

2-761/2024

I-719/2024



पश्चिम बंगाल WEST BENGAL

AK 776372

2/275740

पश्चिम बंगाल

पश्चिम बंगाल

पश्चिम बंगाल

पश्चिम बंगाल

J & S. DEVELOPER

Partner

J & S. DEVELOPER

Partner

POWER OF ATTORNEY FOR DEVELOPER AGREEMENT

THIS Development Power of Attorney is made on this the

31st ~~th~~ day of JANUARY 2024

ON WHICH THE POWER OF ATTORNEY IS ADMITTED TO REGISTRATION
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

Next.

31
Addl. District Sub-Registrar,
Sikaril at Bagdogra

31 JAN. 2024

SUBRATA BASAK, Advocate
Bimagar, Raiganj, U.D. Mob.-9434130979
E-mail - subratabasak03@gmail.com
En. No. - WB-909/2021

শ্রী শশী কান্ত সিংহ
তারানী কান্ত সিংহ
জশোলাল সিংহ
২৮৭৮৮৮৮৮৮৮

J & S. DEVELOPER

Jaydev Jha
Partner

J & S. DEVELOPER

Anita Jha
Partner

// 2 //

NOW KNOW WE,

1. SRI SHASHI KANTA SINGHA, PAN :- BDLPS2007L, Aadhaar No. 7125 3272 8097,
2. SRI TARANI KANTA SINGHA @ TARANI SINGHA, PAN :- IMKPS7621M, Aadhaar No. 4164 3802 3066,
3. SRI JASHOLAL SINGHA, PAN : GHLPS2281B, Aadhaar No. 6401 8092 2878,

All are S/o. Late Tulai Singha, Hindu by religion, Indian by Citizen, Business by occupation, all are residing at Ramkrishna Jote, P.O. New Rangia, P.S. Matigara, Dist. Darjeeling, Pin No. - 734013,

hereinafter referred to as the LAND OWNER / VENDOR/ LAND LORD (which term or expression shall unless repugnant to the context or otherwise be deemed to mean and include their successors-in-office legal representative, assigns and nominees) of the FIRST PART by these presents being the Joint Owners of the property being described in the Schedule hereunder written do constitute, nominee and appoint -

"J & S. DEVELOPER" office at Ukilpara, P.O. & P.S. Raiganj, Dist. Uttar Dinajpur, Pin - 733134, West Bengal, a partnership firm represented by its partners namely -

- (a) **MR. JAY DEV JHA**, S/o. Late Upendra Nath Jha, PAN - AEKPJ8969F, AADHAAR NO. 6917 6385 6422, Mob - 7550861289, Email - jaydevjha1965@gmail.com, by faith Hindu, by Nationality Indian, by profession Business, resident of Ukilpara, P.O. & P.S. Raiganj, Dist. Uttar Dinajpur, Pin - 733134, West Bengal, India,
- (b) **MRS. ANITA JHA**, W/o. Mr. Jay Dev Jha, PAN - BAMPJ4749J, AADHAAR NO. 3433 5274 1758, Email - ajha48174@gmail.com, by faith Hindu, by Nationality Indian, by profession Business, resident of Ukilpara, P.O. & P.S. Raiganj, Dist. Uttar Dinajpur, Pin - 733134, West Bengal, India, being owners of the land hereinafter referred to as its **DEVELOPER** (which term or expression shall unless repugnant to the context be deemed to mean and include its Successors-in-Office, Legal Representative,

১/০১/২০২৪
২/০১/২০২৪
৩/০১/২০২৪
৪/০১/২০২৪

J & S. DEVELOPER

Tayden Sha
Partner

J & S. DEVELOPER

Anita Sha
Partner

|| 3 ||

the context be deemed to mean and include its Successors-in-Office, Legal Representative, assigns and nominees) of the **2ND PART** 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, Power, authorities, matters and things that is to say. It is also noted that Land lord and Developer made a Joint Venture Development Agreement in your office bearing no. 040300 7-12/2024.

1. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning my said property or any part thereof or concerned anything in which we may be a party in any court in Civil, Criminal, Revenue or Revisional jurisdiction, including special jurisdiction of the High Court under Article 226 of the Constitution of India, etc., before Income tax, Sales – tax, GST and Wealth – tax Authorities and to sign and verify all complaints, written statements, accounts, inventories to accept service of all summonses, accounts, inventories, to accept service of all summonses, notices and other judicial processes to execute any judgment, decree or order and to appoint and engage any solicitor, pleader, counsel or advocate and to sign and execute any Vakalatnama, warrant of attorney or other authority to act and plead.
2. To effect mutation or separation of holding in the Revenue and / or Gram Panchayat Records or and sign all applications or objections.
3. To appear for and represent me before the Board of Revenue, Collector of any district, Sub-Divisional Officer, any Magistrate, Judge, Munsif and in all Government offices, the Gram Panchayat Authority, West Bengal State Electricity Distribution Company Ltd, Commissioners of the respective division in all matters and things relating to my estate or its affairs.
4. To sign, execute, file any documents, petitions, writings and objections whatsoever needed for the purpose of mutation of my name in the records of Atharakhai Gram Panchayat and take all necessary steps for the purpose of Extension Building Plan or Modification Building Plan & others necessary purpose and obtaining water and drainage connection from the Atharakhai Gram Panchayat.
5. To sign, verify and execute any document i.e. application, petitions, writings and / or objections whatsoever needed for the purpose of obtaining all authority or corporation or any other statutory authority in this respect.
6. To appear for and represent me in all the court, Civil, Criminal or Revenue, including Labour Tribunals, original, Revisional or appellate, in any Registration offices, and to sign, execute, verify and file complaints, written statements and petitions, and also to present appeals in any court, and to accept services of all summonses, notices and other processes of law.

Next

শ্রীমতী সুব্রতা বসাক
অবনীপুত্র ডি.জি.
২/৮/১৪/১০/১৪/১২

J & S. DEVELOPER
Partner

J & S. DEVELOPER
Partner

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7. To appoint engage on my behalf pleaders, advocates or solicitors whenever my said attorney shall think proper to do so and to discharge and / or terminate his or their appointment. Such action should be taken after consulting me.
8. To compromise, compound or withdraw cases, or be non-suited to refer the arbitration all disputes and differences. Any such action required a consultation with me.
9. To sign, verify and file applications for execution of decrees or orders, of any court, and to purchase property at court auction sales in execution of decrees up to the amount of the decree.
10. To withdraw and receive documents or money from any court, office or opposite party, either in execution of decrees or otherwise, and to do all the acts that may be necessary in connection with any of such cases.
11. To delegate all or any of the powers, authorities and liberties hereunder vested and to appoint any substitute or substitutes to anyone or more purpose or purposes as he shall from time to time desire in that behalf.
12. To negotiate terms and price for the purpose of sale under Schedule property or any part thereof with any or all intending purchaser or purchasers and finalize the same in my name and on my behalf.
13. To accept and / or receive any earnest money, sale proceeds or part thereof in my name and on my behalf from any intending purchasers for sale of Flats or others spaces or other part out of their own allocation i.e. schedule property.
14. To execute, admit and present any Agreement for Sale and / or Deed of Sale on my behalf before the office of any Sub- Registrar, Registrar or Assurances having competent jurisdiction for the purpose of registering the same in my name and on my behalf.
15. To discharge and execute necessary receipt for the money thus received by the attorney officially in my name and on my behalf.
16. All or any money received by my attorney for sale or rent of my allocated portion situated within the said property (as per plan) has to be deposited to my bank account, upon receipt of the same. This is to be done after consulting me.
17. And generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of my said attorney ought to be done, executed and performed in relation to my property at Tari Mouja mentioned in the schedule below or affairs ancillary or incidental thereto as fully and effectually as my attorney could do the same if I am personally present.

Next

শ্রীমতী সশী কান্তা সিংহা
৩২ নং কালীঘাট
৩২ নং কালীঘাট
২২ নং কালীঘাট

J & S. DEVELOPER

Partner

J & S. DEVELOPER

Partner

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AND generally to act my Attorney in relation to all matters to which I now or may hereafter be interested or concerned and on my behalf to execute and do all instruments, acts, matters and things fully and effectually as I could do if I be personally present.

SCHEDULE ABOVE REFERRED TO
SCHEDULE PROPERTY

ALL THAT piece and parcel of land situated and lying at District Darjeeling, i.e. Touzi - 91, Pargana - Patharghata, P.S. Matigara, A.D.S.R. Office Bagdogra, J. L. No. 68, under Atharakhai Gram Panchayet, Mouza - Tari, R.S. Khatian No. 2/20, corresponding to L.R. Khatian No. 6989, 6990 & 6991, R.S. Plot No. 260, corresponding to L.R. Plot No. 444 & 445, Area of the land 0.32 Acers i.e. 32 Decimal, Classifications of Land - "BASTU", including all easements, rights and title free from all encumbrances, and butted and bounded as under -

ON THE NORTH BY: Land of Sashi Kanta Singha & Two others and land of Sabanu Singha.

ON THE SOUTH BY: Common Passage then 12 ft. Wide Road (*That common passage will be used jointly by the landlord for the purpose of eastern side land and by intended flat owners*).

ON THE EAST BY : Land of Sashi Kanta Singha & Two others.

ON THE WEST BY : 23 ft. Wide Metal Road.

Next

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J & S. DEVELOPER

Tonylen Ma
Partner

J & S. DEVELOPER

Anita Ma
Partner

|| 6 ||

IN WITNESS WHERE OF the parties to have here unto set and subscribed their respective hands and seals on the day month and year first above written.

This agreement with General Power of attorney contains one Stamp of Rs. 100/- and 5 bond papers on three witnesses thereon including the advocate with photo of both parties in 2 bond paper which bears finger prints of both parties submitted herewith.

WITNESS:-

1. Sirajul Hoque
(SIRAJUL HOQUE)
S/o. Ajarul Md
Vill & P.O. Karnajora, P.S. Raiganj,
UTTAR Dinajpur, PIN - 733130

2. Faruque Singh
S/o. Sashi Kumar Singh
Vill. Ram Kishan Ghat
P.O. New Buzra,
Dist. Dooarsa

3.

LAND OWNER / VENDOR / LAND LORD

J & S. DEVELOPER

Tonylen Ma
Partner

J & S. DEVELOPER

Anita Ma
Partner

DEVELOPER & CONSTITUTED ATTORNEY

Drafted by:-

Subrata Basak
(Subrata Basak)

Advocate.
Bidrohi More Raiganj, U/D.
En. No. WB - 909 / 2001.

SUBRATA BASAK, Advocate
Birnagar, Raiganj, U/D. Mob.-9434130979
E-mail - subratbasak03@gmail.com
En. No. - WB-909/2001

SPECIMEN FOR TEN FINGER PRINTS

LEFT HAND	L	R	M	F	T
					
RIGHT HAND	T	F	M	R	L
					

SPECIMEN FOR TEN FINGER PRINTS

LEFT HAND	L	R	M	F	T
RIGHT HAND	T	F	M	R	L

Signature
Vendi / Vender

PHOTO

SPECIMEN FOR TEN FINGER PRINTS

LEFT HAND	L	R	M	F	T
RIGHT HAND	T	F	M	R	L

Signature
Vendi / Vender

PHOTO

witness

SPECIMEN FOR TEN FINGER PRINTS

LEFT HAND	L	R	M	F	T
					
RIGHT HAND	T	F	M	R	L

Signature
Subrata Basak

PHOTO

Subrata Basak
Advocate
Birmagar, Raiganj

आयकर विभाग
INCOME TAX DEPARTMENT
ANITA JHA
UPENDRA JHA
24/01/1966
Permanent Account Number
BAMPJ4749J
Anita Jha
Signature

भारत सरकार
GOVT. OF INDIA



PERMANENT ACCOUNT NUMBER

AEKPJ8969F



नाम / NAME

JAY DEV JHA

पिता का नाम / FATHER'S NAME

UPENDRA NATH JHA

जन्म तिथि / DATE OF BIRTH

01-01-1965

हस्ताक्षर / SIGNATURE

Jay dev Jha

Shahin

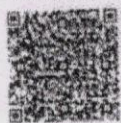
अध्यक्ष (एन. टी. डी.)

COMMISSIONER OF INCOME TAX (O.) KOLKATA

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

IMKPS7621M

नाम/ Name
TARANIKANTA SINGHA

पिता का नाम/ Father's Name
TULAI SINGHA

जन्म की तारीख/ Date of Birth
10/03/1952

हस्ताक्षर/ Signature

हस्ताक्षर/ Signature



03072017

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JASHOLAL SINGHA
TULAI SINGHA
01/01/1955



Permanent Account Number

GHLPS2281B

[Handwritten signature]



Signature

आयकर विभाग
INCOME TAX DEPARTMENT

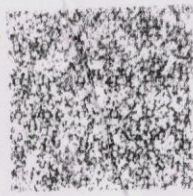


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BDLPS2007L



नाम / Name

SHASHI KANTA SINGHA

पिता का नाम / Father's Name

TULAI SINGHA

जन्म की तारीख / Date of Birth

12/03/1955

हस्ताक्षर

Signature

Major Information of the Deed

Deed No :	I-0403-00719/2024	Date of Registration	31/01/2024
Query No / Year	0403-8000275740/2024	Office where deed is registered	
Query Date	31/01/2024 1:01:53 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Subrata Basak Raiganj, Thana : Raiganj, District : Uttar Dinajpur, WEST BENGAL, Mobile No. : 7001153838, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1,51,19,990/-	Rs. 1,51,20,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040300712/2024		

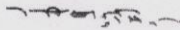
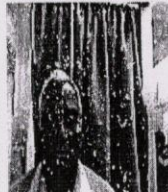
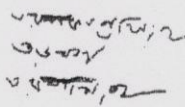
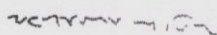
Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHALI, Mouza: Tari, Pin Code : 734013

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-444	LR-6989	Bastu	Bastu	5.34 Dec	25,23,150/-	25,23,150/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-444	LR-6990	Bastu	Bastu	5.33 Dec	25,18,425/-	25,18,425/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-444	LR-6991	Bastu	Bastu	5.33 Dec	25,18,425/-	25,18,425/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-445	LR-6989	Bastu	Bastu	5.33 Dec	25,18,425/-	25,18,425/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-445	LR-6990	Bastu	Bastu	5.33 Dec	25,18,425/-	25,18,425/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :

L6	LR-445	LR-6991	Bastu	Bastu	5.34 Dec	25,23,140/-	25,23,150/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					32Dec	151,19,990 /-	151,20,000 /-	
Grand Total :					32Dec	151,19,990 /-	151,20,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Shashi Kanta Singha Son of Late Tulai Singha Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 31/01/2024 ,Place : Office	 31/01/2024	 LTI 31/01/2024	 31/01/2024
	Village:- Ramkrishna Jote, P.O:- New Rangia, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: bdxxxxxx7l,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 31/01/2024 ,Place : Office			
2	Mr Tarani Kanta Singha, (Alias: Mr Tarani Singha) Son of Late Tulai Singha Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 31/01/2024 ,Place : Office	 31/01/2024	 LTI 31/01/2024	 31/01/2024
	Village:- Ramkrishna Jote, P.O:- New Rangia, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: imxxxxxx1m,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 31/01/2024 ,Place : Office			
3	Mr Jasholal Singha (Presentant) Son of Late Tulai Singha Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 31/01/2024 ,Place : Office	 31/01/2024	 LTI 31/01/2024	 31/01/2024

Village:- Ramkrishna Jote, P.O:- New Rangia, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ghxxxxx1b,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 31/01/2024
 , Admitted by: Self, Date of Admission: 31/01/2024 ,Place : Office

Attorney Details :

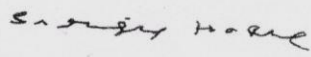
Sl No	Name,Address,Photo,Finger print and Signature
1	J & S. DEVELOPER Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 , PAN No.: AAxxxxx2G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr JAY DEV JHA Son of Late UPENDRA NATH JHA Date of Execution - 31/01/2024, , Admitted by: Self, Date of Admission: 31/01/2024, Place of Admission of Execution: Office	 Jan 31 2024 1:25PM	 Captured LTI 31/01/2024	 31/01/2024
Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxx9F,Aadhaar No Not Provided Status : Representative, Representative of : J & S. DEVELOPER (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mrs ANITA JHA Wife of Mr JAY DEV JHA Date of Execution - 31/01/2024, , Admitted by: Self, Date of Admission: 31/01/2024, Place of Admission of Execution: Office	 Jan 31 2024 1:26PM	 Captured LTI 31/01/2024	 31/01/2024
Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BAXxxxx9J,Aadhaar No Not Provided Status : Representative, Representative of : J & S. DEVELOPER (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sirajul Hoque Son of Ajarul Md Karnajora, City:- Not Specified, P.O:- Karnajora, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733130		 Captured	

	31/01/2024	31/01/2024	31/01/2024
Identifier Of Mr Shashi Kanta Singha, Mr Tarani Kanta Singha, Mr Jasholal Singha, Mr JAY DEV JHA, Mrs ANITA JHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Shashi Kanta Singha	J & S. DEVELOPER-5.34 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Jasholal Singha	J & S. DEVELOPER-5.33 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Tarani Kanta Singha	J & S. DEVELOPER-5.33 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Shashi Kanta Singha	J & S. DEVELOPER-5.33 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Jasholal Singha	J & S. DEVELOPER-5.33 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Tarani Kanta Singha	J & S. DEVELOPER-5.34 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Tari, Pin Code : 734013

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 444, LR Khatian No:- 6989	Owner:শশী কান্ত সিংহ, Gurdian:মৃত টুলাই সিংহ, Address:নিজ , Classification:বৃন্দী, Area:0.05340000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 444, LR Khatian No:- 6990	Owner:রশোলাল সিংহ, Gurdian:মৃত টুলাই সিংহ, Address:নিজ , Classification:বৃন্দী, Area:0.05330000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 444, LR Khatian No:- 6991	Owner:তরনী সিংহ, Gurdian:মৃত টুলাই সিংহ, Address:নিজ , Classification:বৃন্দী, Area:0.05330000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 445, LR Khatian No:- 6989	Owner:শশী কান্ত সিংহ, Gurdian:মৃত টুলাই সিংহ, Address:নিজ , Classification:বাস্ত, Area:0.05330000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 445, LR Khatian No:- 6990	Owner:রশোলাল সিংহ, Gurdian:মৃত টুলাই সিংহ, Address:নিজ , Classification:বাস্ত, Area:0.05330000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 445, LR Khatian No:- 6991	Owner:তরনী সিংহ, Gurdian:মৃত টুলাই সিংহ, Address:নিজ , Classification:বাস্ত, Area:0.05340000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 040300719 / 2024

On 31-01-2024

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 13:10 hrs on 31-01-2024, at the Office of the A.D.S.R. BAGDOGRA by Mr Jasholal Singha , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,51,20,000/-

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

Execution is admitted on 31/01/2024 by 1. Mr Shashi Kanta Singha, Son of Late Tulai Singha, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Business, 2. Mr Tarani Kanta Singha, Alias Mr Tarani Singha, Son of Late Tulai Singha, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Business, 3. Mr Jasholal Singha, Son of Late Tulai Singha, P.O: New Rangia, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Business

Indetified by Mr Sirajul Hoque, , , Son of Ajarul Md, Karnajora, P.O: Karnajora, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733130, by caste Muslim, by profession Others

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

Execution is admitted on 31-01-2024 by Mr JAY DEV JHA, PARTNER, J & S. DEVELOPER, Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134

Indetified by Mr Sirajul Hoque, , , Son of Ajarul Md, Karnajora, P.O: Karnajora, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733130, by caste Muslim, by profession Others

Execution is admitted on 31-01-2024 by Mrs ANITA JHA, PARTNER, J & S. DEVELOPER, Village:- UKILPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134

Indetified by Mr Sirajul Hoque, , , Son of Ajarul Md, Karnajora, P.O: Karnajora, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733130, by caste Muslim, by profession Others

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 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1468, Amount: Rs.100.00/-, Date of Purchase: 15/01/2024, Vendor name: Uttar Dinajpur Secretary Bar Assosication


Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

of Registration under section 60 and Rule 69.

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me number 0403-2024, Page from 13980 to 13994
ing No 040300719 for the year 2024.



Digitally signed by YOGEN TSHERING BHUTIA
Date: 2024.01.31 16:09:06 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 31/01/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.