbandhupara, , Post Office Siliguri Siliguri Town, Police Station Siliguri, Ward No.30 of S.M.C., District Darjeeling, PIN 7340047 , in the State of West Bengal – hereinafter for the sake of brevity are called **“LANDOWNER /PRINCIPAL** by these presents being the owner of the land measuring **5(Five) kathas or 0.0825 acre** (fully described in the Schedule hereunder), by virtue inheritance and Deed of Gift being No. I-1892 for the year 2021, registered at A.D.S.R. Siliguri and entered into an Development Agreement with said **SUBHRADEEP ENTERPRISE** , by executing a registered Developer Agreement dated **17/08/2021** Registered at A.D.S.R. Siliguri, being **Document No. I- 2013.....for the year 2021** written do constitute,

nominee and appoint **SRI SAIBAL DAS MAJUMDAR** son of Sri Nishi Kanta Das Majumdar, Hindu by religion, Business by Occupation, Indian by Citizen, resident of Gopalmore, Deshbandhupara, P.O. Siliguri Town, P.S. Siliguri, District Darjeeling, PIN 734004, Proprietor of **SUBHRADEEP ENTERPRISE** registered Office at Gopalmore, Deshbandhupara, P.O. Siliguri Town, P.S. Siliguri, District Darjeeling, PIN 734004 to be my true and lawful Attorney for me to act in my name and/or in the name of the said Attorney make, perform, execute all or any of the several Deeds, Powers, authorities, matters and things that is to say :-

1. **To** develop , sell and entered sale agreement with intending purchaser/s the unit of proposed Three storied residential building (**Developer's allocation**) consisting of flats, parking area for residential purpose including proportionate share in the common facilities and amenities in the said property.
2. **To** make and prepare and/or cause to be made and prepared at their entire cost all such layout, sub-division, ,specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of our said Attorney(s) for the purpose of constructing the building on the said property to Siliguri Municipal Corporation and Siliguri Jalpaiguri Development Authority or local Bodies or any other concerned authority/s and to engage the service of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of our said attorney and to pay necessary fees and premium required for getting plan sanctioned and do all other acts and



things as may be necessary for getting the plan of the proposed building sanctioned by the Siliguri Municipal Corporation and other authorities.

3. **To** pay and discharge all ground rent, taxes, rates, assessments, charges, deductions expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the said property from the date of these presents onwards.
4. **To** commence, carry out and complete and/or cause to be commenced and completed, construction work at his entire cost on the said property in accordance with the sanctioned plan and specifications and so far as any construction work is concerned, to see that the applicable rules and regulations, which are made by the Government of West-Bengal and/or Siliguri Municipal Corporation or Siliguri Jalpaiguri Development Authority and/or Town Planning Authorities and/or any other Competent Authority or authorities for the time being are strictly observed.
5. **To** carry on correspondence with all concerned authorities and bodies including the Government of West-Bengal and all its departments, the Siliguri Municipal Corporation, Siliguri Jalpaiguri Development Authority or Police Authorities for the time being in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried out on the said property and any other matters pertaining to the said property.
6. **To** deal and correspond with the Siliguri Municipal Corporation or Siliguri Jalpaiguri Development Authority including all its Departments or officers or any other officers or Authorities in connection with or relating to or to the said property hereunder and in particular to do the following acts, deeds, matters and things Viz.:
  - (a) **To** apply for and obtain, sanction, revalidation with further alterations or additions or modifications, as my said Attorney(s) may require;
  - (b) **To** apply for and obtain the occupation and/or completion certificates in respect of the building to be constructed and completed on the said property.
  - (c) **To** deal with the Assessment Department of the Siliguri Municipal Corporation and to get the assessment from the Siliguri Municipal Corporation of the said property.





7. **To** appear and represent me before any and all concerned authorities and parties as may be necessarily required and/or advisable in the sole discretion of my said Attorney(s) for or in connection with the Development of the said property and to make such agreements arrived at such arrangement as may be conducive to the development work and completing the same.
8. **To** enter upon property at any time, affix board, Hoarding put the barbed wire fencing or construct a compound wall on the said property or any portion thereof as per demarcation thereof and to make all payments for getting the work done.
9. **To** represent before the public, local and/or private authorities in respect of the development of the property and to make such of the actions and things as may be necessary for effectually commencing the said development work and completing the same.
10. **To** deal with the correspondence with the W.B.S.E.D.C. Ltd. for obtaining electric connection including execution of lease deed in respect of any portion of the said property for the purpose of enabling the W.B.S.E D.C. Ltd. to put up and erect an electric sub-station for the supply of electricity to the building that may be constructed on the said property and for that purpose to sign, all letters, applications, undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.
11.  **To** empower on my behalf and in my name and to represent my interest before Siliguri Municipal Corporation, Siliguri Development Authority, Land Record Authorities, Land Revenue and Assessors of Municipal Rates and Taxes, Town Planning Authorities, Addl. Superintendent of Police and MIC(Planning & Development) and Mayor of Siliguri Municipal Corporation and other officers for the grant of the licenses or permits or for any other purpose or renewal thereof as may be necessary under any Local Act, Rules, Regulations or Bye-Laws and also to appear before any public or Government officer or other Authorities whatsoever.
12. **To** make applications for connections, electric supply and other incidental requirements which may be required for the purpose of development of the aforesaid property.



13. **To** ask, demand, sue for, enforce payment or/and recover and receive and give effectual receipt and discharge from any person or persons, rent and/or compensation and/or, profits in respect of the said property which now are or which at any time or times hereafter may become due and payable to me.
14. **To** apply for refund of deposits made or to be made with the Siliguri Municipal Corporation and W.B.S.E.D.C. Ltd. and other concerned Authorities and receives the said refunds.
15. **To** nominate, appoint, engage and authorize solicitors, advocates, Income-Tax and Sales Tax Practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub-Contractors and other professional agents and to sign and give warrants or vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remuneration including special fees and charges.
16. **To** make, sign and submit applications, petitions, letters and writing appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities under the Urban Land (Ceiling & Regulation) Act, 1976 or any other law or any other authorities for all and any licenses, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvement and development of the said property.
-  17. **To** make application to the authorities of the Siliguri Municipal Corporation and such other private and public authorities for making availability of water, electricity, etc. on the said property that may be required for commencing the development work and to complete the same and for that to execute necessary writings including undertakings.
18. **To** manage the said property written hereunder and to take such of the steps as may be necessary to manage the said property till the time of completion of the said development.
19. **To** mortgage the said property or any part thereof in favour of any bank(s) or other financial institutions in such a manner as the attorneys think fit and proper for obtaining a loan by the attorneys and also to execute necessary deeds, affidavit,





indemnity bonds or other relevant documents for creation of mortgage or charge on the said property, as the attorneys think fit.

20. **That** all or any amount received by the attorney hereunder on account of Sale/Mortgage/or lease proceeds(Developer's allocation) of our said property shall be the amount of the Developer.
21. **To sign** and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which myself could have done for the completion of the said development work.
22. **To attend** and to represent me before any Collector, Authorities or officers of Government of India or any other State or States, before all Revenue, Corporation, Public or other officers including those of Income-Tax as occasion shall arise for any purpose connected with the said development work.
23. **To do** any act, deed or thing, as my said Attorney(s) may deem fit and proper and necessary in the best interest of us and in the best interest of the said property.
24. **To do** all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes in the best interest of the said property.
25. **For any** of the purposes mentioned hereinabove to sign all applications, papers, undertakings, terms and conditions as may be required from time to time, at his/their own cost.
26. **To** advertise in the newspapers for the sale of residential flats and other amenities in the development and to enter into agreement for the sale of such residential flats and other amenities with the prospective purchasers on and for such price of consideration and upon such terms and conditions as my said Attorney(s) shall deem fit and proper and for the same and also to execute all such writings as may be necessary, effectually entering into the said Agreements for sale of residential flats and other amenities and to do all such necessary acts and things as may be necessary or proper in that behalf.
27. **Subject** to fulfillment of obligations under the said Agreement of Development, to sign and execute for us on our behalf the conveyance(s) in favour of my said Attorney(s) and/or their nominee or nominees including co-operative society(s) and



to present any such conveyance(s) for registration to admit execution and receipt of consideration before the District Sub-Registrar/Addl. District Sub-Registrar having authority for and to have the said conveyance(s) registered and to do all acts, things and deeds, which our said Attorney(s) shall consider necessary for conveying the said property to the purchaser or other nominee or nominees as fully and effectively in all respects as we could do the same myself.

28. **To present for registration, execution Deed of Sale, Gift, Lease, Deed of Agreement** etc before the registering authority the document or documents of whatsoever nature executed on behalf me and to admit the execution thereof before the registering authority (Developer's allocation).
29. **To sign**, transfer forms, documents and writing for transferring the property in the records of Government or Municipal Corporation authorities and other public authorities and to do all other acts in connection therewith.
30. **For all** or any of the purpose of any power, authorities and discretion conferred by these presents to use and sign in my name or in which I may be in any way interested or to use and sign his name as my attorney(s) shall think fit without any reference or recourse to me.
31. **And to do** everything whatever which may be at the sole discretion of my said Attorney(s) deemed fit, or expedient for sale and/or enjoyment and/or development of the said property and which I could do if personally present and as if this power had not been executed.
32. **And generally** to do and cause to do done all acts, deeds, matters and things as myr said Attorney(s) shall think fit and proper for the purpose of sale of flat and other amenities and enjoyment and the development of the said property, as amply and effectual as I could have personally done.
33. **All charges** and expenses of and incidental to any act, deed, matter or thing done or caused to be done by my said Attorney(s) in exercise of any power or powers herein contained shall be borne and paid and provided for by me said attorney(s) alone and I shall not be responsible for the same and the said Attorney(s) shall indemnify and keep indemnified our estate and effects from and against the





payment of the aforesaid costs, charges, that may have to be paid by me by reason of my Attorney(s) doing or causing to be done any act, deed, matter or thing by virtue of these presents.

34. **Upon the** death or incapacity of any of the Executants hereof, this power of attorney shall not become inoperative in respect of other Executants. In such an eventuality, it shall be the responsibility of such other Executants to obtain additional power of attorney from the legal heirs of such deceased executants.
35. **AND I THE ABOVENAMED HEREBY AGREE AND UNDERTAKE** to ratify and confirm all and whatsoever the said attorneys under the power in that behalf and shall lawfully do or cause to be done in the premises either jointly and/or severally aforesaid by virtue of these presents.

### **SCHEDULE OF LAND**

**All that piece or parcel** of land measuring about **5 (Five) Kathas** or **0.0825 Acre** appertaining to and forming part of **R.S. Plot No. 11806**, recorded in **R.S. Khatian No. 2529/1**, J.L No-110(88) situated in Mouza-**Siliguri**, Paragana- Baikunthapur, Police Station, A.D.S.R. office and Sub-Division- Siliguri, Deshbandhupara, Road Zone Ward No.30 of Siliguri Municipal Corporation, Dist.- Darjeeling, PIN 734004.

The said land is bounded and butted as follows:-

- |              |   |                                                               |
|--------------|---|---------------------------------------------------------------|
| By the North | : | 25 feet Siliguri Municipal Corporation Road,                  |
| By the South | : | Sold land of Harendra Kumar Das,                              |
| By the East  | : | Shreya Apartment,                                             |
| By the West: | : | 6 feet wide passage than Three Storied residential Apartment. |



IN WITNESS WHEREOF, I HAVE HEREUNTO SET AND SUBSCRIBED MY HANDS ON THIS THE 17<sup>th</sup> DAY OF AUGUST, 2021.

SUBHRADEEP ENTERPRISE

*Saibid Das Majumdar*  
 PROPRIETOR  
 Signature of the Attorney  
 Attested by me

*[Signature]*

Signature of Principal.

*[Signature]*

Signature of the Principal

WITNESSES: -

*Biltes Dutta*  
*Slo-mangal Dutta*  
*Tinbadi mane*  
*Siliguri - 734005*

*Pallabi Das*  
*Pratibha Das*  
*Dhupguni, Jalpaiguri*

Drafted by me as per instruction of the Landowner and Developer and printed in my chamber:

*Prasenjit Das Chowdhury*  
 (Prasenjit Das Chowdhury)

Advocate, Siliguri

Enrolment No-WB-850 of 2004



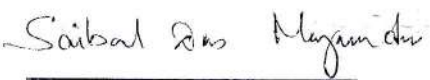
## PRINCIPAL

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

  
 \_\_\_\_\_  
 Signature with date

## ATTORNEY

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

  
 \_\_\_\_\_  
 Signature with date

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SAIBAL DAS MAJUMDAR

NISHIKANTA DAS MAJUMDAR

27/01/1975

Permanent Account Number

AKWPM4459R

Saibal Das Majumdar  
Signature



18021005

Saibal Das Majumdar



भारत सरकार  
Government of India

Download Date: 01/12/2020



Saibal Das Majumdar  
Date of Birth/DOB: 27/01/1975  
Male/ MALE

Issue Date: 02/11/2020

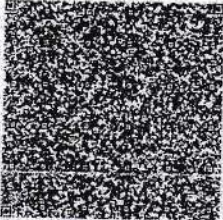
6701 4849 1042  
VID : 9193 8373 0777 1372

मेरा आधार, मेरी पहचान

Saibal Das Majumdar

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
P.C.SARANI, DESHBANDHUPARA,  
Siliguri ( M. Corp), Darjeeling,  
West Bengal - 734004



8701 4849 1042  
VID : 9193 8373 0777 1372

1947 | help@uidai.gov.in | www.uidai.gov.in

  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন  
**IDENTITY CARD** GLQ2737641  
 পরিচয় পত্র



|                    |                     |
|--------------------|---------------------|
| Elector's Name     | Saibal Das Majumdar |
| নির্বাচকের নাম     | শৈবাল দাস মজুমদার   |
| Father's Name      | Nishi Kanta         |
| পিতার নাম          | নিশি কান্ত          |
| Sex                | M                   |
| লিঙ্গ              | পুং                 |
| Age as on 1.1.2001 | 25                  |
| ১.১.২০০১-এ বয়স    | ২৫                  |

*Saibal Das Majumdar*

**Address**  
 Deshabandhu Para Siliguri Darjeeling  
 734404

ঠিকানা  
 দেশবন্ধু পাড়া শিলিগুড়ি দার্জিলিং ৭৩৪৪০৪

  
 Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচক নিবন্ধন আধিকারিক

For 25-Siliguri  
 ২৫-শিলিগুড়ি  
 Assembly Constituency  
 বিধানসভা নির্বাচন ক্ষেত্র

Place Darjeeling  
 স্থান দার্জিলিং

Date 13.03.2001  
 তারিখ ১৩.০৩.২০০১

2875-07



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JAYANTA BALA  
SITANATH BALA

27/02/1975  
Permanent Account Number

APRPB9123K



Jayanta Bala  
Signature

*[Handwritten signature]*

ভারত সরকার  
Government of India



জয়ন্ত বাল্য  
Jayanta Bala  
পিতা : সিতানথ বাল্য  
Father : Sitanath Bala  
জন্মতারিখ / DOB: 27/02/1975  
পুরুষ / Male



9630 1473 1433

আধার - সাধারণ মানুষের অধিকার

*Signature*

ভারত সরকার  
Unique Identification Authority of India

ঠিকানা: এ পি সি সরানী  
দেশবন্ধু প্যারা, সিলিগুরি (মৌজা)  
সিলিগুরি টাউন, দার্জিলিং, পশ্চিম বঙ্গ

Address: A P C SARANI,  
DESH BANDHU PARA,  
Siliguri ( M. Corp), siliguri  
Town, Darjeeling, West  
Bengal, 734004

9630 1473 1433

1947  
1800 300 1947

✉  
help@uidai.gov.in

www.  
www.uidai.gov.in





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/04/025/0783654



নির্বাচকের নাম : জয়ন্ত বাল্য  
Elector's Name : Jayanta Bala  
পিতার নাম : সীতানাথ বাল্য  
Father's Name : Sitanath Bala  
লিঙ্গ/Sex : পুং/ M  
জন্ম তারিখ : 27/02/1975  
Date of Birth : 27/02/1975

WB/04/025/0783654

ঠিকানা:

দক্ষিণ দেশবন্ধু পাড়া, শিলিগুড়ি মিউনিসিপালিটি, শিলিগুড়ি,  
দার্জিলিং, 734004

Address:

DAKSHIN DESHBANDHU PARA,  
SILIGURI (M CORP.), SILIGURI,  
DARJEELING, 734004

Date: 28/01/2011

26-শিলিগুড়ি নির্বাচন কেন্দ্রের নির্বাচন আধিকারিকের  
স্বাক্ষরে অনুমোদিত

Facsimile Signature of the Electoral  
Registration Officer for  
26-Siliguri Constituency

নিয়মিত পরিবর্তন হলে নতুন নির্বাচন কেন্দ্রের নির্বাচন আধিকারিকের  
স্বাক্ষরে নতুন পরিচয়পত্র পাওয়ার জন্য নির্বাচন আধিকারিকের  
পরিচয়পত্রে সন্নিবেশিত উদ্দেশ্য অনুসরণ করুন।

In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

13/03/01



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1215/91626/01614

To

বিটু দত্ত

Bittu Dutta

JYOTIRMAY COLONY SILIGURI BAZAR

Siliguri Municipal Corporation

Siliguri Bazar

Rajganj Jalpaiguri

West Bengal 734005

7679576905

20/06/2015

267466757



MP674667570FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3965 7772 2084**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



বিটু দত্ত

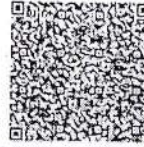
Bittu Dutta

পিতা : মঙ্গল দত্ত

Father : MANGAL DUTTA

জন্মতারিখ / DOB : 23/03/1997

পুরুষ / Male



**3965 7772 2084**

আধার - সাধারণ মানুষের অধিকার

*Bittu Dutta*



## Major Information of the Deed

|                                                                                   |                                                                                                                                                                                                        |                                 |            |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------|
| Deed No :                                                                         | I-0402-02023/2021                                                                                                                                                                                      | Date of Registration            | 17/08/2021 |
| Query No / Year                                                                   | 0402-8001519108/2021                                                                                                                                                                                   | Office where deed is registered |            |
| Query Date                                                                        | 17/08/2021 1:08:40 PM                                                                                                                                                                                  | 0402-8001519108/2021            |            |
| Applicant Name, Address & Other Details                                           | PRASENJIT DAS CHOWDHURY<br>SILIGURI,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832012540, Status :Advocate                                                      |                                 |            |
| Transaction                                                                       | Additional Transaction                                                                                                                                                                                 |                                 |            |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement |                                                                                                                                                                                                        |                                 |            |
| Set Forth value                                                                   | Market Value                                                                                                                                                                                           |                                 |            |
| Rs. 94,45,000/-                                                                   | Rs. 94,49,998/-                                                                                                                                                                                        |                                 |            |
| 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]:- 040202013/2021 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, DESHBANDHUPARA 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-11806    | RS-2529/1      | Bastu         | Bastu   | 5 Katha      | 94,45,000/-             | 94,49,998/-           | Width of Approach Road: 25 Ft., , Project Name : |
| Grand Total : |             |                |               |         | 8.25Dec      | 94,45,000 /-            | 94,49,998 /-          |                                                  |

### Principal Details :

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                              |                                                                                     |                                                                                     |                                                                                       |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Name                                                                                                                                                                                       | Photo                                                                               | Finger Print                                                                        | Signature                                                                             |
|       | <b>Mr JAYANTA BALA (Presentant)</b><br>Son of Late SITANATH BALA<br>Executed by: Self, Date of Execution: 17/08/2021<br>, Admitted by: Self, Date of Admission: 17/08/2021 ,Place : Office |  |  |  |
|       |                                                                                                                                                                                            | 17/08/2021                                                                          | LTI<br>17/08/2021                                                                   | 17/08/2021                                                                            |

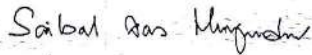


DESHBANDHUPARA, City:- Siliguri Mc, , P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx3K, Aadhaar No: 96xxxxxxxx1433, Status :Individual, Executed by: Self, Date of Execution: 17/08/2021  
 , Admitted by: Self, Date of Admission: 17/08/2021 ,Place : Office

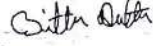
#### Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                 |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>SUBHRADEEP ENTERPRISE</b><br>GOPALMORE, DESHBANDHUPARA, City:- Siliguri Mc, , P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 , PAN No.:: AKxxxxxx9R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |

#### Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                |                                                                                                          |                                                                                                         |                                                                                                   |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| 1     | Name                                                                                                                                                                                                                                                                                                                                         | Photo                                                                                                    | Finger Print                                                                                            | Signature                                                                                         |
|       | <b>Shri SAIBAL DAS MAJUMDAR</b><br>Son of Shri NISHI KANTA DAS MAJUMDAR<br>Date of Execution - 17/08/2021, , Admitted by: Self, Date of Admission: 17/08/2021, Place of Admission of Execution: Office                                                                                                                                       | <br>Aug 17 2021 1:52PM | <br>LTI<br>17/08/2021 | <br>17/08/2021 |
|       | DESHBANDHU PARA, City:- Siliguri Mc, , P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx9R, Aadhaar No: 87xxxxxxxx1042 Status : Representative, Representative of: SUBHRADEEP ENTERPRISE (as PROPRIETOR) |                                                                                                          |                                                                                                         |                                                                                                   |

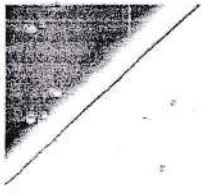
#### Identifier Details :

| Name                                                                                                                                                                                        | Photo                                                                               | Finger Print                                                                        | Signature                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>Shri BITTU DUTTA</b><br>Son of Shri MANGAL DUTTA<br>TINBATTI MORE, City:- Siliguri Mc, , P.O:- SILIGURI BAZAR, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734005 |  |  |  |
|                                                                                                                                                                                             | 17/08/2021                                                                          | 17/08/2021                                                                          | 17/08/2021                                                                            |
| Identifier Of Mr JAYANTA BALA, Shri SAIBAL DAS MAJUMDAR                                                                                                                                     |                                                                                     |                                                                                     |                                                                                       |

#### Transfer of property for L1

| Sl.No | From            | To. with area (Name-Area)      |
|-------|-----------------|--------------------------------|
| 1     | Mr JAYANTA BALA | SUBHRADEEP ENTERPRISE-8.25 Dec |





**Endorsement For Deed Number : I - 040202023 / 2021**

**On 17-08-2021**

**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 13:41 hrs on 17-08-2021, at the Office of the A.D.S.R. SILIGURI by Mr JAYANTA BALA ,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 94,49,998/-

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

Execution is admitted on 17/08/2021 by Mr JAYANTA BALA, Son of Late SITANATH BALA, DESHBANDHUPARA, P.O: SILIGURI TOWN, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business

Indetified by Shri BITTU DUTTA, , , Son of Shri MANGAL DUTTA, TINBATTI MORE, P.O: SILIGURI BAZAR, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

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

Execution is admitted on 17-08-2021 by Shri SAIBAL DAS MAJUMDAR, PROPRIETOR, SUBHRADEEP ENTERPRISE, GOPALMORE, DESHBANDHUPARA, City:- Siliguri Mc, , P.O:- SILIGURI TOWN, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004

Indetified by Shri BITTU DUTTA, , , Son of Shri MANGAL DUTTA, TINBATTI MORE, P.O: SILIGURI BAZAR, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734005, 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 1052, Amount: Rs.50/-, Date of Purchase: 11/08/2021, Vendor name: T Roy

*Sangha Ratna Syangden*

**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 0402-2021, Page from 81555 to 81577  
being No 040202023 for the year 2021.



*Syangden*

Digitally signed by SANGHA RATNA  
SYANGDEN  
Date: 2021.08.21 15:35:26 +05:30  
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2021/08/21 03:35:26 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.

(This document is digitally signed.)