

SL No. 1240/2023

T- 1216/2023



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

8/1205864/2023 AG 220585
V.C-190/2023

Chynglin
17:40
12.05.23

190 2023

250~
400~

650~

14/5/2023

15/5/2023

Nirmala Devi Rath

FOR M/S JHULEAL BUILDERS
Partner

DEVELOPMENT POWER OF ATTORNEY

This Development Power of Attorney is made on this the 12th Day of MAY, TWO THOUSAND & TWENTY THREE.

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURES AND THE ENDORSEMENT SHEET ATTACHED TO THIS DOCUMENT ARE THE SAME OF THIS DOCUMENT

Chynglin
ADDL. DIST. SUB-REGISTRAR
SILIGUR

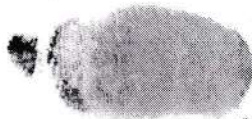
Contd. P/2

Chynglin

SL. NO. 54922 Date 22.3.2023
PURCHASER Smt. Nirmala Devi Rathi
Full Address Malleguni more, Siliguri
Total Value 50 / Fifty only
Stamp Purchased from JPG Treasury-1

STAMP VENDOR
JAYA RANI DAS
Licence No. 1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiguri

Nirmala Devi Rathi.



TARE 621
Nirmala Devi Rathi.



FORMIS JHULELAL BUILDERS

Partner



Addl. Dist. Sub-Registrar
Siliguri-1, Dt. Darjeeling

12 MAY 2023



TARE 623
Dapad Rathi.
So Haladiss Rd. Rathi.
Borella Mager.
Siliguri. P.O. Borella Mager
Dist. Darjeeling.

Nirmala Devi Rathi

FOR M/S. JHULELAL BUILDERS
Partner**KNOWN ALL MEN BY THESE PRESENTS**

That I, **SMT. NIRMALA DEVI RATHI (PAN- ACXPR9581N)**, wife of Late Mahabir Prasad Rathi, Indian by Nationality, Hindu by Religion, Business by occupation, resident of Mallaguri More, Ward No.02, P.O. & P.S. Pradhan Nagar, Siliguri, Dist. Darjeeling, PIN-734003 in the State of West Bengal (**Hereinafter called as PRINCIPAL or LAND OWNER**) do hereby appoint, nominate and constitute **JHULELAL BUILDERS (PAN- AARFJ3674Q)**, an Indian Partnership Firm having its office at H.D. Villa, Sukanta Sarani, Babupara, Near Alu Choudhury More, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, Pin No.734004 in the State of West Bengal represented by one of its Partners **SRI AMIT KUMAR MANDHYANI** S/o Harpal Das Mandhyani, Indian by Nationality, Hindu by Religion, Business by Occupation, resident of H.D. Villa, Sukanta Sarani, Babupara, Near Alu Choudhury More, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, Pin No.734004 in the State of West Bengal (**herein after called as the ATTORNEY/DEVELOPER**) as our Attorney to do all acts deeds and things in respect of the property as described in the Schedule-B below.

WHEREAS the PRINCIPAL/LAND OWNER of these presents **SMT. NIRMALA DEVI RATHI** became owner of a piece or parcel of land measuring **2 Kathas**, comprised in part of **R.S. Plot No. 219** recorded in **R.S. Khatian No. 2526** situated within Mouza -Siliguri, J.L. No. 110(88), Pargana - Baikunthapur, within Ward No.2 of Siliguri Municipal Corporation, P.S. Pradhan Nagar, Dist. Darjeeling, by virtue of Purchase from **Narendra Kumar Rathi** S/o Late Jagdish Prasad Rathi, vide registered Sale Deed being No. I-7360 for the year 1990, registered before the Office of Additional District Sub- Registrar Siliguri, Dist. Darjeeling for the year 1990.

WHEREAS the PRINCIPAL/LAND OWNER of these presents **SMT. NIRMALA DEVI RATHI** also became owner of a piece or parcel of land measuring **1 Katha**, comprised in part of **R.S. Plot No. 219** recorded in **R.S. Khatian No. 2526** situated within Mouza -Siliguri, J.L. No. 110(88), Pargana - Baikunthapur, within Ward No.2 of Siliguri Municipal Corporation, P.S. Pradhan Nagar, Dist. Darjeeling, by virtue of Purchase from **Narendra Kumar Rathi** S/o Late Jagdish Prasad Raathi, vide registered Sale Deed being No. I-7359 for the year 1990, registered before the Office of Additional District Sub- Registrar Siliguri, Dist. Darjeeling for the year 1990.

Nirmala Devi Rathi

FOR M/S JHULEAL BUILDERS

Partner

WHEREAS the PRINCIPAL/LAND OWNER of these presents SMT. NIRMALA DEVI RATHI also became owner of a piece or parcel of land measuring 2 Kathas 8 Chhataks, comprised in part of R.S. Plot No. 219 recorded in R.S. Khatian No. 2526 situated within Mouza - Siliguri, J.L. No. 110(88), Pargana - Baikunthapur, within Ward No.2 of Siliguri Municipal Corporation, P.S. Pradhan Nagar, Dist. Darjeeling, by virtue of Purchase from Narendra Kumar Rathi & Others, vide registered Sale Deed being No. I-1246, dated. 26/02/2003, registered before the Office of Additional District Sub- Registrar Siliguri, Dist. Darjeeling for the year 2003.

WHEREAS the PRINCIPAL/LAND OWNER of these presents SMT. NIRMALA DEVI RATHI also became owner of a piece or parcel of land measuring 1 Katha 5 Chhataks, comprised in part of R.S. Plot No. 219 recorded in R.S. Khatian No. 2526 situated within Mouza - Siliguri, J.L. No. 110(88), Pargana - Baikunthapur, within Ward No.2 of Siliguri Municipal Corporation, P.S. Pradhan Nagar, Dist. Darjeeling, by virtue of Purchase from Ashok Kumar S/o Late Vishwanath Prasad @ Biswanath Prasad, vide registered Sale Deed being No. I-1134, dated. 29/05/2014, registered before the Office of Additional District Sub- Registrar Siliguri, Dist. Darjeeling for the year 2014. Said land has further been specifically allotted to the said Owner under specific four boundaries vide Deed of Partition being No. I- 390, dated. 14/02/2019 registered before the Office of Additional District Sub- Registrar Siliguri, Dist. Darjeeling for the year 2019.

Said land is more fully and particularly described in the FIRST SCHEDULE hereunder written and hereinafter referred to as "the said premises". The said land measuring **IN TOTAL 6 KATHAS 13 CHHATAKS** further mutated/recorded in the name of the PRINCIPAL/LAND OWNER under L.R. Khatian No. 7208, L.R. Plot No. 411 of Mouza- Siliguri Uttar Paschim, Dist. Darjeeling.

THAT for the purpose of an integrated development of the said premises, the said PRINCIPAL approached the Developer herein to develop the said premises by constructing a multistoried residential cum commercial building thereupon to which the Developer agreed and accordingly an "**DEVELOPMENT AGREEMENT /CONSTRUCTION AGREEMENT**" was entered in to between the PRINCIPAL as First Party thereof and the ATTORNEY/DEVELOPER as the Second Party thereof duly registered before the Office of Addl. District Sub-Registrar, Siliguri, Dist. Darjeeling vide document No. I-3703, dated. 16/12/2022.

Nimale Devi Rath

FOR M/S JHULELAL BUILDERS

Partner

However, with the elapse of time, both the parties hereof, under their mutual, settlement and understanding have decided to make some changes in the Owner's Allocation as well as Developer's Allocation. Finally both the Parties have executed a Revised "DEVELOPMENT AGREEMENT / CONSTRUCTION AGREEMENT" duly registered before the Office of Addl. District Sub-Registrar, Siliguri, Dist. Darjeeling vide document No. I- 1192, dated. 10/05/2023 admitted on 12/05/2023.

THAT by virtue of said revised registered "DEVELOPMENT AGREEMENT / CONSTRUCTION AGREEMENT" the Developer /Attorney hereof has been empowered to construct a multistoried residential cum commercial Building at his own cost on the below schedule land of the PRINCIPAL and as such the PRINCIPAL shall be entitled to OWNER'S ALLOCATION, ie.

G/FLOOR- PARKING MARK - B - 192.00 SQ. FT. (FLOOR AREA)
 G/FLOOR- PARKING MARK - C - 196.00 SQ. FT. (FLOOR AREA)
 G/FLOOR- PARKING MARK - D - 327.00 SQ. FT. (FLOOR AREA)
 G/FLOOR- PARKING MARK - F - 130.00 SQ. FT. (FLOOR AREA)
 4th FLOOR- RESIDENTIAL FLAT- E - 706.00 SQ. FT. (FLOOR AREA)

(as Owners' Allocation) as enumerated in the said Agreement.

SIMILARLY the DEVELOPER/ATTORNEY shall be entitled to the Developer's Allocation shall mean the remaining commercial spaces/flats/portions or entire rest portion of the said building togetherwith proportionate share in the land of First Schedule except the areas as allocated to the owner as described above.

WHEREAS since the allocations have been revised, thus the previous given Power of Attorney Being No. I-3753 dated.16/12/2022 registered at A.D.S.R. Siliguri is of no use, hence the Owner has decided to give a fresh Developer's Power to the Developer.

WHEREAS due to pre occupancy of mine and also as per the terms of the aforesaid Development Agreement/Construction Agreement, I do hereby empower and authorize JHULELAL BUILDERS (PAN- AARFJ3674Q), an Indian Partnership Firm having its office at H.D. Villa, Sukanta Sarani, Babupara, Near Alu Choudhury More, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, Pin No.734004 in the State of West Bengal represented by one of its Partners SRI AMIT KUMAR MANDHYANI S/o Harpal Das Mandhyani, Indian by Nationality, Hindu by Religion, Business by Occupation, resident of H.D. Villa, Sukanta Sarani, Babupara, Near Alu Choudhury More, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, Pin No.734004 in the State of

Nirmala Devi Rath

FOR M/S JHULEL BUILDERS

Partner

West Bengal (who is the DEVELOPER) to do the following acts and things in connection with all that area of the "Developer's Allocation" on my behalf that is to say:

1. To look after and manage all that area of "Developer's Allocation" in the said property and to make all sorts of correspondences with the concerned Government Department or any other appropriate authorities /concerned with respect of said property.
2. To look for and pursue with any intended purchaser for the sale of the area of "Developer's Allocation" or any part thereof and to execute an agreement for sale on my behalf with any terms & conditions , which my said attorney may deem fit.
3. To receive the advance , earnest money or full & final consideration /price of the area of "Developer's Allocation" , as the case may be , and keep the said amount with him as his part of the consideration in lieu of constructing the entire building at their own cost.
4. To sale, transfer, convey, mortgage, lease out, gift, release, exchange the said area of "Developer's Allocation" and to make all shorts of agreements in respect thereof to any intended purchasers , firm , company or financial institution on any terms , conditions and on any consideration and to complete the deal and registration of any document/s and to execute and sign on my behalf for the purpose of Registration of the Deed thereof and present it before the appropriate Register /Sub Registrar and admit the execution and the contents therein to be true and correct.
5. To appear and act in all the Courts, Civil, Criminal Revenue Original, Provisional or appellate Courts including the Income Tax Department, Municipal offices, Land and land Reforms offices, and in any other office to sign, verify and file any papers , documents , complaints, Memo of Appeal, Written Statement, Written objections , Review applications , Writ petitions etc. and swear Affidavits, submit Bonds, depose and obtain any copies of Records, and represent me in all matters things concerning area of "Developer's Allocation" .

Nirmala Devi Rathi-

FOR M/S JHULELAL BUILDERS

Atyamm
Partner

6. To commence , carry on or defend all actions and other proceeding concerning area of "Developer's Allocation" or any part thereof.
7. To demand , sue for enforce payment or recover , receive all moneys, debts, goods, effects in connection with area of "Developer's Allocation" .
8. To execute, sign any of the Deeds, papers in connection with area of "Developer's Allocation" in the said property on my behalf and get the same legally done under his own signature as my constituted attorney of the said property for all purposes and things whatever shall be needed for the better interests.

AND Generally to do execute and perform any other act , deed , matter or thing whatsoever which in the opinion of my said attorney ought to be done , executed and performed in relation to area of Developer's Allocation as fully and effectually as I could do the same if I was personally present.

SCHEDULE OF THE LAND OF PRINCIPAL

All that piece or parcel of land measuring **6 KATHAS 13 CHHATAKS** , comprised in part of **R.S. Plot No. 219** recorded in **R.S. Khatian No. 2526** situated within **Mouza -Siliguri**, J.L. No. 110(88) , Pargana - Baikunthapur , within Ward No.02 of Siliguri Municipal Corporation , bearing SMC Holding No.4/22 , 21/67/3/27 & 107/1/N P.O. Pradhan Nagar , P.S. Pradhan Nagar , Dist. Darjeeling. **L.R. Khatian No. 7208** , **L.R. Plot No. 411 of Mouza- Siliguri Uttar Paschim , Dist. Darjeeling**

The said land is being bound and butted as follows:

On the North : 23 ft wide Metal Road (Temple Street Road) ;

On the South : Land of Manindra Nath Roy (Roy Company) ;

On the East : Land of Smt. Bhagwani Devi & others ;

On the West : Hill Cart Road (Approx. 100 ft wide) .

Nirmala Devi Rathni

FOR M/S JHULEL BUILDERS

 Partner

SCHEDULE OF THE AREA of DEVELOPER'S ALLOCATION

(In the proposed building being constructed on the above land)
(In respect of which Power is Given)

G/FLOOR- PARKING MARK - A - 408.00 SQ. FT. (FLOOR AREA)
 G/FLOOR- PARKING MARK - E - 221.00 SQ. FT. (FLOOR AREA)
 G/FLOOR- PARKING MARK - G - 120.00 SQ. FT. (FLOOR AREA)
 G/FLOOR- PARKING MARK - H - 120.00 SQ. FT. (FLOOR AREA)

1st FLOOR - COMMERCIAL AREA - 1157.48 SQ.FT. (FLOOR AREA)
 1st FLOOR - COMMERCIAL AREA - 924.67 SQ.FT. (FLOOR AREA)

2nd FLOOR - COMMERCIAL AREA - 1394.52 SQ.FT. (FLOOR AREA)
 2nd FLOOR- RESIDENTIAL FLAT- A - 1159.30 SQ. FT. (FLOOR AREA)

3rd FLOOR- RESIDENTIAL FLAT- B - 706.00 SQ. FT. (FLOOR AREA)
 3rd FLOOR- RESIDENTIAL FLAT- C - 976.54 SQ. FT. (FLOOR AREA)
 3rd FLOOR- RESIDENTIAL FLAT- D - 641.10 SQ. FT. (FLOOR AREA)

4th FLOOR- RESIDENTIAL FLAT- F - 976.54 SQ. FT. (FLOOR AREA)
 4th FLOOR- RESIDENTIAL FLAT- G - 641.10 SQ. FT. (FLOOR AREA)

Thus the Developer's Allocation includes the entire portion of the proposed building except the areas specifically allocated as under Owner's Allocation along with proportionate share in staircases , landings , lift area , top roof and all the common areas , vacant spaces along with all rights and amenities attached with the said Land & Building together with proportionate share in the Land First Schedule above written.

43

IN WITNESSES WHEREOF the parties hereto have put their respective signature on these presents on the day month and year first above written.

WITNESSES :

1. Deepa Bathi.
S/o Late Mahabir Pal Bathi.
Brahman Nagar.
Siliguri
POSPs Brahman Nagar.
Dist. Dooars.

FOR M/S JHULELAL BUILDERS

A. J. Jhulelal
Partner

Signature of the Attorney attested by me and this Development Power of Attorney is executed by me

2. Manoj Ray
S/o. Rajdeo Ray
NJP Bhaktinagar, Ray's
Haveli, Dis. Jalpaiguri
PO - Bhaktinagar 734007

Nirmala Devi Bathi.

PRINCIPAL/EXECUTANT

Drafted by me & typed in computer in my office

Bipul Kumar Sharma

Bipul Kumar Sharma
(Advocate / Siliguri)
WB/1093/2000

EXECUTANT SHEET

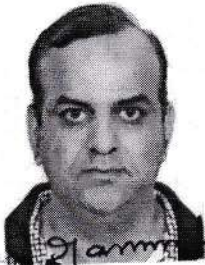
(PRINCIPAL'S FINGER PRINTS)

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Nirjala Devi Rath</i>	Left Hand					
	Right Hand					

Nirjala Devi Rath
Signature with Date

CLAIMANT SHEET

(ATTORNEY'S FINGER PRINTS)

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>A. J. Ram</i>	Left Hand					
	Right Hand					

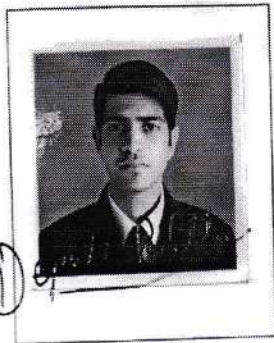
FOR M/S JHULELAL BUILDERS

A. J. Ram
Partner

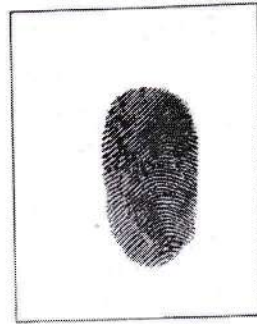
Signature with Date

IDENTIFIER SHEET

PHOTO



THUMB IMPRESSION



Deputy Father

Signature



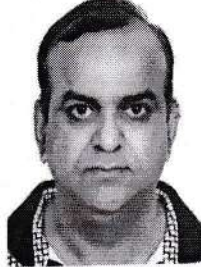
Government of West Bengal

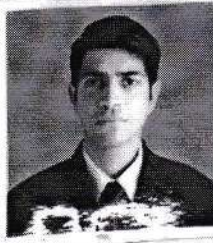
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SILIGURI, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04028001205864/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Nirmala Devi Rathi Mallaguri More, Block/Sector: Ward No.02, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003	Principal			<i>Nirmala Devi Rathi</i>
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri Amit Kumar Mandhyani H. D. Villa, Block/Sector: Sukanta Sarani , Babupara, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004	Represent ative of Attorney [JHULELA L BUILDER S]			FOR HIS JHULELA BUILDERS <i>Amit Kumar</i> Partner

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Deepak Rathi Son of Late Mahabir Prasad Rathi Pradhan Nagar, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN:- 734003	Smt Nirmala Devi Rathi, Shri Amit Kumar Mandhyani			

(Sangha Ratha Syangden)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 SILIGURI
 Darjeeling, West Bengal

Major Information of the Deed

Deed No :	I-0402-01216/2023	Date of Registration	15/05/2023
Query No / Year	0402-8001205864/2023	Office where deed is registered	
Query Date	12/05/2023 12:56:54 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Bipul Kumar Sharma Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9800588195, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 1/-		Rs. 8,58,37,496/-	
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]:- 040201192/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Municipality: SILIGURI MC, Road: H C ROAD, Road Zone : (Central Plaza -- Patel Road) , Mouza: Siliguri, , Ward No: 02 Pin Code : 734003

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-219	RS-2526	Commercial use	Bastu	6 Katha 13 Chatak	1/-	8,58,37,496/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					11.2406Dec	1 /-	858,37,496 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Nirmala Devi Rathi (Presentant) Wife of Late Mahabir Prasad Rathi Mallaguri More, Block/Sector: Ward No.02, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx1N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Pvt. Residence

Key Details :

Name,Address,Photo,Finger print and Signature

1 JHULELAL BUILDERS

H. D. Villa, Block/Sector: Sukanta Sarani, Flat No: Babupara, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 , PAN No.:: AAxxxxxx4Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No Name,Address,Photo,Finger print and Signature

1 Shri Amit Kumar Mandhyani

Son of Harpal Das Mandhyani H. D. Villa, Block/Sector: Sukanta Sarani , Babupara, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3H,Aadhaar No Not Provided Status : Representative, Representative of : JHULELAL BUILDERS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Deepak Rathi Son of Late Mahabir Prasad Rathi Pradhan Nagar, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003			

Identifier Of Smt Nirmala Devi Rathi, Shri Amit Kumar Mandhyani

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Nirmala Devi Rathi	JHULELAL BUILDERS-11.2406 Dec

Endorsement For Deed Number : I - 040201216 / 2023

12-05-2023

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

Presented for registration at 17:40 hrs on 12-05-2023, at the Private residence by Smt Nirmala Devi Rath

Executant

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 8,58,37,496/-

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

Execution is admitted on 12/05/2023 by Smt Nirmala Devi Rath, Wife of Late Mahabir Prasad Rath, Mallaguri More, Sector: Ward No.02, P.O: Pradhan Nagar, Thana: Pradhan Nagar, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business

Identified by Mr Deepak Rath, Son of Late Mahabir Prasad Rath, Pradhan Nagar, P.O: Pradhan Nagar, Thana: Pradhan Nagar, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Business

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

Execution is admitted on 12-05-2023 by Shri Amit Kumar Mandhyani, Partner, JHULELAL BUILDERS, H. D. Villa, Block/Sector: Sukanta Sarani, Flat No: Babupara, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004

Identified by Mr Deepak Rath, Son of Late Mahabir Prasad Rath, Pradhan Nagar, P.O: Pradhan Nagar, Thana: Pradhan Nagar, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Business

Syangden

Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

On 15-05-2023

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

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

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 54922, Amount: Rs.50.00/-, Date of Purchase: 22/03/2023, Vendor name: J R Das

Syangden

Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Date of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0402-2023, Page from 35471 to 35487
being No 040201216 for the year 2023.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN
Date: 2023.05.16 15:56:29 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2023/05/16 03:56:29 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)