81-5627/25

I-5600/25

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

M 878693

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURE SHEET AND THE ENDORSEMENT SHEET ATTACHED TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT

Addl. Dist. Sub-Registrar
Siliguri -II at Bagdogra

- 4 JUL 2025

Dt.: 1/07/2025
Dt. 1506251.

Md. Farman Nasar. Ansari
Parbin Afzal
Shazia Afzal
Afsis Nizami
Shireen Afzal

DEVELOPMENT POWER OF ATTORNEY

Contd.P/2

Dipak Debnath
Advocate, Siliguri

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Md. Farman
Masoom Raza
Farhin Afzal
Shazia Afzal
Amir Nizami
Shreen Afzal

THIS DEVELOPMENT POWER OF ATTORNEY IS MADE

ON THIS THE 14th DAY OF JULY , 2025

BY:

1. MD. FARMAN, (PAN-AAKPF1708N), Son of Late Hamidur Rahaman, Muslim by religion, Business by occupation, Indian by citizen, General by Caste, resident of Azam Nagar, P.O. & P.S. Azam Nagar (West Tola), District – Katihar, Pin – 855113, in the State of Bihar,

2. MASOOM RAZA, (PAN-AGLPR3071J), Son of Ziyahur Rahaman, Muslim by religion, Business by occupation, Indian by Citizen, General by Caste, resident of resident of Masjid Para, P.O. & P.S. Bagdogra, District – Darjeeling, Pin – 734014, in the State of West Bengal,

3. FARHIN AFZAL, (PAN-BLSPA8783N), Wife of Asif Iqbal, Muslim by religion, Business by occupation, Indian by Citizen, General by Caste. resident of RahikaTala, Ward No.22, Araria, P.O & P.S Araria, District-Araria, Pin – 854311, in the State of Bihar,

4. SHAZIA AFZAL, (PAN-AFYPA4825L),Wife of Md Arshad Hussain, Muslim by religion, House-wife by occupation, Indian by Citizen, General by Caste, resident of Near Azad Academy School, Ward No.20, Araria, P.O & P.S Araria, District-Araria, Pin – 854311, in the State of Bihar,

5. AMIR NIZAMAI, (PAN-AGUPN8670K), Son of Abdul Hasib, Muslim by religion, Business by occupation, Indian by Citizen, General by Caste, resident of Near Azad Academy School, Ward No.20, Araria, P.O & P.S Araria, District-Araria, Pin – 854311, in the State of Bihar and

6.SHREEN AFZAL, (PAN-AZPPA8646Q), Son of Md. Afzal Hussain Siddiqui, Muslim by religion, Business by occupation, Indian by Citizen, General by Caste, resident of Azad Nagar,Ward No.19, Araria, P.O & P.S Araria, District-Araria , Pin – 854311, in the State of Bihar

- hereinafter referred to as "**THE PRINCIPAL(S)**" of the "**ONE PART**"

Dipak Debnath
Advocate, Siliguri

Contd.P/3

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Md. Farman
Nawaz Nawaz
Parvin Afzal
Shazia Afzal
Alvi Wizani
Shireen Afzal

TO:-. "**PARADISE DEVELOPERS**", a Partnership Firm, having its principal office at Maszid Road, Maszid Para, Bagdogra, P.O. P.S Bagdogra, District Darjeeling, in the state of West Bengal - being represented by its Partners, namely:

1.**MD. TASLIM**, (IT PAN ACBPT6537C) Son of Late Abdul Masjid, Muslim by faith, Indian by Nationality, Business by occupation, residing at 26 Tapsia Road, P.O. & P.S. Tiljala, District- South 24 Parganas, Pin-700039, in the State of West Bengal

2.**SHAMIM SIDDIQUI,** (IT PAN AYDPS2516E) Son of Sharif Siddiqui, Muslim by faith, Indian by Nationality, Business by occupation, residing at Maszid Para, Bagdogra, P.O. & P.S. Bagdogra, District- Darjeeling, Pin-734014, in the State of West Bengal

3.MD. SHAMMI, (IT PAN CBGPM6609E) Son of Md. Yunus, Muslim by faith, Indian by Nationality, Business by occupation, residing at SharidgangMoulviTola, Katihar, P.O. & P.S. Katihar, District- Katihar, Pin-854105, in the State of Bihar

4.TASIM RAJA, (IT PAN BFWPR3977P) Son of MangluHosain, Muslim by faith, Indian by Nationality, Business by occupation, residing at Lenin Colony, Matigara, P.O. & P.S. Matigara, District- Darjeeling, Pin-734010, in the State of West Bengal

- hereinafter referred to as "**THE DEVELOPER/S**" of the "OTHER PART".

WHEREAS:

1. The above named owner/Principal No.1 is absolutely seized and possessed of a piece of land measuring 1 Katha 13 Chhataks forming part of R.S. Plot No.206, corresponding to L.R. Plot No. 50, recorded in L.R. Khatian No. 7183, situated within Mouza – Bairatisal, J.L. No.- 70, Pargana - Patharghata, P.S. Matigara, District Darjeeling by virtue of Deed of Sale executed by Smt. BharatiSingha and Five others, being Document No.I-3683 for the year 2019, registered in the office of the A.D.S.R Siliguri-II at Bagdogra, in the District of Darjeeling to Bastu vide case No.CN/2019/0401/3242, being Memo No.590/Mtg dated 11.01.2020 and which is being assured by owner/Principal No1 that the said land is free from all sorts of encumbrances, attachments, charges, legal flaws, claims, demands, due, notice, religious or family dispute etc.

Contd.P/4

Dipak Debnath
Advocate, Siliguri

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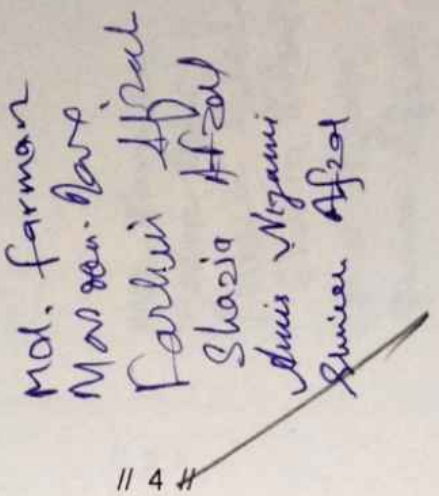

2. The above named owner/Principal No. 2 to 6 jointly are absolutely seized and possessed of a piece of land measuring 8 Kathas, forming part of R.S. Plot No. 206, corresponding to L.R. Plot No. 50, recorded in L.R. Khatian Nos. 7154, 7184, 7157, 7152 and 7156, situated within Mouza – Bairatisal, J.L. No. 70, Pargana - Patharghata, P.S. Matigara, in the District of Darjeeling and thereafter converted the said land from Rupni to Bastu vide case No.CN/2019/0401/3465, vide Case No. being Memo No.589/Mtg dated 11.01.2020, No.CN/2019/0401/3243, being Memo No.595/Mtg dated 13.01.2020, vide Case No.CN/2019/0401/3244, being Memo **No.594/Mtg dated 13.01.2020, vide Case No.CN/2019/0401/3245, being Memo** No.592/Mtg dated 13.01.2020, vide case No.CN/2019/0401/3246, being Memo No.592/Mtg dated 13.01.2020 in the office of the B.L&L.R.O Matigara Block at Shibmandir and which is being assured by the owner/Principal No.2 to 6 that the said land is free from all sorts of encumbrances, attachments, charges, legal flaws, claims, demands, due, notice, religious or family dispute etc.

3. By Development Agreement dated 14.07.2025, executed by us as ourself being **Serial No.5618 for the year 2025 and being Document No.5592 for the year 2025**, registered in the office of the Addl. District. Sub-Registrar, Siliguri-II at Bagdogra, we have agreed to assign the development rights to M/S. PARADISE DEVELOPERS in respect of the below schedule-A property upon the terms and conditions contained therein.

4. In presence of the said development agreement, we have handed over the possession of the said property to the Developer for developing purpose.

5. One of the conditions contained in the said Development Agreement is that we shall grant Development Power of Attorney in favour of the Developer to carry out the Development work and also for transfer the flats/Garage/units to the intending purchaser/s from the Developer's allocation as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work.

Dipak Debnath
Advocate, Siliguri

Contd.P/5

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Md. Farman
Nasser Alam
Parvin Afzal
Shazia Afzal
Sumi Nizami
Sumera Afzal

NOW KNOW WE ALL AND THESE PRESENTS WRITTEN THAT:

We, the above named Principal No.1 to 6, do hereby nominate, constitute and appoint 1.MD. TASLIM, Son of Late Abdul Masjid, 2.SHAMIM SIDDIQUI, Son of Sharif Siddiqui, 3.MD. SHAMMI, Son of Md. Yunus, 4.TASIM RAJA, Son of MangluHosain, the partners of M/S. PARADISE DEVELOPERS, hereinafter referred to as our Attorney(s), to be our true and lawful Attorney(s) in our name and on our behalf to do jointly or severally all and/or execute all or any of the following acts, deeds, matters, and things for me and on my behalf and in my name, subject to the terms and conditions specified herein:

TERMS AND CONDITIONS OF DEVELOPMENT POWER:

1.Property Management: To look after, manage, control, supervise and protect the said property in accordance with the approved plans and specifications, with monthly written reports to be provided to the Principals on the status of the property.

2.Construction Planning and Approvals:

To cause necessary drafting work, preparing Building Plan, Site Plan, floor plans, Completion Plan, Amalgamation Plan, specifications of structure, construction of G+3 STORIED BUILDING in the said property as well as revised or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, Completion Plan, specifications including revised or new Plans or Addition Plan, Alteration Plan and to submit the same before the concerned Municipal Authority/KMC/Panchayat for sanction.

Any material changes to the approved building plans must be communicated to the Principals in writing and receive written approval from at least four of the six Principals before implementation.

Contd.P/6

Dipak Debnath
Advocate, Siliguri

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Md. Farman Alam Rana
Parvin Afzal
Shazia Afzal
Anis Nizam
Shireen Afzal

The construction shall meet the following quality standards:

- Use of ISI marked building materials for all structural components
- Adherence to National Building Code standards
- Independent quality inspection at foundation completion, roof casting, and finishing stages

3.Representation Before Authorities: To appear before and represent us at the office of the B.L&L.R.O, SDLRO, ADM (L.R) District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, Service Tax and Income Tax Authority in respect of land and Tax matter and all other acts, statutes, laws, rules and bye-laws in any way in connection with the Development of the said Property, with the condition that the Principals shall be informed of all such representations within 7 days.

4.Negotiation and Disposal of Developer's Allocations:

To negotiate or disposal of the Developer's Allocations specified in the reference Development Agreement and also for development work in respect of entire Schedule-A Property, which includes the Owners Allocation and Developer's Allocation fully described in the reference Development Agreement and also in respect of the proportionate share in the land in the said property, on which the said G+3 storied building will be constructed.

The Developer shall maintain transparency by:

- Providing written notice to the Principals of any proposed sale of Developer's Allocations exceeding Rs. 30 lakhs in value
- Sharing copies of all agreements for sale within 15 days of execution
- Maintaining a register of all sales that shall be available for inspection by the Principals upon 7 days' notice

5.Receipt of Payments:

To receive all moneys by way of earnest money or initial payment or payments or installments or full payment of consideration money in connection with sale, lease or disposal of flats or Garage or units or part of the said G+3 storied building which belongs to the Developer's Allocation as per said Development Agreement as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharges thereof.

Dipak Debnath
Advocate, Siliguri

Contd.P/7

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Md. Farman
Mazhar Nawaz
Farhin Afzal
Shazia Afzal
Afsis Nizami
Sumaiya Afzal

6.Appointment of Professionals and Workers:

To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, collies, labourers, durwans, and all other persons required for the construction supervision and all other works in connection with the said G+3 building in the said property at such wages, remuneration fees or other payments and on such terms and conditions as necessary for quality construction.

The Developer shall:

- Ensure all workers are properly licensed and insured
- Provide details of key professionals (architects, structural engineers) to the Principals
- Obtain at least three quotations for any service contract exceeding Rs. 5 lakhs

7.Procurement of Materials: To apply to appropriate authorities for cement, iron, steel and other materials required for construction of the said G+3 storied building and to purchase the same at competitive market rates, maintaining records of all major purchases that shall be available for inspection by the Principals.

8.Utility Connections: To apply to appropriate authorities for electric connections, sanitary connections, water supply connections, drainage and sewerage connections, temporary or permanently for the said G+3 storied building in the said property.

Contd.P/8

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Dipak Debnath
Advocate, Siliguri

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9.Payment of Taxes and Charges: To pay or cause to be paid all Panchayat rates and Tax and other outgoing and impositions payable in respect of the said property during the construction of the said G+3 storied building, with receipts of such payments to be preserved and made available to the Principals upon request.

10.Execution of Conveyance Deeds:

In terms of the said reference Development Agreement, to sign and execute all conveyance, deeds, or lease or any type of Deed of transfer, Deed of Tenancy, and all others documents and writings in respect of the newly constructed building or any portion thereof or the flats or Garage or units in the said G+3 storied building which relates to the Developer's Allocation as mentioned in the Development Agreement.

For any transfer of property valued at over Rs. 50 lakhs, the Developer shall provide 15 days' prior written notice to the Principals with details of the proposed transfer.

11.Representation in Acquisition Matters:

In case of acquisition or requisitions either by State Government or Central Government of the said land in the said property as well as the G+3 storied building therein or any portions thereof, to file objections and to apply for compensations from such authorities and to receive all compensations and statutory allowance and to grant proper receipts.

In such cases, the Developer shall:

- Immediately notify the Principals of any acquisition notices
- Consult with the Principals before filing any substantive responses
- Obtain written approval from at least four of the six Principals before accepting any compensation amount

12.Government Representations:

To make representations to Government, Military, Railways, public bodies and any other bodies, authorities and persons concerned relating to the said property and/or the said G+3 storied building and all matters relating thereto, keeping the Principals informed of any significant communications.

Contd.P/9

Dipak Debnath
Advocate, Siliguri

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Mol. Farman
Masoom Nag
Farhin Hoak
Shazia Afzal
Shaik Nizami
Sumaan Afzal

13.Financial Recovery:

To ask, demand, sue for, recover and receive all moneys, securities for money and things of whatsoever in nature and description now belonging or hereafter to belong to us whether solely or jointly with any other person or persons in connection with the Developer's Allocation in the said property, fully described in reference development agreement and to give valid and effectual receipts and discharges for the same.

The Developer shall maintain complete records of all financial transactions related to the project.

14.Legal Proceedings:

To commence, prosecute, defend and continue all actions, suits, appeals, and other legal proceedings which may hereafter be commenced by or against us in individual or joint capacity in and outside the Union of India in any court of justice, civil, criminal or Revenue, both appellate and original, in respect of the said property.

For any legal matter with potential financial impact exceeding Rs. 10 lakhs, the Developer shall:

- Provide written notice to the Principals within 3 days of becoming aware of such matter
- Obtain written approval from at least four of the six Principals before settling any such matter
- Provide regular updates on the status of significant legal proceedings

15.Settlement of Disputes:

To adjust, settle, compromise all disputes, accounts or any other matter regarding our property, building or documents, which may arise hereafter between us and any other person, firm or company, subject to the following conditions:

Contd.P/10

Dipak Debnath
Advocate, Siliguri

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Md. Farman
Masoom Raza
Rashid Afzal
Shazia Afzal
Munir Nizami
Shireen Afzal

- For settlements involving amounts less than Rs. 5 lakhs, the Developer may proceed at their discretion
- For settlements between Rs. 5 lakhs and Rs. 20 lakhs, the Developer must provide written notice to the Principals with rationale for the proposed settlement
- For settlements exceeding Rs. 20 lakhs, the Developer must obtain prior written approval from at least four of the six Principals

16.Conveyance Execution:

To execute and register necessary Deed of Conveyance in favour of the intending purchaser or purchasers on our behalf in respect of the Developer's Allocation in the said property as per Development Agreement stated above.

Copies of all executed conveyance deeds shall be provided to the Principals within 30 days of registration.

17.General Authority: Generally, to do all other acts, deeds, matters and things whatsoever in and about the said property and the affairs relating thereto for the successful completion of the development project, subject to the limitations and conditions specified in this Power of Attorney.

18.Ratification: We do hereby ratify and confirm and agree and covenant with our Attorney(s) for all lawful acts done or executed in accordance with this Power of Attorney.

19.Development Timeline:

The Developer shall adhere to the following development timeline:

- Commencement of construction: Within 3 months from the date of this Power of Attorney
- Completion of foundation work: Within 6 months from commencement
- Completion of structure (including roof): Within 18 months from commencement
- Completion of entire project: Within 30 months from commencement

Contd.P/11

Dipak Debnath
Advocate, Siliguri

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Md. Farman Hasan Nasir
Farhin Afzal
Shazia Afzal
Uhmi Wajahi
Shireen Afzal

The Developer shall provide monthly progress reports to the Principals, and any anticipated delay exceeding 30 days in meeting any milestone shall be communicated in writing with reasons and a revised timeline.

20.Revocation Conditions:

This power of attorney may be revoked by the Principals under the following circumstances:

- Failure to commence construction within 6 months from the date of this Power of Attorney
- Abandonment of the project for a continuous period exceeding 4 months
- Material breach of the Development Agreement that remains uncured for 60 days after written notice
- Failure to meet any development milestone by more than 6 months without reasonable cause
- Misappropriation of project funds or fraudulent activity by the Developer
- Death or bankruptcy of all partners of the Developer firm

In all other circumstances, this power of attorney shall remain irrevocable until the completion of development work and transfer of properties as per the Development Agreement.

21.Tax Declarations: To sign declarations as may be required under Section 268 UC (I) of Income-tax Act, 1961 and application under section 230(A)(I) of Income-tax Act 1961 and to appear before any tax authority on our behalf to do all acts, deeds, matters, and things necessary for obtaining certificates under the Income-tax Act 1961.

22.Cooperative Society Formation: To take all necessary steps for the registration of the Co-operative society of the flat owners and other premises purchasers and for the purpose to sign and execute all necessary applications, papers, and writing and represent any person before the Registrar, Co-operative Societies as and when required to do so.

Contd.P/12

Dipak Debnath
Advocate, Siliguri

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Md. Farman Hasan Reza
Farhin Afzal
Shazia Afzal
Shuaib Nizami
Shireen Afzal

23.Document Registration: To lodge all the documents, writings etc referred hereinabove and/or generally in respect of the said property for registration as may be required from time to time before the concerned Sub-Registrar of Assurances and to admit execution thereof.

24.Reporting and Accountability:

The Developer shall:

- Provide monthly written progress reports to the Principals
- Hold quarterly project meetings with the Principals or their representatives
- Maintain all project documents and make them available for inspection by the Principals upon reasonable notice
- Provide immediate notification of any significant issues affecting the project including but not limited to regulatory challenges, structural problems, or major disputes

THE SCHEDULE ABOVE REFERRED TO

[SCHEDULE –A (DESCRIPATION OF LAND)]

All that piece of land measuring 9 Kathas 13 Chhataks or 16.86 Decimals, forming part of R.S. Plot No. 206 (P), corresponding to L.R. Plot No.50 (P), recorded in L.R. Khatian No. 7183 (area measuring 3 Decimals of Principal No.1) L.R. Khatian No. 7154 (area measuring 1.98 Decimals of Principal No.2, L.R. Khatian No. 7184 (area measuring 3.3 Decimals of Principal No.3, L.R. Khatian No. 7157 (area measuring 3.3 Decimals of Principal No.4 L.R. Khatian No. 7152 (area measuring 3.3 Decimals of Principal No.5 and L.R. Khatian No. 7156 (area measuring 1.98 Decimals of Principal No.6, situated within Mouza – Bairatisal, J.L. No.70 Pargana - Patharghata, under Atharakhai Gram Panchayat, P.S. Matigara, Sub-Division, Siliguri, A.D.S.R.O Siliguri-II at Bagdogra, District Darjeeling, in the State of West Bengal.

Contd.P/13

Dipak Debnath
Advocate, Siliguri

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The said land butted and bounded as follows:

North: Land of Sadhan Ghosh and others;

South: Land of Uttora Project;

East: 20 Ft. wide kutcha Road;

West: Lachka River.

DETAILS OF THE G+THREE STORIED BUILDING TO BE CONSTRUCTED

SCHEDULE -B

All that G+three storied residential building on the schedule–A land will be constructed by the developer in accordance with the approved plans and specifications, adhering to the timeline specified in clause 20 of this Power of Attorney.

IN WITNESS WHEREOF I, THE ABOVENAMED PRINCIPAL IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT MY SIGNATURES ON THIS POWER OF ATTORNEY ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1) A. Hossain

(ALI HOSSAIN)
S/o:- Lt. Noor Hossain
9/H/1 Topsia Road
2nd Lane
PO+PS- Tiljala
Dist- South 24 Parganas

1. Md. Farman
2. Masoom Raza
3. Farhin Afzal
4. Shazia Afzal
5. Ami Nizami
6. Sumaira Afzal

Signature of the Principal (s)

Dipak Debnath
Advocate, Siliguri

Contd.P/14

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2 Md. Tabrez Ahmed

S/o Md. Hassan

P.S Sharif Gazi

Sahayak Dham

Katihar

1 Md. Tasleem

2 Mariam Siddiqui

3. Md Sloni

4 Jasim Raja

SIGNATURE OF THE ATTORNEY (S)

(Partner (s) on behalf of Paradise Developers)

As per instruction of the parties drafted by me and read over and explained by me and printed in my chamber.

Dipak Debnath
Advocate, Siliguri
E.No.WB/3036/99

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EXECUTANT SHEET

Md. farman

Md. farman

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

Mol. farman
Signature

Masoom Rani

Masoom Rani

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

Masoom Rani.
Signature

Farhin Afzal

Farhin Afzal

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

Farhin Afzal
Signature

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EXECUTANT SHEET

Shazia Afzal

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

Shazia Afzal
Signature

Anwis Nizami

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

Anwis Nizami
Signature

Shireen Afzal

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

Shireen Afzal
Signature

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EXECUTANT SHEET

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Left Hand					
Right Hand					

Signature

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

Signature

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EXECUTANT SHEET

Md. Sonni

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

Md. Sonni

Md. Sonni
Signature

Jasim Raja

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

Jasim Raja

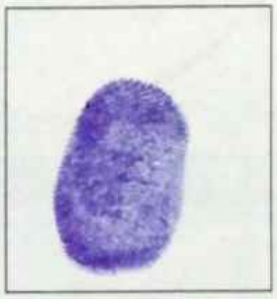
Jasim Raja
Signature

Scanned by CamScanner

IDENTIFIER PHOTO AND LEFT HAND THUMB IMPRESSION SHEET

Photo

Left hand thumb impression



Signature of Identifier

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Major Information of the Deed

Deed No :	I-0403-05600/2025	Date of Registration	14/07/2025
Query No / Year	0403-2001806251/2025	Office where deed is registered	
Query Date	25/06/2025 11:06:34 AM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Dipak Debnath Bagdogra,Thana : Naxalbari, District : Darjeeling, WEST BENGAL, PIN - 734014, Mobile No. : 9832047516, Status :Advocate		
Transaction		Additional Transaction	
[0139] Sale, Development Power of Attorney			
Set Forth value		Market Value	
Rs. 40,50,000/-		Rs. 42,15,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,000/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Bairatishal, Jl No: 70, Pin Code : 734011

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-50 (RS :-)	LR-7183	Bastu	Rupni	3 Dec	7,50,000/-	7,50,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :0403-I -03683-2019
L2	LR-50 (RS :-)	LR-7154	Bastu	Rupni	1.98 Dec	4,50,000/-	4,95,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :0403-I -03682-2019
L3	LR-50 (RS :-)	LR-7184	Bastu	Rupni	3.3 Dec	8,00,000/-	8,25,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :0403-I -03682-2019
L4	LR-50 (RS :-)	LR-7157	Bastu	Rupni	3.3 Dec	8,00,000/-	8,25,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :0403-I -03682-2019
L5	LR-50 (RS :-)	LR-7152	Bastu	Rupni	3.3 Dec	8,00,000/-	8,25,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :0403-I -03682-2019
L6	LR-50 (RS :-)	LR-7156	Bastu	Rupni	1.98 Dec	4,50,000/-	4,95,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :0403-I -03682-2019
		TOTAL :			16.86Dec	40,50,000 /-	42,15,000 /-	
	Grand Total :				16.86Dec	40,50,000 /-	42,15,000 /-	

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Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Md Farman Son of Late Hamidur Rahaman Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office	 14/07/2025	 Captured LTI 14/07/2025	Md. Farman 14/07/2025
	Azam Nagar, City:- , P.O:- Azam Nagar, P.S:-KATIHAR, District:-Katihar, Bihar, India, PIN:- 855113 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: AAxxxxxx8N, Aadhaar No: 54xxxxxxxx5440, Status :Individual, Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Masoom Raza Son of Ziyahur Rahaman Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office	 14/07/2025	 Captured LTI 14/07/2025	Masoom Raza 14/07/2025
	Maszid Para, Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AJxxxxxx1J, Aadhaar No: 77xxxxxxxx7647, Status :Individual, Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office			
3	**Name**	**Photo**	**Finger Print**	**Signature**
	Farhin Afzal (Presentant) Wife of Asif Iqbal Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office	 14/07/2025	 Captured LTI 14/07/2025	Farhin Afzal 14/07/2025
	Rahika Tala, Ward No.22, Araria, City:- , P.O:- Araria, P.S:-ARARIA, District:-Araria, Bihar, India, PIN:- 854311 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: BLxxxxxx3N, Aadhaar No: 46xxxxxxxx6430, Status :Individual, Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office			

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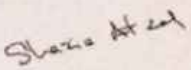
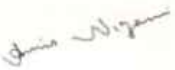
4	Name	Photo	Finger Print	Signature
	Shazia Afzal Wife of Md Arshad Hussain Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office	 14/07/2025	 Captured LTI 14/07/2025	 14/07/2025
	Near Azad Academy School, Ward No.20,Araria, City:- , P.O:- Araria, P.S:-ARARIA, District:-Araria, Bihar, India, PIN:- 854311 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: AFxxxxxx5L, Aadhaar No: 42xxxxxxxx4400, Status :Individual, Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office			

5	Name	Photo	Finger Print	Signature
	Amir Nizami Son of Abdul Hasib Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office	 14/07/2025	 Captured LTI 14/07/2025	 14/07/2025
	NearAzad Academy School Ward No.20, Araria, City:- , P.O:- Araria, P.S:-ARARIA, District:-Araria, Bihar, India, PIN:- 854311 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: agxxxxxx0k, Aadhaar No: 36xxxxxxxx2886, Status :Individual, Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office			

6	Name	Photo	Finger Print	Signature
	Shreen Afzal Son of Md Afzal Hussain Siddiqui Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office	 14/07/2025	 Captured LTI 14/07/2025	 14/07/2025
	Azad Nagar, Ward No.19, City:- , P.O:- Araria, P.S:-ARARIA, District:-Araria, Bihar, India, PIN:- 854311 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AZxxxxxx6q, Aadhaar No: 67xxxxxxxx5859, Status :Individual, Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**PARADISE DEVELOPERS** Masjid Road, Maszid Para, Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014 , Applied for Form 60,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

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Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Md Taslim Son of Late Abdul Majeed Date of Execution - 14/07/2025, , Admitted by: Self, Date of Admission: 14/07/2025, Place of Admission of Execution: Office	 Jul 14 2025 12:46PM	Captured LTI 14/07/2025	14/07/2025
	26 Tapsia Road, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: ACxxxxxx7C, Aadhaar No: 38xxxxxxxx7647 Status : Representative, Representative of : PARADISE DEVELOPERS (as partner)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Shamim Siddiqui Son of Sharif Siddiqui Date of Execution - 14/07/2025, , Admitted by: Self, Date of Admission: 14/07/2025, Place of Admission of Execution: Office	 Jul 14 2025 12:47PM	Captured LTI 14/07/2025	14/07/2025
	Masjid Para, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: ayxxxxxx6e, Aadhaar No: 43xxxxxxxx2056 Status : Representative, Representative of : PARADISE DEVELOPERS (as partner)			
3	**Name**	**Photo**	**Finger Print**	**Signature**
	Md Shammi Son of Md Yunus Date of Execution - 14/07/2025, , Admitted by: Self, Date of Admission: 14/07/2025, Place of Admission of Execution: Office	 Jul 14 2025 12:47PM	Captured LTI 14/07/2025	14/07/2025
	Sharidganj Moulavi Tola, Katihar, City:- , P.O:- Katihar, P.S:-KATIHAR, District:-Katihar, Bihar, India, PIN:- 854105, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: cbxxxxxx9e, Aadhaar No: 81xxxxxxxx8465 Status : Representative, Representative of : PARADISE DEVELOPERS (as partner)			
4	**Name**	**Photo**	**Finger Print**	**Signature**
	Tasim Raja Son of Manglu Hosain Date of Execution - 14/07/2025, , Admitted by: Self, Date of Admission: 14/07/2025, Place of Admission of Execution: Office	 Jul 14 2025 12:48PM	Captured LTI 14/07/2025	14/07/2025

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	Lelin Colony, Matigara, City:- , P.O:- Matigara, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: bfxxxxxx7p, Aadhaar No: 90xxxxxxxx2204 Status : Representative, Representative of : PARADISE DEVELOPERS (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Ali Hossain Son of Late Noor Hossain 9/H/1 Topsia Road, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039		 Captured	
	14/07/2025	14/07/2025	14/07/2025
Identifier Of Md Farman , Masoom Raza, Farhin Afzal, Shazia Afzal, Amir Nizami, Shreen Afzal, Md Taslim , Shamim Siddiqui, Md Shammi , Tasim Raja			

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Bairatishal, Jl No: 70, Pin Code : 734011

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 50, LR Khatian No:- 7183	Owner:মঃ ফরিদ, Gurdian:রহিমুর রহমান, Address:নিজ , Classification:দুখরী, Area:0.03000000 Acre,	Md Farman
L2	LR Plot No:- 50, LR Khatian No:- 7154	Owner:মাসুম রাজা, Gurdian:জিয়াউর রহমান, Address:নিজ , Classification:দুখরী, Area:0.01980000 Acre,	Masoom Raza
L3	LR Plot No:- 50, LR Khatian No:- 7184	Owner:ফরীন আফজল, Gurdian:আমির হুসেন, Address:নিজ , Classification:দুখরী, Area:0.03300000 Acre,	Farhin Afzal
L4	LR Plot No:- 50, LR Khatian No:- 7157	Owner:শাজিয়া আফজল, Gurdian:আহমদ হুসেন, Address:নিজ , Classification:দুখরী, Area:0.03300000 Acre,	Shazia Afzal
L5	LR Plot No:- 50, LR Khatian No:- 7152	Owner:আমির নিজামী, Gurdian:আব্দুল ফরিদ, Address:নিজ , Classification:দুখরী, Area:0.03300000 Acre,	Amir Nizami
L6	LR Plot No:- 50, LR Khatian No:- 7156	Owner:শ্রীন আফজল, Gurdian:আফজল হুসেন সিদ্দীকি, Address:নিজ , Classification:দুখরী, Area:0.01980000 Acre,	Shreen Afzal

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Endorsement For Deed Number : I - 040305600 / 2025

On 14-07-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:35 hrs on 14-07-2025, at the Office of the A.D.S.R. BAGDOGRA by Farhin Afzal , 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 42,15,000/-

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

Execution is admitted on 14/07/2025 by 1. Md Farman , Son of Late Hamidur Rahaman, Azam Nagar, P.O: Azam Nagar, Thana: KATIHAR, , Katihar, BIHAR, India, PIN - 855113, by caste Muslim, by Profession Business, 2. Masoom Raza, Son of Ziyahur Rahaman, Maszid Para, Bagdogra, P.O: Bagdogra, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Muslim, by Profession Business, 3. Farhin Afzal, Wife of Asif Iqbal, Rahika Tala, Ward No.22, Araria, P.O: Araria, Thana: ARARIA, , Araria, BIHAR, India, PIN - 854311, by caste Muslim, by Profession House wife, 4. Shazia Afzal, Wife of Md Arshad Hussain, Near Azad Academy School, Ward No.20,Araria, P.O: Araria, Thana: ARARIA, , Araria, BIHAR, India, PIN - 854311, by caste Muslim, by Profession House wife, 5. Amir Nizami, Son of Abdul Hasib, NearAzad Academy School Ward No.20, Araria, P.O: Araria, Thana: ARARIA, , Araria, BIHAR, India, PIN - 854311, by caste Muslim, by Profession Business, 6. Shreen Afzal, Son of Md Afzal Hussain Siddiqui, Azad Nagar, Ward No.19, P.O: Araria, Thana: ARARIA, , Araria, BIHAR, India, PIN - 854311, by caste Muslim, by Profession Business

Indetified by Ali Hossain, , , Son of Late Noor Hossain, 9/H/1 Topsia Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Business

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

Execution is admitted on 14-07-2025 by Md Shammi , partner, PARADISE DEVELOPERS (Partnership Firm), Masjid Road, Maszid Para, Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:-734014

Indetified by Ali Hossain, , , Son of Late Noor Hossain, 9/H/1 Topsia Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Business

Execution is admitted on 14-07-2025 by Tasim Raja, partner, PARADISE DEVELOPERS (Partnership Firm), Masjid Road, Maszid Para, Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:-734014

Indetified by Ali Hossain, , , Son of Late Noor Hossain, 9/H/1 Topsia Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Business

Execution is admitted on 14-07-2025 by Md Taslim , partner, PARADISE DEVELOPERS (Partnership Firm), Masjid Road, Maszid Para, Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:-734014

Indetified by Ali Hossain, , , Son of Late Noor Hossain, 9/H/1 Topsia Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Business

Execution is admitted on 14-07-2025 by Shamim Siddiqui, partner, PARADISE DEVELOPERS (Partnership Firm), Masjid Road, Maszid Para, Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014

Indetified by Ali Hossain, , , Son of Late Noor Hossain, 9/H/1 Topsia Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, 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 , by Cash Rs 0.00/-, by online = Rs 7/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/07/2025 9:16PM with Govt. Ref. No: 192025260147832528 on 07-07-2025, Amount Rs: 7/-, Bank: SBI EPay (SBIePay), Ref. No. 1772127543658 on 07-07-2025, Head of Account 0030-03-104-001-16

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Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,000/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 2,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 621, Amount: Rs.5,000.00/-, Date of Purchase: 24/06/2025, Vendor name: J Banik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/07/2025 9:16PM with Govt. Ref. No: 192025260147832528 on 07-07-2025, Amount Rs: 2,000/-, Bank: SBI EPay (SBIePay), Ref. No. 1772127543658 on 07-07-2025, Head of Account 0030-02-103-003-02

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

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2025, Page from 120224 to 120251

being No 040305600 for the year 2025.

Digitally signed by YOGEN TSHERING BHUTIA
Date: 2025.07.16 13:41:10 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 16/07/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

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