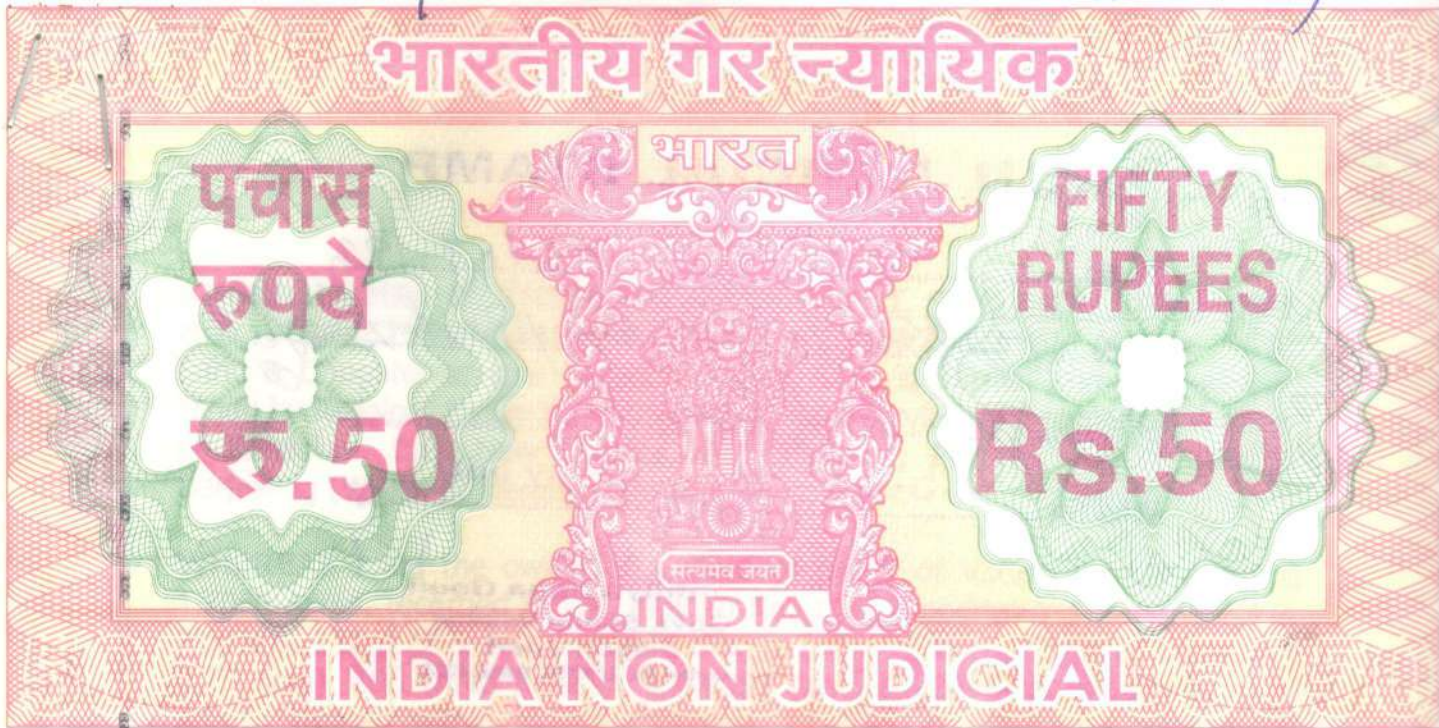


SL- 5765/2023

I- 5721/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 456865

12/07/2023  
DM 1749877

Anju bahu

JALSANGH REALTY PVT. LTD.

*mukul kumar*  
Director

JALSANGH REALTY PVT. LTD.

*Aideya Banerjee Bahu*  
Director

JALSANGH REALTY PVT. LTD.

*Dipankar*  
Director

**DEVELOPMENT POWER OF ATTORNEY**

THIS DEVELOPMENT POWER OF ATTORNEY IS MADE ON THIS 12<sup>th</sup> DAY OF JULY, TWO THOUSAND TWENTY THREE

BEFORE ME, I HAVE RECEIVED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT. **BETWEEN**

Copy  
Addl. District Sub-Registrar,  
Singuri-II at Bagdogra

12 JUL 2023

Contd.....P/2

**NON JUDICIAL STAMP**

Sl. No. 54 Dated 06/07/23

Name Jal Singh Realty Private Limited

of Prof. Jena

Value Rs. 50 (Rupees Fifty only)

Indhya Saha Goud  
Govt. Stamp Vendor  
Siliguri Court  
License No. 174/PM, 25/02/2012



Adl. Dist-Sub Registrar  
Siliguri-II at Bagdogra, Dist. Jalpaiguri



Anju Sahu

JALSANGH REALTY PVT. LTD.

Mukesh Kumar Sah

Director

JALSANGH REALTY PVT. LTD.

Aditya Baishya Sah

Director

JALSANGH REALTY PVT. LTD.

~~Rajesh~~

Director

- 2 -

**KNOW ALL MEN BY THESE PRESENTS THAT I, SMT. ANJU SAHU, [PAN NO. ARGPS5726C] [AADHAR NO. 923623800278],** Wife of Late Mohan Sahu & Daughter of Late Sailendra Kumar Sahu @ Nirmal Kumar Shalendra, Hindu by Religion, Indian by Nationality, Private-service by Occupation, resident of Khopalasi, P.O. New Chamta, P.S. Matigara, Pin No. 734009, District Darjeeling (W.B.), do hereby state as follows:

**WHEREAS** I am the owner of a piece or parcel of Vacant Land measuring 1.7058 Acres, recorded in L.R. Khatian No. 1173, appertaining to part of R.S. Plot Nos. 121, 122 & 149, corresponding to L.R. Plot Nos. 195 (Area measuring 0.75 Acre), 196 (Area measuring 0.9058 Acre) & 194 (Area measuring 0.05 Acre), Situated within Mouza Khopalasi, J.L. No. 21, Touzi No. 8, Pargana Patharghata, Under Patharghata Gram Panchayet Area, Registry office at Additional District Sub-Registrar Bagdogra, Within the jurisdiction of P.S. Matigara, District Darjeeling, in the state of West Bengal, more fully described in the schedule hereunder written (herein after referred to as "the said premises")

**AND WHEREAS** I have decided to develop the said premises by constructing Residential cum Commercial Building complex thereon and sell the units comprised therein to prospective purchasers and have for such purpose entered into a registered Development Agreement on 07.07.2023, being No. I-5647, registered in the office of the Additional District Sub-Registrar Bagdogra, with **JALSANGH REALTY PRIVATE LIMITED, [PAN NO. AAECJ3116F]** a Private Limited Company, having its office at Matigara Bazar, D.I. Fund Office Road, P.O. & P.S. Matigara, District Darjeeling, represented by its directors namely **[1] SRI MUKESH KUMAR SAH, [PAN NO. AJIPS8034M] [AADHAR NO. 662574406239]**, Son of Late Ram Narayan Sah, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of Khopalasi, P.O. New Chamta, P.S. Matigara, Pin No. 734009, District Darjeeling, **[2] SRI ADITYA BAISHYA SAHU, [PAN NO. BEUPS4482P] [AADHAR NO. 856711901796]**, Son of Late Mohan Sahu, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of LIG/MIG Complex, Uttarayan, P.O. & P.S. Matigara, Pin No. 734010, District Darjeeling, **[3] SRI RAJU SHAH, [PAN NO. AQBPS4191B] [AADHAR NO. 482968895665]**, Son of Sri Ashok Shah, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of Matigara Bazar, P.O. & P.S. Matigara, District Darjeeling, (W.B.) - for the Development/Construction of Residential cum Commercial Building complex at the said premises at their own cost upon terms and conditions as mentioned therein.

**WHEREAS** in terms of the said agreement I am further agreed to confer certain necessary powers upon the partners of the said firm for facilitating the



Anju Sahu

JALSANGH REALTY PVT. LTD.

Mukesh Kumar Sah  
Director

JALSANGH REALTY PVT. LTD.

Aditya Baishya Sah  
Director

JALSANGH REALTY PVT. LTD.

Rajesh  
Director

- 3 -

construction of the proposed Residential cum Commercial Building complex at the said premises and to do the matters related and incidental thereto.

**NOW THEREFORE BY THESE PRESENTS I, SMT. ANJU SAHU**, Wife of Late Mohan Sahu & Daughter of Late Sailendra Kumar Sahu @ Nirmal Kumar Shalendra, Hindu by Religion, Indian by Nationality, Private-service by Occupation, resident of Khopalasi, P.O. New Chamta, P.S. Matigara, Pin No. 734009, District Darjeeling (W.B.), do hereby nominate, constitute and appoint **[1] SRI MUKESH KUMAR SAH**, Son of Late Ram Narayan Sah, **[2] SRI ADITYA BAISHYA SAHU**, Son of Late Mohan Sahu, **[3] SRI RAJU SHAH**, Son of Sri Ashok Shah, directors of **JALSANGH REALTY PRIVATE LIMITED**, a Private Limited Company - as my true and lawful attorney for me, in my name and on my behalf to inter alia, do and perform the following acts, deeds and things which appearing herein below. It is stated that both the representatives shall jointly to all acts, deeds, things appearing herein below :-

1. To work, manage, look after and develop, control, invest and supervise all the affairs in respect of the proposed Residential cum Commercial Building complex and construction on the below schedule property as per sanction plan/s, approved by the appropriate authority, and other sanctioning authorities.
2. To appear and to represent us before all Courts, Civil, Criminal, Revenue Collectorate, Settlement, Land Reforms, L.A, Collectorate, Panchayet Office, SJDA, Treasury, Registry and Sub Treasury Office, GST, Income Tax, Marketing Tax, Turn Over Tax, Govt. or Semi-Govt. Department, Settlement & Land Reform Office, Panchayet office and before all other offices of Government both Central/State, statutory bodies, agencies, business houses in respect of any matter related to the developing and/or construction of the Residential cum Commercial Building complex over the aforesaid below scheduled land by the Developer, the attorney shall sign, execute, deposit, submit all such necessary and required papers, documents in my name and on my behalf.
3. To prepare, sign and submit/deposit the site plan, building plan before the sanctioning authorities namely Siliguri Jalpaiguri Development Authority (SJDA), Matigara Panchayet Samity, Aviation Department, Fire Department and other government departments, bodies, agencies and thereafter obtain the respective consents, licenses, permissions, authorizations, certifications and approvals and after getting the building plan sanctioned shall start the construction works on the below scheduled land.
4. To pay all charges, fees as may be levied either by Panchayet Office, Siliguri Jalpaiguri Development Authority and other government department

*Arjun Sahni*

JALSANGH REALTY PVT. LTD.

*Mike A. James*

Director

JALSANGH REALTY PVT. LTD.

*Arjun Sahni*

Director

JALSANGH REALTY PVT. LTD.

*Arjun Sahni*

Director

- 4 -

bodies, agencies for getting the building plan/s sanctioned of the aforesaid below scheduled land.

5. To deposit Panchayet 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.
6. 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 Panchayet 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 land fit for construction of said proposed Residential cum Commercial Building complex thereon.
7. To bear all costs for the purpose of the constructional work as per sanction plan/s on the below schedule land which will not be payable to the Attorney at any point of time by me or by my any legal heirs.
8. To negotiate on terms for and to agree and enter into and conclude any agreement of Sale/Transfer and to sell/transfer with respect to entire constructed area of the proposed Residential cum Commercial Building complex at the said premises comprising the area covering the below "A" scheduled land as per the provision of the Development Agreement unto and in favour of any purchaser or purchasers or transferee/s at such price which my said attorney and in their absolute discretion, thinks proper and to receive earnest money and advance from such purchaser/s.
9. To receive any amount, either as baina/earnest money or the entire sale-consideration in respect of the entire constructed area of proposed Residential cum Commercial Building complex as per the aforesaid Development Agreement and on receipt of the consideration will give me 40% of the entire sale proceeds amount in Cheque/Draft/RTGS deposit in my bank account as per said Development Agreement, 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 Residential cum Commercial Building complex.



*Anju Sahu*

JALSANGH REALTY PVT. LTD.

*Mukesh Kumar*

Director

JALSANGH REALTY PVT. LTD.

*Devi Sanyal*

JALSANGH REALTY PVT. LTD.

*Devi Sanyal*

Director

- 5 -

10. After completion of the construction works of proposed building/s, to apply for and obtain part occupancy/occupancy and completion certificate in respect of the new building/s or parts thereof from the planning authorities.
11. To handover the actual, physical land khas possession of the entire constructed area of the proposed construction as per the Agreement to be raised on the below described land to those intending purchasers.
12. To inspect any document, to enter into the agreement in relation to the entire constructed area, units with the intending Purchaser/s of the proposed building/s with respect to the below schedule property.
13. To execute and register from time to time Agreement for Sale, Lease or any other documents in connection with the transfer of the undivided proportionate share in the land comprised in the said property in respect of the entire constructed area and to receive consideration therefore and present the above documents for registration and admit the execution of such documents before the appropriate authorities registration authority/ies and/or other authorities having jurisdiction in the matter.
14. To execute any Agreement for Sale, Deed of Conveyance or any transfer deed in my name and on my behalf in respect of the entire constructed area of the Residential cum Commercial Building complex along with the proportionate share of the said premises (land as described herein below) and to present such Deed and any document in respect thereof at the concerned Sub-Registry Office and to complete the sale in all respects, including delivery of possession of the units thus sold as per the Development Agreement. Apart from the above clear stipulation, it has been clearly understood and noted that for the purpose of execution and registration of the proposed Deeds of Sale (Conveyance) in respect of entire constructed area or units of the proposed Residential cum Commercial Building/s, the signature of any of the Principals will not be required at any point of time and the signature of the Attorney Holder will suffice all purpose and respect.
15. To enter into any separate contract or agreement with the Architects or Engineer as may be required for the said Residential cum Commercial Building complex and pay their remunerations etc.
16. 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.

*[Handwritten mark]*

*Anju Sahu*

- 6 -

JALSANGH REALTY PVT. LTD.  
*mukesh Kumar*  
Director

JALSANGH REALTY PVT. LTD.  
*Aditya Sahu*  
Director

JALSANGH REALTY PVT. LTD.  
*Rajesh*  
Director

17. To deliver vacant possession for said Residential cum Commercial Building complex in relation to the entire constructed area or units to the intending purchasers/transferees after or before the completion of the required registered instruments/deeds for me and on my behalf.
18. To issue 'No Objection' to the intending Buyer(s)/Purchaser of the entire constructed area or units 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.
19. To appoint any Advocate or Deed-Writer/Scribe to prepare the proposed deed of sale/transfer in respect of entire constructed area or units as per aforesaid Development Agreement in my name.

**AND GENERALLY** for me and on my behalf to do all acts, deeds, matters and things as may be required to give effect to the true meaning and intent of these presents, and I hereby ratify and agree to ratify and confirm all acts whatsoever our said Attorney shall do or cause to be done by virtue of this Power of Attorney, shall be construed as acts done by me personally.

**SCHEDULE "A"**  
**LAND PROPOSED TO BE DEVELOPED**

**ALL THAT PIECE OR PARCEL** of Vacant Land measuring 1.7058 Acres, recorded in L.R. Khatian No. 1173, appertaining to part of R.S. Plot Nos. 121, 122 & 149, corresponding to L.R. Plot Nos. 195 (Area measuring 0.75 Acre), 196 (Area measuring 0.9058 Acre) & 194 (Area measuring 0.05 Acre), Situated within Mouza Khopalasi, J.L. No. 21, Touzi No. 8, Pargana Patharghata, Under Patharghata Gram Panchayet Area, Registry office at Additional District Sub-Registrar Bagdogra, Within the jurisdiction of P.S. Matigara, District Darjeeling, in the state of West Bengal.

The said total land is butted and bounded as follows: -

- North : 33 Ft. Wide Metal Road;
- South : Sold Land of the present land owner;
- East : Sold Land of Ravindra Kumar Sahu;
- West : Land of Kamala Devi.

**IN WITNESSES WHEREOF**, the Principals/Executors of this indenture executes this Development Power of Attorney do hereby set and subscribe their hands, seals & signatures on this the day of 12<sup>th</sup> July 2023.



**WITNESSES:-**

1. <sup>Kumar</sup> Aditya Sah  
Aditya Kumar Sah  
s/o Mukesh Kumar Sah  
of Khapraoi Bazar P/O  
New chumta, <sup>P.S. Maritigara</sup>  
Dist - Darjiling

2. Bodhisatya Dey  
S/O - Biplab Kumar Dey  
Kamanvita, Ambani Falakata.  
P.O. Kamanvita, P.S. N.J.P.  
Dist - Jalpaiguri, Pin - 735135.

Anji Sahu

(PRINCIPAL/EXECUTOR)

JALSANGH REALTY PVT. LTD.

*mukesh perma sah*

Director

JALSANGH REALTY PVT. LTD.

*Aditya Bhusin Doh*  
Director

JALSANGH REALTY PVT. LTD.

*Diganta*  
Director

(ATTORNEY HOLDERS)

Drafted as per the instruction of the  
Executants, readover and explained to the  
parties by me and printed in my chamber:

*Chinmay Sarkar*  
(CHINMAY SARKAR)

Advocate, Siliguri  
Enrolment No. WB/523/2003.







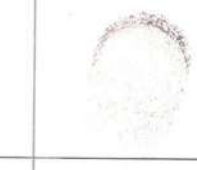




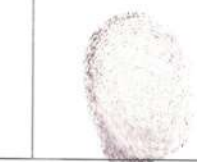

# EXECUTANT SHEET

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Anju Sahu</i>	LEFT HAND					
	RIGHT HAND					

*Anju Sahu*

*Anju Sahu*  
\_\_\_\_\_  
SIGNATURE

**(DEVELOPER SHEET)**












PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Mukesh Kumar</i>	LEFT HAND					
	RIGHT HAND					

JALSANGH REALTY PVT. LTD.

*Mukesh Kumar*  
Director

JALSANGH REALTY PVT. LTD.

*Mukesh Kumar*  
(SIGNATURE) Director












PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Aditya Kumar</i>	LEFT HAND					
	RIGHT HAND					

JALSANGH REALTY PVT. LTD.

*Aditya Kumar*  
Director

JALSANGH REALTY PVT. LTD.

*Aditya Kumar*  
(SIGNATURE) Director

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Rajesh</i>	LEFT HAND					
	RIGHT HAND					

JALSANGH REALTY PVT. LTD.

JALSANGH REALTY PVT. LTD.



# IDENTIFIER PHOTO SHEET

PHOTO



*Aditya kumar Sah*

LEFT THUMB IMPRESSION



*Aditya kumar Sah*  
Signature of Identifier

## Major Information of the Deed

Deed No :	I-0403-05721/2023	Date of Registration	12/07/2023
Query No / Year	0403-8001749877/2023	Office where deed is registered	
Query Date	10/07/2023 5:14:43 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Chinmay Sarkar Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832063484, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 6,11,18,950/-		
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]:- 040305647/2023		




### Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Khopalasi, Pin Code : 734009

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-195	LR-1173	Bastu	Bastu	0.75 Acre		2,68,72,560/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-196	LR-1173	Bastu	Bastu	0.9058 Acre		3,24,54,886/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-194	LR-1173	Bastu	Bastu	0.05 Acre		17,91,504/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>170.58Dec</b>	<b>0 /-</b>	<b>611,18,950 /-</b>	
		<b>Grand Total :</b>			<b>170.58Dec</b>	<b>0 /-</b>	<b>611,18,950 /-</b>	






**Principal Details :**







SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt ANJU SAHU (Presentant)</b> Wife of Late Mohan Sahu Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 12/07/2023 ,Place : Office			
		12/07/2023	LTI 12/07/2023	12/07/2023
Khopalasi, City:- Not Specified, P.O:- New Chamta, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734009 Sex: Female, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No.:: ARxxxxxx6C, Aadhaar No: 92xxxxxxxx0278, Status :Individual, Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 12/07/2023 ,Place : Office				

**Attorney Details :**



SI No	Name,Address,Photo,Finger print and Signature			
1	<b>JALSANGH REALTY PRIVATE LIMITED</b> Matigara Bazar, D.I. Fund Road, City:- Not Specified, P.O:- Matigara, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010 , PAN No.:: AAxxxxxx6F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri MUKESH KUMAR SAH</b> Son of Late Ram Narayan Sah Date of Execution - 12/07/2023, , Admitted by: Self, Date of Admission: 12/07/2023, Place of Admission of Execution: Office			
		Jul 12 2023 2:24PM	LTI 12/07/2023	12/07/2023
Khopalasi, City:- Not Specified, P.O:- New Chamta, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734009, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx4M, Aadhaar No: 66xxxxxxxx6239 Status : Representative, Representative of : JALSANGH REALTY PRIVATE LIMITED (as director)				

2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri ADITYA BAISHYA SAHU</b> Son of Late Mohan Sahu Date of Execution - 12/07/2023, , Admitted by: Self, Date of Admission: 12/07/2023, Place of Admission of Execution: Office			
		Jul 12 2023 2:24PM	LTI 12/07/2023	12/07/2023
Uttorayan, Matigara, City:- Not Specified, P.O:- Matigara, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BExxxxxx2P, Aadhaar No: 85xxxxxxxx1796 Status : Representative, Representative of : JALSANGH REALTY PRIVATE LIMITED (as director)				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri RAJU SHAH</b> Son of Shri Ashok Shah Date of Execution - 12/07/2023, , Admitted by: Self, Date of Admission: 12/07/2023, Place of Admission of Execution: Office			
		Jul 12 2023 2:23PM	LTI 12/07/2023	12/07/2023
Matigara Bazar, City:- Not Specified, P.O:- Matigara, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx1B, Aadhaar No: 48xxxxxxxx5665 Status : Representative, Representative of : JALSANGH REALTY PRIVATE LIMITED (as director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Aditya Kumar Sah</b> Son of Shri Mekesh Kumar Sah Khopalasi, City:- , P.O:- New Chamta, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734009			
	12/07/2023	12/07/2023	12/07/2023
Identifier Of Smt ANJU SAHU, Shri MUKESH KUMAR SAH, Shri ADITYA BAISHYA SAHU, Shri RAJU SHAH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt ANJU SAHU	JALSANGH REALTY PRIVATE LIMITED-75 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt ANJU SAHU	JALSANGH REALTY PRIVATE LIMITED-90.58 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt ANJU SAHU	JALSANGH REALTY PRIVATE LIMITED-5 Dec



## Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Khopalasi, Pin Code : 734009

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 195, LR Khatian No:- 1173	Owner:অঞ্জু সাহ, Gurdian:শৈলেন্দ্র কুমার সাহ, Address:নিজ , Classification:বাগান, Area:1.42000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 196, LR Khatian No:- 1173	Owner:অঞ্জু সাহ, Gurdian:শৈলেন্দ্র কুমার সাহ, Address:নিজ , Classification:বাগান, Area:0.90580000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 194, LR Khatian No:- 1173	Owner:অঞ্জু সাহ, Gurdian:শৈলেন্দ্র কুমার সাহ, Address:নিজ , Classification:বাগান, Area:0.05000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 040305721 / 2023

On 12-07-2023

**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 13:55 hrs on 12-07-2023, at the Office of the A.D.S.R. BAGDOGRA by Smt ANJU SAHU ,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 6,11,18,950/-

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

Execution is admitted on 12/07/2023 by Smt ANJU SAHU, Wife of Late Mohan Sahu, Khopalasi, P.O: New Chamta, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734009, by caste Hindu, by Profession Private Service  
Indetified by Aditya Kumar Sah, , , Son of Shri Mekesh Kumar Sah, Khopalasi, P.O: New Chamta, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734009, by caste Hindu, by profession Business

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

Execution is admitted on 12-07-2023 by Shri MUKESH KUMAR SAH, director, JALSANGH REALTY PRIVATE LIMITED, Matigara Bazar, D.I. Fund Road, City:- Not Specified, P.O:- Matigara, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010

Indetified by Aditya Kumar Sah, , , Son of Shri Mekesh Kumar Sah, Khopalasi, P.O: New Chamta, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734009, by caste Hindu, by profession Business

Execution is admitted on 12-07-2023 by Shri ADITYA BAISHYA SAHU, director, JALSANGH REALTY PRIVATE LIMITED, Matigara Bazar, D.I. Fund Road, City:- Not Specified, P.O:- Matigara, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010

Indetified by Aditya Kumar Sah, , , Son of Shri Mekesh Kumar Sah, Khopalasi, P.O: New Chamta, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734009, by caste Hindu, by profession Business

Execution is admitted on 12-07-2023 by Shri RAJU SHAH, director, JALSANGH REALTY PRIVATE LIMITED, Matigara Bazar, D.I. Fund Road, City:- Not Specified, P.O:- Matigara, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010

Indetified by Aditya Kumar Sah, , , Son of Shri Mekesh Kumar Sah, Khopalasi, P.O: New Chamta, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734009, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
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Yogen Tshering Bhutia  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
Darjeeling, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2023, Page from 111243 to 111259

being No 040305721 for the year 2023.



Digitally signed by YOGEN TSHERING  
BHUTIA  
Date: 2023.07.17 15:23:42 +05:30  
Reason: Digital Signing of Deed.

*Yogen Tshering Bhutia*

(Yogen Tshering Bhutia) 2023/07/17 03:23:42 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)