

Sl. No. 2535/2024

T-2390/2024

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8/2642767/2024 AF 868969

Dyanugda
12:09
04.10.24

Abhaz kanti Sarker
Shivay Sarker
Pradip Sarker
Pratima Choudhuri
Himadhi Sarker
Sekha Sarker

Page No. 1

DEVELOPMENT POWER OF ATTORNEY

(After execution of Registered Development Agreement)

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

ADOL. DIST. SUB-REGISTRAR
SALGUR

Dyanugda
04/10/2024

Nihar Kanti Sarkar
Dhiraj Sarkar
Pradip Sarkar
Pratima Chowdhury
Himadri Sarkar
Sekhar Sarkar

:: 2 ::

1. SRI NIHAR KANTI SARKAR,
2. SRI DHIRAJ SARKAR,
3. SRI PRADIP SARKAR,
4. SMT. PRATIMA CHOWDHURY,
- 5.a SRI HIMADRI SARKAR
- 5b. SRI SEKHAR SARKAR

No. 1 to 3 are sons of Late Jitendra Lal Sarkar, No. 4 is wife of Sri Tapash Chowdhury and No. 5a and 5b are sons of Subal Chandra Sarkar, all are Hindu by religion, Indian by National, No. 1 and 3 are Business by occupation, No. 2 is Private Service by occupation, No. 4 is Housewife by occupation No. 5a & 5b are Private Service by occupation, resident of Rani Rashmoni Sarani, Deshbandhu Para, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, Pin 734004 in the State of West Bengal – hereinafter jointly called the "PRINCIPALS".

WHEREAS one Sri Hemendra Lal Sil, son of Sri Makhan Lal Sil was the absolute owner-in-possession of the land measuring 0.13 Acre, appertaining to Plot No. 12170 (R.S.), recorded under Khatian No. 2882 (R.S.), situated within Mouza – Siliguri (R.S.), J.L. No. 110 (R.S.), Ward No. 14 under Siliguri Municipal Corporation, Pargana – Baikunthapur, within the jurisdiction of Police Station – Siliguri, in the District of Darjeeling by virtue of a Deed of Sale, executed on 19-10-1957 and the same was registered in the office of the Sub-Registrar at Siliguri, recorded in Book No. I, Being No. 2843 for the year 1957 and he was possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND

WHEREAS the owner of such possession Sri Hemendra Lal Sil, son of Sri Makhan Lal Sil sold and transferred his part of land measuring 4 Katha 2 Chhatak to and in favour of Smt. Basana Rani Sarkar, wife of Sri Jitendra Lal

Nihar Kanti Sarkar
Dhiraj Sarkar
Pradip Sarkar
Pratima Chowdhury
Himadri Sarkar
Sekhar Sarkar

:: 3 ::

Sarkar by virtue of a Deed of Sale, executed on 08-07-1965 and the same was registered in the office of the Sub-Registrar at Siliguri, recorded in Book No. I, Being No. 4139 for the year 1965. By virtue of such Sale Deed Smt. Basana Rani Sarkar, wife of Sri Jitendra Lal Sarkar became the absolute owner of the land measuring 4 Katha 2 Chhatak in her khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein.

AND

WHEREAS thereafter the above named Basana Rani Sarkar died intestate on 26-09-2018 leaving behind her three sons namely Sri Nihar Kanti Sarkar, Sri Dhiraj Sarkar and Sri Pradip Sarkar and two married daughters namely Smt. Prativa Sarkar, wife of Sri Subal Chandra Sarkar and Smt. Pratima Chowdhury, wife of Sri Tapash Chowdhury as her only legal heirs and successors to inherit her aforesaid land measuring 4 Katha 2 Chhatak in equal $1/5^{\text{th}}$ undivided share in their khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein as per the provision of the Hindu Succession Act, 1956.

AND

WHEREAS thereafter the above named Prativa Sarkar died intestate leaving behind her two sons namely Sri Himadri Sarkar and Sri Sekhar Sarkar, both are sons of Subal Chandra Sarkar as her only legal heirs and successors to inherit her $1/5^{\text{th}}$ share of aforesaid land measuring 4 Katha 2 Chhatak in equal $1/10^{\text{th}}$ undivided share in their khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein as per the provision of the Hindu Succession Act, 1956.

AND

Nehru Kanti Sarkar
Dhiraj Sarkar
Pradip Sarkar
Pratima Chowdhury
Himadri Sarkar
Sekhar Sarkar

:: 4 ::

WHEREAS thus by virtue of inheritance we, the Principals hereof Sri Nihar Kanti Sarkar, Sri Dhiraj Sarkar and Sri Pradip Sarkar, all are sons of Late Jitendra Lal Sarkar, Smt. Pratima Chowdhury, wife of Sri Tapash Chowdhury, Sri Himadri Sarkar and Sri Sekhar Sarkar, both are sons of Sri Subal Chandra Sarkar became the absolute owner of the land measuring 4 Katha 2 Chhatak, appertaining to Plot No. 12170 (R.S.), recorded under Khatian No. 2882 (R.S.), situated within Mouza – Siliguri (R.S.), J.L. No. 110 (R.S.), Ward No. 14 under Siliguri Municipal Corporation, Pargana – Baikunthapur, within the jurisdiction of Police Station – Siliguri, in the District of Darjeeling and we are possessing and enjoying the said land in our khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever and our names have duly been recorded in the Record-Of-Right with respect to our aforesaid land in the office of the B.L. & L.R.O. at Siliguri and subsequently six separate Khatian has been finally published in our names bearing L.R. Khatian Nos. 6210, 6211, 6212, 6213, 6214 & 6215, L.R. Plot No. 2626 of L.R. Mouza – Siliguri Dakshin - 2.

AND

WHEREAS we the principals desirous to construct a P + three storied building on our aforesaid land measuring 4 Katha 2 Chhataks but, we, being not in a position to put our contemplation and scheme into action due to devoid of technical knowledge and paucity of fund, have approached the **“M/S FRIENDS BUILDERS”**, a Proprietorship Concern, having its office at Bidyapith Road, Deshbandhu Para, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling in the State of West Bengal, represented by and through its proprietor **SRI SUDIP HOM ROY**, son of Sri Subhash Hom Roy, resident of Bidyapith Road, Deshbandhu Para, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, in the State of West Bengal to promote/develop our below schedule landed property by constructing a P + three storied building thereon at its own costs and expenses as per Plan to be sanctioned and approved by the Siliguri Municipal Corporation under the certain terms and conditions as embodied in a written Agreement dated 04-10-2024 and the said agreement is registered in the office of the Addl. Dist. Sub-Registrar at Siliguri, recorded in Book No. I, Being No. 2382 for the year 2024.

Subhash Hom Roy

Shiraj Sarkar

Pradip Sarkar

Pratima Choudhury

Himadri Sarkar

Sekhar Sarkar

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AND

WHEREAS on the terms and conditions as laid down to the aforementioned agreement, "M/S FRIENDS BUILDERS", a Proprietorship Concern, represented by and through its proprietor SRI SUDIP HOM ROY, son of Sri Subhash Hom Roy shall construct a multi storied building on our below scheduled land and it is one of the terms of the agreement that we would execute a General power of Attorney in favour of SRI SUDIP HOM ROY, son of Sri Subhash Hom Roy, proprietor of M/S FRIENDS BUILDERS to facilitate the proposed construction work as well as to do all that necessary with respect to the developers allocation which includes negotiation to sale, sale and to appropriate the sale proceeds thereof by him

AND

NOW BE IT KNOWN TO ALL BY THESE PRESENT that we the said members of the Principals do hereby appoint, nominate and constitute **SRI SUDIP HOM ROY**, son of Sri Subhash Hom Roy, Hindu by religion, Indian by national, Business by occupation, resident Bidyapith Road, Deshbandhu Para, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, Pin 734004 in the State of West Bengal, carrying on business of construction as proprietor of M/S FRIENDS BUILDERS as our lawfully nominated, appointed and constituted **ATTORNEY** for the period till the true intent and purpose of these present is effectuated and fulfilled, to do all or any other acts, deeds & things hereinafter mentioned throughout India with respect to & concerning our below scheduled landed property in our name, on our behalf and for us: -

1. To look after, to take care of and to manage every affairs concerning our below scheduled landed property on our behalf until completion of the construction work thereon.

Ushar Kanti Sarkar

Shiraj Sarkar

Pradip Sarkar

Pratima Choudhury

Himachi Sarkar

:: 6 ::

Sekhar Sarkar

2. To appear and to represent us before any authority of the Government, semi Government or any statutory body and local body which includes the Siliguri Municipal Corporation and Siliguri Jalpaiguri Development Authority concerning any matter that relates to developing and/or construction of building on our below scheduled land by the developer, the attorney herein and to sign and execute all such required papers and documents in our name & on our behalf.
3. To sign & submit the site plan before the concerned authority of the Siliguri Municipal Corporation for sanction in our name and on our behalf for onwards proceeding of the construction work.
4. To cause preparation of building plan covering the land that may appear following amalgamation of the adjacent land with our below scheduled land by engaging a competent engineer and to submit such plan upon execution jointly with owner of the amalgamated land before the authority of the Siliguri Municipal Corporation and Siliguri Jalpaiguri Development Authority for sanction/approval thereof in our name and for us.
5. To pay all charges as may be levied either by the Siliguri Municipal Corporation and the Siliguri Jalpaiguri Development Authority in the matter of approving the necessary to construct the building on our below scheduled land or on the amalgamated land by the developer on our behalf and in our name.
6. To cause commencement of the construction of the building according to the approved building plan under the care and supervision of a competent engineer on our behalf.

Nilas Kanto Sarkar

Shivaj Sarkar

Pradip Sarkar

Pratima Choudhary

Himadri Sarkar

::7::

Sekhar Sarkar

7. To apply before the authorities of the W.B. State Electric Distribution Co. Ltd. for electric connection at our below scheduled land, to the Siliguri Municipal Corporation for water connection to our below scheduled land, to the authority of the Land Revenue Department for mutation of our name with respect to our below scheduled land in our name and on our behalf.
8. To advertise for sale of the developers allocation as detailed and specified in the Deed of Agreement dated 04-10-2024, be that, by affixing a board at the site or otherwise as the Attorney at his discretion may deem fit and proper, to negotiate with the intending purchaser/s thereof, to fix the consideration money therefor, to enter into agreement with such intending purchaser/s in our name and on our behalf and to collect and retain the advance/earnest money form such intending purchaser/s of the developers allocation in the building to be constructed on the below scheduled land.
9. To sign and execute any kind of Deed or Document, Sale, mortgage Settlement, Exchange, Rectification, Declaration, Gift, Partition, Agreement or Agreement for sale or otherwise, in our name, on our behalf & for us transferring the developers allocation in the building/s to be constructed on the below scheduled land to the intending purchaser/s thereof upon receipt of the balance of the consideration money fixed, to appear and to present such executed Deed of Conveyance/s before the registering authority have jurisdiction to accept such executed Deed of Conveyance/s for registration on our behalf and for us and to admit the execution thereof on receipt of the consideration money.
10. To give no objection certificate in our name & on our behalf to any purchaser or purchasers who intend or intends to purchase one or more flats or garage or parking space or commercial area out of the developers allocation in the building/s to be constructed on our below scheduled

Manohar Sankar
Shiraj Sankar
Pradip Sankar
Pratima Chaudhary
Himadri Sankar
Sehar Sankar

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land, as may be required by them (intending purchaser/s) for his/their taking loan from any company, Bank, firm, person or persons or any other Authority or Authorities by charging or mortgaging the flat or flats or garage or parking space or commercial area to be purchased and also to appear before any Authority or Authorities on our behalf and to sign all documents, papers that may be necessary in this connection.

11. To bring, commence, prosecute or defend any suit, case or proceedings in which we or our respective share in the below scheduled land or any part/portion thereof is involved, to sign any plaint, written statement, complaint, petition, including petition for compromises, objection, show cause, verification etc. to swear any affidavit, to furnish any Bond including Indemnity Bond, to deposit any paper or document and to receive and/or take back any Deed of Document, to sign any receipt therefore, to deposit any money in Court or Office and to receive any money from any Court of Law or Office concerning our share in the below scheduled landed property, to refer any matter in Appeal, Review, Revision, Motion, or in Arbitration, to attend, appear and represent us in or before any Court, Judicial Body, Statutory Body etc. and to make any oral or written statement there, to engage any Lawyer or Agent, to sign any Vokatnama or Power, to pay their fees or remuneration with right to dispense with their services as and when necessary, to carry through judgment or to put into Execution of any Decree or Final Order, to take in possession any property by Writ of any Court/Judicial Forum, and to do all other acts concerning any suit, case or proceedings, for us and on our behalf.

Wahabanti Sarkar

Shiraj Sarkar

Pratip Sarkar

Pratima Choudhuri

Himadri Sarkar

:: 9 ::

Sekhar Sarkar

12. AND GENERALLY to do all other acts, deed, things and matters as may appear necessary to give effect to the powers conferred upon the said attorney as aforesaid, as effectually as we could do if we were personally present.
13. AND FURTHER WE do hereby, agree to ratify and confirm all acts, deeds, matters and things which our said Attorney shall do or cause to be done by virtue of and /or on his being appointed as such for doing the acts, deeds, matters and things being those to be effected by this Power-of-Attorney as if those were done, executed or performed by ourselves and we were present personally.

SCHEDULE OF LAND

(Being the land with respect to which this Power-of Attorney is)

ALL THAT PIECE OR PARCEL of vacant Bastu land measuring 4 Katha 2 Chhataks, recorded under Khatian No. 2882 (R.S.), 6210, 6211, 6212, 6213, 6214 & 6215 (L.R.), Plot Nos. 12170 (R.S.), 2626 (L.R.), situated within Mouza – **Siliguri (R.S.), Siliguri Dakshin – 2 (L.R.)**, J.L. No. 110 (R.S.), 93 (L.R.), Touzi No. 3(Ja), within the limits of Siliguri Municipal Corporation Ward No. 29, situated at Deshbandhu Para, within the jurisdiction of Police Station, Sub-Division, Addl. Dist. Registrar Office - Siliguri and District Darjeeling, in the State of West Bengal.

The said land is butted and bounded as follows:-

- By the North : Land & House of Swapan Sarkar;
By the South : Land & House of Maya Rani Banerjee;
By the East : 22 Feet Wide Municipal Road;
By the West : Land & House of Ila Chanda.

IN WITNESSES WHEREOF WE THE PRINCIPALS TO THESE PRESENT IN OUR GOOD HEALTH AND CONSCIOUS MIND HAVE PUT OUR SIGNATURE ON THIS GENERAL POWER OF ATTORNEY ON THE 3RD DAY OF OCTOBER, 2024.

Sudip Horn Roy

SIGNATURE OF THE ATTORNEY

ATTESTED BY ME

Vikas Kanti Sarkar
Shivaj Sarkar
Pradip Sarkar

Pratima Choudhuri
Himadri Sarkar,
Sekhar Sarkar

PRINCIPALS

Vikas Kanti Sarkar
Shivaj Sarkar
Pradip Sarkar

Pratima Choudhuri
Himadri Sarkar,
Sekhar Sarkar

PRINCIPALS

WITNESSES:

1. Ankun Dey
S/O Ajit Kumar Dey
Lake Town
P.O. Bhaktinagar
P.S. New Jalpaiguri
Dist. Jalpaiguri
Pin 734007

2. Subajit Sarkar
S/O - Sukumar Sarkar
Purba Chayan Para
P.O - Ghugumali
P.S - Bhaktinagar
Jalpaiguri
734006

Drafted, read over and explained to the Principals by me and computerized in my office.

Tapash Nandi











(Tapash Nandi)
Advocate / Siliguri

Enrollment No. WB-1030/2002



W. Basant Kumar Sarda

Finger Prints of *W. Basant Kumar Sarda*

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











W. Basant Kumar Sarda

Signature



Shivaraj Sarkar

Finger Prints of Shivaraj Sarkar

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

Sh











Shivaraj Sarkar

Signature



Pradip Sarkar

Finger Prints of PRADIP SARKAR

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

Pradip Sarkar

Signature



Pratiima Choudhury

Finger Prints of Pratiima Choudhury

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

SP











Pratiima Choudhury

Signature



Himadri Sarkar,

Finger Prints of HIMADRI SARKAR

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











Himadri Sarkar.

Signature



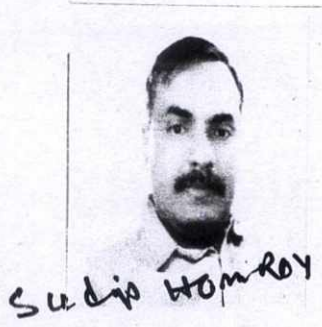
Sekhar

Finger Prints of SEKHAR SARKAR

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

Sekhar Sarkar

Signature



Finger Prints of SUDIP HOM ROY

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

Sudip Hom Roy
Signature

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Ankur Dey

Signature of the Identifier

Major Information of the Deed

Deed No :	I-0402-02390/2024	Date of Registration	04/10/2024
Query No / Year	0402-8002642767/2024	Office where deed is registered	
Query Date	04/10/2024 11:31:19 AM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Tapash Nandi Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9434151274, Status : Seller/Executant		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 82,49,999/-	
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]:- 040202382/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: DESHBANDHU PARA, Road Zone : (Ward No.29 -- Ward No.29) , Mouza: Siliguri, Pin Code : 734004

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-12170	RS-2882	Bastu	Bastu	4 Katha 2 Chatak		82,49,999/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					6.8063Dec	0 /-	82,49,999 /-	



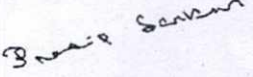
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Nihar Kanti Sarkar (Presentant) Son of Jitendra Lal Sarkar Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office	 <small>04/10/2024</small>	 Captured <small>LTI 04/10/2024</small>	 <small>04/10/2024</small>

Deshbandhu Para, 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 Date of Birth:XX-XX-1XX2 , PAN No.:: ajxxxxxx9e, Aadhaar No: 78xxxxxxxx6831, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr Dhiraj Sarkar Son of Jitendra Lal Sarkar Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office		 Captured	
	04/10/2024	LTI 04/10/2024	04/10/2024	



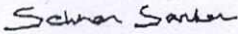


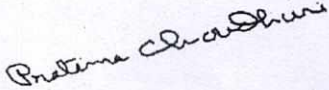
Deshbandhu Para, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: brxxxxxx1q, Aadhaar No: 72xxxxxxxx0420, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mr Pradip Sarkar Son of Jitendra Lal Sarkar Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office		 Captured	
	04/10/2024	LTI 04/10/2024	04/10/2024	

Deshbandhu Para, 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 Date of Birth:XX-XX-1XX9 , PAN No.:: bvxxxxxx6l, Aadhaar No: 66xxxxxxxx3890, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Mr Himadri Sarkar Son of Subal Chandra Sarkar Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office		 Captured	
	04/10/2024	LTI 04/10/2024	04/10/2024	



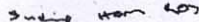


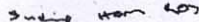


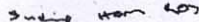
Deshbandhu Para, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: cxxxxxxx0a, Aadhaar No: 42xxxxxxxx9267, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office

5	Name	Photo	Finger Print	Signature
	Mr Sekhar Sarkar Son of Subal Chandra Sarkar Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office	 04/10/2024	 Captured LTI 04/10/2024	 04/10/2024
Deshbandhu Para, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: fpxxxxxx4k, Aadhaar No: 31xxxxxxxx8429, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Mrs Pratima Choudhuri Wife of Tapash Choudhuri Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office	 04/10/2024	 Captured LTI 04/10/2024	 04/10/2024
Deshbandhu Para, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: aexxxxxx5j, Aadhaar No: 57xxxxxxxx0972, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office				

Attorney Details :


SI No	Name,Address,Photo,Finger print and Signature
1	Friends Builders Deshbandhu Para, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Date of Incorporation:XX-XX-1XX3 , PAN No.:: agxxxxxx3h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Sudip Hom Roy Son of Subhash Hom Roy Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office </td> <td>  Oct 4 2024 12:22PM </td> <td>  Captured LTI 04/10/2024 </td> <td>  04/10/2024 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Sudip Hom Roy Son of Subhash Hom Roy Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office	 Oct 4 2024 12:22PM	 Captured LTI 04/10/2024	 04/10/2024
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Deshbandhu Para, 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, Date of Birth:XX-XX-1XX3 , PAN No.:: AGxxxxxx3H, Aadhaar No: 81xxxxxxxx5409 Status : Representative, Representative of : Friends Builders (as proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Ankur Dey Son of Ajit Kumar Dey Lake Town, City:- , P.O:- Bhaktinagar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007		 Captured	
	04/10/2024	04/10/2024	04/10/2024
Identifier Of Mr Nihar Kanti Sarkar, Mr Dhiraj Sarkar, Mr Pradip Sarkar, Mr Himadri Sarkar, Mr Sekhar Sarkar, Mrs Pratima Choudhuri, Mr Sudip Hom Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Nihar Kanti Sarkar	Friends Builders-1.13437 Dec
2	Mr Dhiraj Sarkar	Friends Builders-1.13437 Dec
3	Mr Pradip Sarkar	Friends Builders-1.13437 Dec.
4	Mr Himadri Sarkar	Friends Builders-1.13437 Dec
5	Mr Sekhar Sarkar	Friends Builders-1.13437 Dec
6	Mrs Pratima Choudhuri	Friends Builders-1.13437 Dec

Endorsement For Deed Number : I - 040202390 / 2024

On 04-10-2024

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 12:09 hrs on 04-10-2024, at the Office of the A.D.S.R. SILIGURI by Mr Nihar Kanti Sarkar , 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 82,49,999/-

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

Execution is admitted on 04/10/2024 by 1. Mr Nihar Kanti Sarkar, Son of Jitendra Lal Sarkar, Deshbandhu Para, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 2. Mr Dhiraj Sarkar, Son of Jitendra Lal Sarkar, Deshbandhu Para, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Private Service, 3. Mr Pradip Sarkar, Son of Jitendra Lal Sarkar, Deshbandhu Para, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 4. Mr Himadri Sarkar, Son of Subal Chandra Sarkar, Deshbandhu Para, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Private Service, 5. Mr Sekhar Sarkar, Son of Subal Chandra Sarkar, Deshbandhu Para, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Private Service, 6. Mrs Pratima Choudhuri, Wife of Tapash Choudhuri, Deshbandhu Para, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession House wife

Indetified by Ankur Dey, , , Son of Ajit Kumar Dey, Lake Town, P.O: Bhaktinagar, Thana: New jalpaiguri, , Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by profession Private Service

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

Execution is admitted on 04-10-2024 by Mr Sudip Hom Roy, proprietor, Friends Builders, Deshbandhu Para, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004

Indetified by Ankur Dey, , , Son of Ajit Kumar Dey, Lake Town, P.O: Bhaktinagar, Thana: New jalpaiguri, , Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by profession Private Service

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 883, Amount: Rs.50.00/-, Date of Purchase: 31/05/2024, Vendor name: J Banik



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2024, Page from 56628 to 56652

being No 040202390 for the year 2024.



Zojila Dolkar Bhutia

Digitally signed by ZOJILA DOLKAR BHUTIA
Date: 2024.10.23 16:36:47 +05:30
Reason: Digital Signing of Deed.

(Zojila Dolkar Bhutia) 23/10/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.