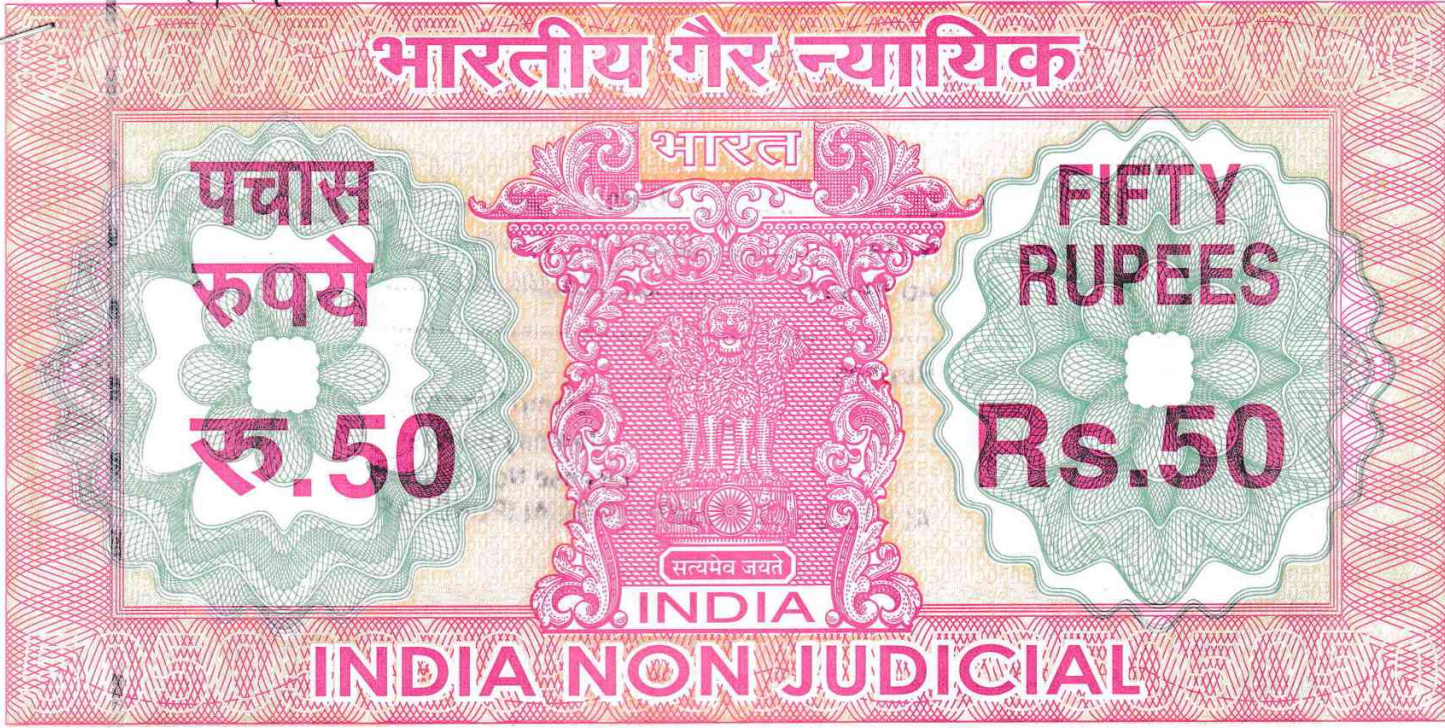


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 924205

Q. NO - 8 - 1992252/24

14.00
[Signature]

[Circular Stamp]
Bimola Bortha
Sampa Sarkar Das

DOOARS QUAD GROUP
Kamal Saukani
Partner

DEVELOPMENT POWER OF ATTORNEY
(by landowners in favour of developer)

Certified that the endorsement sheet
and signature sheet enclosed in this
document are part of the document

[Signature]

Addl. Dist. Sub-Registrar
Alipurduar

25 JUL 2024

[Signature]
Dwaipayan Ray
Advocate

Sl. No. 5211 Date: 25/7/24
Name: Dadas Gopal Group
Address: Alipurduar
Rupees 52

Stamp Vendor
Tanmay Biswas
License No. 02/2018

ALIPURDUAR COURT :: DIST. ALIPURDUAR



Addl. Dist. Sub-Registrar
Alipurduar

25 JUL 2024

Addl. Dist. Sub-Registrar
Alipurduar

25 JUL 2024

Dwaipayan Ray
Advocate

Bimala Bothra

Sampa Sarkar Das

DOOARS QUAD GROUP

Kamal Sarkar
Partner

This agreement is made on this 25th day of July, 2024.

BETWEEN

1. **MRS. BIMALA BOTHRA**, PAN - AHLPB2480M, wife of Mr. Ashok Kumar Bothra, residing at Mankachar Bazar, P.O. Mankachar, P.S. Mankachar and Dist. Dhubri, Assam, Pin- 783131, by faith Hindu, by Occupation Housewife, by Nationality Indian, hereinafter referred to and called as the **“THE 1st LAND OWNER”** (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his respective legal heirs, successors, legal representatives, administrators, executors and assignees) of the **FIRST PART**;

AND

2. **MRS. SAMPA SARKAR DAS**, PAN – DYLPD5869L, wife of Mr. Kamal Sarkar, residing at Netaji Road, P.O. , P.S. and Dist. Alipurduar, W.B., Pin- 736121, by faith Hindu, by Occupation Housewife, by Nationality Indian, hereinafter referred to and called as the **“THE 2nd LAND OWNER”** (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his respective legal heirs, successors, legal representatives, administrators, executors and assignees) of the **SECOND PART**;

AND

DOOARS QUAD GROUP, a Partnership Firm, PAN- AATFD4803D, having its head office at C/o. House of Nitai Pal, Sammilani Club, Madhab More, P.O., P.S. and Dist. Alipurduar, Pin- 736121, represented by its one of the Partners namely,

MR. KAMAL SARKAR, Son of Late Amal Sarkar, by Occupation- Business, By faith-Hindu, Nationality – Indian, resident of 34 No. Plot, Purba Netaji Road, Post Office, Police Station and District – Alipurduar, PIN – 736121, W.B., hereinafter referred to and called as the **‘DEVELOPER/ ATTORNEY’** (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its partners, successors-in-office, legal heirs, executors, administrators, legal representatives and assignees) of the **OTHER PART**.


Dwaipayan Ray
Advocate

Bimala Bothra

Sampa Sarkar Das

DOOARS QUAD GROUP

Kamal Sarkar
Partner

WHEREAS

That one Mr. Biswajit Sarkar, S/o. Late Subhash Chandra Sarkar, R/o. Alipurduar College Road, ward No. 19, P.O., Alipurduar Court, P.S. & Dist. Alipurduar – 736122, purchased one piece of land measuring 14 decimals, under Mouza Damanpur, P.S. & Dist Alipurduar, through a registered sale deed, vide sale deed no. I- 3433, date of registration 21/07/2016, which was registered before ADSR , Alipurduar and after purchasing said land, said Mr. Biswajit Sarkar, mutated the said land in favour of him.

WHEREAS

AND thereafter on 27/09/2023, said Mr. Biswajit Sarkar sold 07 decimals of land to Mrs. Bimala Bothra (i.e. the 1st land owner of this deed) out of his afore stated 14 decimals of land through a registered sale deed, duly registered before DSR, Alipurduar, vide sale deed no. I – 4177, and thus she became the owner and possessor of the said land and on later occasion said Mrs. Bimala Bothra mutated the land in her favour from BL & LRO- I, Alipurduar. AND that the specification of the said land is fully and particularly mentioned in the Schedule A, below.

WHEREAS

AND on 27/09/2023, said Mr. Biswajit Sarkar also sold 07 decimals of land to Mrs. Sampa Sarkar Das (i.e. the 2nd land owner of this deed) through a registered sale deed, duly registered before DSR, Alipurduar, vide sale deed no. I – 4176, and thus she became the owner and possessor of the said land and on later occasion said Mrs. Sampa Sarkar Das mutated the land in her favour from BL & LRO- I, Alipurduar. AND that the specification of the said land is fully and particularly mentioned in the Schedule B, below.

WHEREAS

The Developer approached to the Owners of this deed with an offer to develop the said lands of the respective owners and shown a plan for construction of a G+ 4 multistoried building.

AND WHEREAS

The Developer which on being assured by the Owners that the said property (schedule A and B) is free from all sorts of encumbrances, attachments, charges, legal flaws, claims, demands, dues, notices, religious or family disputes, etc., and that the said property has been acquired by the owner through the due course of law, has agreed to construct and develop a multi-storied building on the land beneath of the said property, on the terms and conditions that are set forth hereinafter.

Bimla Bhatia
Sampa Sarkar Das

JOARS QUAD GROUP
Kamal Sawhney
Partner

AND WHEREAS

The Owners have agreed to authorize the Developer to develop the said land described in the schedule- A and B in accordance with the plan for the purpose of sale of flats/units/garages.

AND WHEREAS

It is decided by the parties of this deed that the name of the multi-storied building shall be decided by the Developer on later occasion.

AND WHEREAS


The parties of the First Part and Second Part have entered into a Development Agreement of Construction with the Party of the Other Part on 25.07.2024 and the same was registered before the Office of ADSR, Alipurduar, vide deed no. I-200302450/2024 dated 25.07.2024, for development of the said land by constructing multi-storied G+4 building thereon on the terms and condition and stipulations contained in the said Agreement.

AND WHEREAS

The Owners have agreed to execute and /or join in execution of the deeds in favour of buyers/transferees/mortgagees/donees/tenants etc. for due transfer of the flats/units/garages etc. to be constructed (except the owners' flats/apartments/units/garages) and/or the Owners will do the needful and authorize the Developer through the proper course of law for executing such deeds in favour of respective transferees/purchasers before the competent authority.

AND WHEREAS

AND WHEREAS as per the above mentioned clause and the clauses mentioned in the said Development Agreement of Construction, the Owners do hereby 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 through due process of law and also for execution and registration of the other Registered Deeds and documents for completion of the Development work. The Owner/Party of the First Part, therefore appoint the said developer, described in this deed above, as their true and lawful Attorney for the purpose hereinafter mentioned and vesting the Developer with the power and authorities to act and to perform as herein contained.


Dwaipayan Ray
Advocate

Bimda Bothra

Sampa Sarkar Das

DOOARS QUAD GROUP

Kamyl Sankar
Partner

TERMS AND CONDITIONS OF DEVELOPMENT POWER:-

1. To look after, manage, control, supervise and protect the said property in such manner as the Owners' said Attorney shall think fit and proper.
2. To develop the building consisting of flats/units/garages etc. on the said schedule mentioned properties.
3. To cause necessary drafting work, preparing building plan, site plan, floor plans, completion plan, amalgamation plan, specifications of structure, construction of multi-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 authority/authorities such as Municipal authority etc. for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, completion plan, specifications, amalgamation plan and also to sign Deed of Rectification, Deed of Declaration, Deed of Amalgamation and also with regard to specification and to receive all Plans including sanctioned Building plan, Addition Plan, Alteration Plan, Completion Plan, Completion certificate etc., from the concerned authority, Municipal authority etc. upon giving proper acknowledgement and or receipts for the same.
4. To appear before and represent the Owner/Party of the First Part and Second Part at the office of the B.L. & L.R.O., S.D.L. R.O., A.D.M.(L.R.), District Collector, Revenue Inspector and/or any other 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.
4. To negotiate for sale or disposal of the Developer's Allocation as specified in the reference **Development Agreement** and also for development work in respect of entire scheduled

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Sampa Sarkar Das

DOOARS QUAD GROUP

Kamal Sankar
Partner

property, described fully herein below, 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 multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of said Attorney and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and condition as said Attorney shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at the choice of said Attorney and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and conditions as said Attorney shall think fit and proper and for that purpose, to sign, execute and perfect all agreement, contracts and other writings and papers relating to the sale lease or disposal as aforesaid containing such covenants and conditions as said Attorney shall think fit and proper.

5. The Developer(Attorney) shall be at liberty to sell/transfer/rent/mortgage/transfer by way of gift etc. or allot flats or apartments, garages or units (except the owner's flats/apartments/units/garages) in the said building to be constructed on the said land and to enter into agreements with the prospective buyers or allottees etc. and those shall be in accordance with the laws applicable and the rules and regulations governing the said building and flats and allow any of the parties to occupy any of the flats/units.
6. 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 units or part of the said multi-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.
7. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, collies, labourers, security guards and all other persons required

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Sampa Sarkar Das

JOARS QUAD GROUP

Kamal Sarkar Das
Partner

for the construction supervision and all other works in connection with the said multistoried building in the said property at such wages, remuneration fees or other payments and no such terms and conditions as my/our said Attorneys shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.

8. To apply to appropriate authorities for electric connections, sanitary, connections, water supply connections, drainage and sewerage connections, temporary or permanently for the said multistoried building in the said property .
9. To pay or cause to be paid all Municipal authority or any other authority's rates, taxes and other outgoing and impositions payable in respect of the said property during the construction of the said multistoried building.
10. In terms of the said reference **Development Agreement** and to sign and execute all conveyance, deeds or lease or any type of Deed of transfer, Deed of Tenancy, and all other documents and writings in respect of the newly constructed building or any portion thereof or the flats or units in the said multi-storied building, which relates to the Developer's Allocation as mentioned in the Development Agreement stated above as well as the proportionate share of the land in the said property, for sale, lease, mortgage, transfer or disposal of Developer's Allocation on such terms and conditions as said Attorney shall think fit and proper to admit receipts of consideration and to execute and to register the same according to the provisions of law.
11. 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 multi-storied building therein or any portions thereof, to file objections and to apply for compensations and such authorities and to receive all compensation and statutory allowance and to grant proper receipts and for the said purpose, to appoint Advocates, solicitors and lawyers and to sign retainers warrants of Attorneys and Vakalatnama.



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Sampa Sarkar Das

DOOARS QUAD GROUP

Kamal Sankar
Partner

12. To make representations to Government, any authorities, public bodies and any other bodies and persons concerned relating to the said property and/or the said multistoried building and all matters relating thereto.
13. To do any act, deed or thing, as the said attorney may deem fit and proper and necessary in the best interest of the owners and in the best interest of the property.
14. To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes in the best interest of the said property.
15. To make advertisement for the sale of the flats/units/garages on printing or social media etc.
16. To enter into the property at any time, affix board, put the fencing or construct compound wall on the said properties or any portion thereof as per the demarcation and to make all the payments for getting the work done.
17. 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 use 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.
18. To commence, prosecute, defend and continue all actions suits, appeals and other legal proceeding or which may hereafter be commenced by or against Owners/Party of the First Part and second part in individual or joint capacity in and outside the union or India in any court of justice, civil criminal or Revenue, both appellate and original, in respect of the said property and to appear before all Magistrates and other officers for the recovery of any debt or other sum of money, right, title interest property matter or thing whatsoever now due or payable or deliverable or in anywise belonging to Owners/Party of the First Part and Second Part in respect of the said property by any means or on any means or any account whatsoever to prosecute, defend or discontinue or become non-suited therein to settle, compromise and refer to

Ray

Bimala Bhatia

Sampa Sarkar Das

DOOARS QUAD GROUP

Kamal Sankar
Partner

arbitration any suits, appeal, actions or proceeding to appoint solicitors, council, advocates, pleaders or other legal agents and to sign Vakalatnama and to sign and verify plaints, written statement, petitions and other pleadings and documents to prefer appeals and to apply for reviews and revisions, to apply for execution of decrees and orders to draw money from any court, Accountant General, official receiver or other authorities and to give effectual receipts and discharge for the same and to accept service of writs of summons and other legal process and generally to do and represent me before all courts, Magistrates, and other judicial criminal and revenue authorities in and outside the union of India.

19. To adjust, settle, compromise all disputes, accounts or any other matter regarding the Owners/Party of the First Part and second part property building or documents, which may arise hereafter between Owners/Party of the First Part and second part and any other person, firm or company on such terms as said Attorney may think fit and proper.
20. To execute and registrar necessary Deed of Conveyance in favour of the intending purchaser or purchasers on Owners'/Party of the First Part and second part's behalf and to present any such conveyance or conveyances for registration to admit, execute before the registering authority for and to have the said Deed of Conveyance registered in respect of the Developer's Allocation in the said property as per Development Agreement stated above and to do all acts, deeds and things which said Attorney shall consider necessary for conveying the said property or newly constructed multi-storied building and/or any part thereof on the basis of the aforesaid **Development Agreement** and other things, which said Attorney shall consider necessary for conveying the said Developer's Allocation in favour of the intending purchaser or purchasers, transferees, leases etc. fully and effectually in all respect as the Owners'/Party of the First Part and second part, could do the same by her personally.

Ray

Dwaipayan Ray
Advocate

Bimada Bhatnagar

Sampat Sarkar Das

DOOARS QUAD GROUP

Kamal Senkan
Partner

21. Generally, to do all other acts, deeds, matters and things whatsoever in and about the said property and the affairs relating thereto as effectually as the Owners/Party of the First Part and second part could do personally.
22. The Owners/Party of the First Part and second part do hereby ratify and confirm and agree and covenant with their said Attorney that said Attorney shall lawfully do or execute or purport to do or execute or about the premises by virtue hereof and hereby declare that every such act deed matter or things lawfully done or execute or purporting to be lawfully done or executed by her said Attorney.
23. This power of attorney shall not be revoked by the owners for the reasons or any grounds whatsoever, and it shall remain irrevocable till the development works be completed over the schedule mentioned land and the attorney put third party/parties in possession of the respective flats/units/garages except the flats/ units/garages from Owners' allocations.
24. Upon the death or incapacity of any of the executants hereof, this power of attorney shall not become inoperative in respect of other executants. In such an eventuality, it shall be the responsibility of such other Executants to obtain additional power attorney from the legal heirs of such deceased executants.
25. The Owners/Party of the First Part and second part do hereby respectively agree and confirm that their said Attorney in every respect if they wanted to do so **and vice-versa** in respect of every affair of the below mentioned scheduled property including having authority to sign solely as developer.
26. **AND WE THE ABOVE NAMED HEREBY AGREE AND UNDERTAKE** to ratify and confirm all and whatsoever the said attorney under the power in that behalf and shall lawfully do or cause to be done in the premises either jointly and/or severally aforesaid by the virtue of these presents.

Bimala Bothra
Sampa Sarkar Das

DOOARS QUAD GROUP

Kamal Sankar
Partner

SCHEDULE "A"

Description of Land of Bimala Bothra

All that land measuring 7 (seven) Decimals situated at District- Alipurduar, Police Station - Alipurduar, Alipurduar Municipality , J.L. No. 51 of Mouza – Damanpur, under state of West Bengal, Office of the Additional District Sub-Registrar/District- Sub Registrar, Alipurduar which is recorded in **L.R. Plot No. 1272** land measuring 7 decimals comprised in **L.R. Khatian No. 12142** stands in the name of the 1st OWNER namely Mrs. Bimala Bothra upon which the (G+4) storied building stands with classification- Bastu, including all easements rights, appendages, appurtenant thereon.

SCHEDULE "B"

Description of Land of Sampa Sarkar Das

All that land measuring 7 (seven) Decimals situated at District- Alipurduar, Police Station - Alipurduar, Alipurduar Municipality , J.L. No. 51 of Mouza – Damanpur, under state of West Bengal, Office of the Additional District Sub-Registrar/District- Sub Registrar, Alipurduar which is recorded in **L.R. Plot No. 1272** land measuring 7 decimals comprised in **L.R. Khatian No. 12143** stands in the name of the 2nd OWNER namely Mrs. Sampa Sarkar Das all easements rights, appendages, appurtenant thereon.

The land in total 14 decimals (i.e. the land of Mrs. Bimala Bothra and Mrs. Sampa Sarkar Das) is butted and bounded as follows:

- North** : 22 ft wide Municipality pucca (metal) Road,
- South** : Bhabendra Nath Roy Singha and others,
- East** : Khokan Biswas and others,
- West** : 6 ft. kacha road and the land of Rakhal Das.

The respective Colour Pictures and Impressions of Ten Fingers of LAND OWNERS & DEVELOPER taken in the separate sheet are to be considered as part of Sale Deed.

Dwaipayan Ray
Advocate

This deed have been prepared under instruction of parties of the Deed and this has been read over to the parties who admit the same to be correct and true and the parties of this Deed put their respective signatures on the 25th Day of July, 2024 at Alipurduar.

In witnesses WHEREAS of the LAND OWNERS & DEVELOPER subscribe their hands, seal this the day, month and year above mentioned.

1. *Bimola Borua*

2. *Lampa Sarkar Das*

Signature of the LAND OWNERS/ EXECUTORS

DOOARS QUAD GROUP

Kamal Saukay
Partner

Signature of the DEVELOPER/ATTORNEY
WITNESSESS:

Drafted, read over and explained
by me and certified that
the documents contained 1
No. of N.J. Stamp & 11
Nos. of Demy Papers.

Dwaipayan Ray

Advocate, Alipurduar
Court Member W.B.
Bar Council, Kol
Enrollment No.
F/1060/1779 of 2013

Dwaipayan Ray
Advocate

1) *Chanchal Saha*
S/O - Mr. Pooresh Saha
Bhajan Das
Alipurduar, 736123.

2) *Subhrajit Ray*
Sankata, Alipurduar.

DOOARS QUAD GROUP

New Town, Durgabri Road, Alipurduar-736122

Rafe No.

Date.

AUTHORIZATION LETTER

We, the below mentioned Partners of DOOARS QUAD GROUP, a Partnership Firm, PAN- AATFD4803D, having its head office at C/o. House of Nitai Pal, Sammilani Club, Madhab More, P.O., P.S. and Dist. Alipurduar, Pin- 736121, represented by its Partners namely,

1. **MR. ASHOK KUMAR BOTHRA**, Son of Late Jhumar Mal Bothra, by Occupation- Business, By faith- Hindu, Nationality – Indian, resident of Mankachar Bazar, P.O. Mankachar, P.S. Mankachar and Dist. Dhubri, Assam, Pin- 783131,
2. **MR. UJJAL BARMAN**, Son of Mr. Nirmal Barman, by Occupation- Business, By faith- Hindu, Nationality – Indian, resident of Ward No. 16, New Alipurduar, Post Office, Police Station and District – Alipurduar, PIN – 736121, W.B.,
3. **MR. KAMAL SARKAR**, Son of Late Amal Sarkar, by Occupation- Business, By faith- Hindu, Nationality – Indian, resident of 34 No. Plot, Purba Netaji Road, Post Office, Police Station and District – Alipurduar, PIN – 736121, W.B.,

AND

4. **MR. MRIDUL DEY**, Son of Late Madhusudan Dey, by Occupation- Business, By faith- Hindu, Nationality – Indian, resident of Bholardabri, Post Office – Bholardabri, Police Station and District – Alipurduar, PIN – 736123, W.B., do hereby amicably decided and nominated the above mentioned partner namely Mr. **KAMAL SARKAR**, as the attorney of the development power of Attorney for the purpose of Developmental works and other specified works in connection with Development Project to be initiated over the land of **MRS. BIMALA BOTHRA**, PAN - AHLPB2480M, wife of Mr. Ashok Kumar Bothra, residing at Mankachar Bazar, P.O. Mankachar, P.S. Mankachar and Dist. Dhubri, Assam, Pin- 783131, and **MRS. SAMPA SARKAR DAS**, PAN – DYLPD5869L, wife of Mr. Kamal Sarkar, residing at Netaji Road, P.O., P.S. and Dist. Alipurduar, W.B., Pin- 736121, which is mentioned in the schedules below. And he will work as an Attorney by representing DOOARS QUAD GROUP.

DOOARS QUAD GROUP

Ashok Kumar Bothra
Partner

DOOARS QUAD GROUP

Ujjal Barman
Partner

DOOARS QUAD GROUP

Kamal Sarkar
Partner

Page 1 of 2

DOOARS QUAD GROUP

Mridul Dey
Partner

DOOARS QUAD GROUP

New Town, Durgabri Road, Alipurduar-736122

Rafe No.

Date.

SCHEDULE "A"

Description of Land of Bimala Bothra

All that land measuring 7 (seven) Decimals situated at District- Alipurduar, Police Station - Alipurduar, Alipurduar Municipality , J.L. No. 51 of Mouza – Damanpur, under state of West Bengal, Office of the Additional District Sub-Registrar/District- Sub Registrar, Alipurduar which is recorded in **L.R. Plot No. 1272** land measuring 7 decimals comprised in **L.R. Khatian No. 12142** stands in the name of the 1st OWNER namely Mrs. Bimala Bothra upon which the (G+4) storied building stands with classification- Bastu, including all easements rights, appendages, appurtenant thereon.

SCHEDULE "B"

Description of Land of Sampa Sarkar Das

All that land measuring 7 (seven) Decimals situated at District- Alipurduar, Police Station - Alipurduar, Alipurduar Municipality , J.L. No. 51 of Mouza – Damanpur, under state of West Bengal, Office of the Additional District Sub-Registrar/District- Sub Registrar, Alipurduar which is recorded in **L.R. Plot No. 1272** land measuring 7 decimals comprised in **L.R. Khatian No. 12143** stands in the name of the 2nd OWNER namely Mrs. Sampa Sarkar Das all easements rights, appendages, appurtenant thereon.

The land in total 14 decimals (i.e. the land of Mrs. Bimala Bothra and Mrs. Sampa Sarkar Das) is butted and bounded as follows:

- North** : 22 ft wide Municipality pucca (metal) Road,
South : Bhabendra Nath Roy Singha and others,
East : Khokan Biswas and others,
West : 6 ft. kacha road and the land of Rakhal Das.

DOOARS QUAD GROUP

Ashok Kumar Barmn
Partner

DOOARS QUAD GROUP

Uful Barmn
Partner

DOOARS QUAD GROUP

Kamal Saubkay
Partner

DOOARS QUAD GROUP





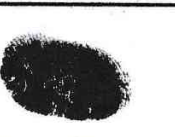
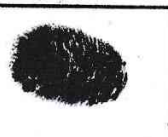





Muchul Day
Partner

FINGER PRINT SHEET

No.



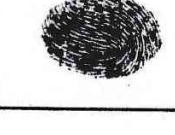

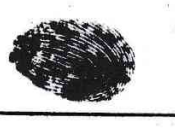






Year - 20

ed No.

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Bimala Bothra</i>	Left hand					
	Right hand					



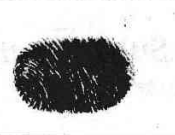

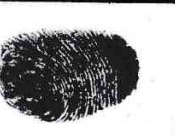






Bimala Bothra

Signature of the presentant with date

 <i>Sampna Sarkar Das</i>	Left hand					
	Right hand					


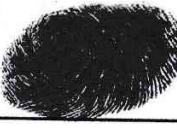
Sampna Sarkar Das

Signature with date

 <i>Kamal Saukay</i>	Left hand					
	Right hand					

Kamal Saukay

Signature with date

 <i>Chanchal Saha</i>	Left hand					
	Right hand					

Chanchal Saha

Signature with date

Signature of R.O.

Major Information of the Deed



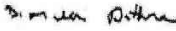


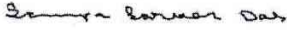
Deed No :	I-2003-02462/2024	Date of Registration	25/07/2024
Query No / Year	2003-8001992252/2024	Office where deed is registered	
Query Date	25/07/2024 2:20:25 PM	A.D.S.R. ALIPURDUAR, District: Alipurduar	
Applicant Name, Address & Other Details	Dwaipayan Ray Alipurduar Court,Thana : Alipurduar, District : Alipurduar, WEST BENGAL, Mobile No. : 9832475754, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 31,50,000/-		
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]:- 200302450/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Alipurduar, P.S:- Alipurduar, Municipality: ALIPUDUAR, Mouza: Damanpur, Pin Code : 736121

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-1272	LR-12142	Bastu	Bastu	7 Dec		15,75,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	LR-1272	LR-12143	Bastu	Bastu	7 Dec		15,75,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :			14Dec	0 /-	31,50,000 /-	
	Grand Total :				14Dec	0 /-	31,50,000 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Bimala Bothra (Presentant) Wife of Mr Ashok Kumar Bothra Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office		 Captured	
	25/07/2024	LTI 25/07/2024	25/07/2024	
Mankachar Bazar, City:- , P.O:- Mankachar, P.S:-MANCACHAR, District:-Dhubri, Assam, India, PIN:- 783131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: AHxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mrs Sampa Sarkar Das Wife of Mr Kamal Sarkar Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office		 Captured	
	25/07/2024	LTI 25/07/2024	25/07/2024	
Netaji Road, W. No - 3, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: DYxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DOOARS QUAD GROUP Sammilani Club, Madhob More, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121 , PAN No.:: AAxxxxxx3D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Kamal Sarkar Son of Late Amal Sarkar Date of Execution - 25/07/2024, , Admitted by: Self, Date of Admission: 25/07/2024, Place of Admission of Execution: Office	 <small>Jul 25 2024 3:29PM</small>	 Captured <small>LTI 25/07/2024</small>	 <small>25/07/2024</small>
34 Plot, Purba Netaji Road, City:- , P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: DJxxxxx6A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DOOARS QUAD GROUP (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Chanchal Saha Son of Late Paresh Saha Bholardabri, City:- , P.O:- Bholardabri, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736123	 <small>25/07/2024</small>	 Captured <small>25/07/2024</small>	 <small>25/07/2024</small>
Identifier Of Mrs Bimala Bothra, Mrs Sampa Sarkar Das, Mr Kamal Sarkar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Bimala Bothra	DOOARS QUAD GROUP-7 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Sampa Sarkar Das	DOOARS QUAD GROUP-7 Dec

Land Details as per Land Record

District: Alipurduar, P.S:- Alipurduar, Municipality: ALIPUDUAR, Mouza: Damanpur, Pin Code : 736121

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1272, LR Khatian No:- 12142	Owner:বিমলা বোথরা, Gurdian:অশোক কুমার বোথরা, Address:নিজ , Classification:বাস্তু, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1272, LR Khatian No:- 12143	Owner:সম্পা সরকার দাস, Gurdian:কমল সরকার, Address:নিজ , Classification:বাস্তু, Area:0.07000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 200302462 / 2024

On 25-07-2024

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 14:00 hrs on 25-07-2024, at the Office of the A.D.S.R. ALIPURDUAR by Mrs Bimala Bothra , 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 31,50,000/-

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

Execution is admitted on 25/07/2024 by 1. Mrs Bimala Bothra, Wife of Mr Ashok Kumar Bothra, Mankachar Bazar, P.O: Mankachar, Thana: MANCACHAR, , Dhubri, ASSAM, India, PIN - 783131, by caste Hindu, by Profession House wife, 2. Mrs Sampa Sarkar Das, Wife of Mr Kamal Sarkar, Netaji Road, W. No - 3, P.O: Alipurduar, Thana: Alipurduar, , City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by Profession House wife

Indetified by Mr Chanchal Saha, , Son of Late Paresh Saha, Bholardabri, P.O: Bholardabri, Thana: Alipurduar, , Alipurduar, WEST BENGAL, India, PIN - 736123, by caste Hindu, by profession Others

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

Execution is admitted on 25-07-2024 by Mr Kamal Sarkar, Partner, DOOARS QUAD GROUP, Sammilani Club, Madhob More, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121

Indetified by Mr Chanchal Saha, , Son of Late Paresh Saha, Bholardabri, P.O: Bholardabri, Thana: Alipurduar, , Alipurduar, WEST BENGAL, India, PIN - 736123, by caste Hindu, 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 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 5211, Amount: Rs.50.00/-, Date of Purchase: 25/07/2024, Vendor name: Tanmay Biswas

Rinchen Dolma Sherpa

**Rinchen Dolma Sherpa
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPURDUAR
Alipurduar, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2003-2024, Page from 34770 to 34791

being No 200302462 for the year 2024.



Rinchen Dolma Sherpa

Digitally signed by RINCHEN DOLMA SHERPA
Date: 2024.07.30 17:23:34 +05:30
Reason: Digital Signing of Deed.

(Rinchen Dolma Sherpa) 30/07/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPURDUAR
West Bengal.