

Sl. No - 3188/2022

I - 2856/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8/2837164/  
2022

AE 920083

*Prayanjatin*  
13.09.22  
21.09.22

*Tapank Biswas.*  
*Mandira Das.*  
*Sukla Mondal*  
*Kanaki Dutta Biswas.*

Aadya Construction  
*Sejal Kumar Agarwal*  
Partner

## DEVELOPMENT POWER OF ATTORNEY

(EXECUTED IN RESPECT OF THE DEVELOPMENT AGREEMENT)

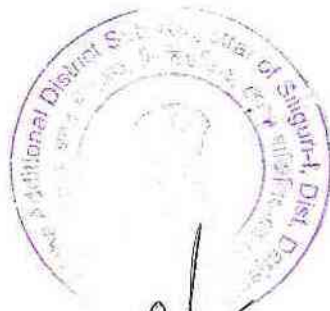
THIS INDENTURE IS MADE ON THIS THE 21<sup>st</sup> DAY OF September  
2022 (TWO THOUSAND TWENTY TWO).

Contd..P/2

✓  
CERTIFIED THAT THE DOCUMENT IS ADMITTED  
TO REGISTER AS A GENUINE INSTRUMENT  
AS PART OF THIS DOCUMENT  
21/09/2022  
REGISTRAR  
Sikdara

S No. 1774 Date 20/09/2022  
Sold to Tapan Biswas & Others  
OF Siliguri  
Rs. 100/- (Rupees) One hundred Only

*B. P. Ghosh*  
(B. P. Ghosh)  
Stamp Vendor  
Siliguri Court  
L No. R. M./106/1993  
Darjeeling



*[Signature]*  
Addl. Dist. Registrar  
Siliguri-I, Dt. Darjeeling

21 SEP 2022



Tapash Biswas,

Mandira Das.

Sukla Mondal

Kakali Dutta Biswas

Aadya Construction  
Sujit-Kulena Agarwal  
Partner

**KNOW ALL MEN BY THESE PRESENTS THAT WE,**

**1) SRI TAPASH BISWAS @ TAPAS BISWAS, (PAN No. ADJPB5605L)**

Son of Late Haramohan Biswas, Hindu by faith, Indian by nationality, business by occupation, resident of 36/7, Chandra Nath Roy Road, Tiljala, Post Office – Tiljala and Police Station-Tiljala, Kolkata, Pin-700039, Dist. South 24 Parganas, in the state of West Bengal, India,

**2) SMT. MANDIRA DAS, (PAN No. BHNP0539G)**

Wife of Hari Charan Das and Daughter of Late Haramohan Biswas, Hindu by faith, Indian by nationality, housewife by occupation, resident of Baneswar Bazar, Post Office – Baneswar S.O and Police Station Coochbehar, Pin-736133, Dist. Coochbehar, in the state of West Bengal, India,

**3) SMT. SUKLA MONDAL, (PAN No. BUIPM7551F)**

Wife of Nirmla Mondal and Daughter of Late Haramohan Biswas, Hindu by faith, Indian by nationality, housewife by occupation, resident of Flat No. '2-D', Pocket-1, Astha Apartments, DDA MIG Flats, Mayur Vihar Phase-3, Vasundhara Enclave, Post Office – Mayur Vihar and Police Station Mayur Vihar, Pin-110096, Dist. East Delhi, in the state of Delhi,

**4) SMT. KAKALI DUTTA BISWAS, (PAN No. BHNP0540B)**

Wife of Sri Dipankar Dutta and Daughter of Late Haramohan Biswas, Hindu by faith, Indian by nationality, housewife by occupation, resident of Hasi Niwas, Guru Saday Dutta Road, North Bharat Nagar, Post Office – Rabindra Sarani and Police Station Siliguri, Pin-734006, Dist. Darjeeling, in the state of West Bengal, India,

- hereinafter collectively referred as the “**PRINCIPALS**” do hereby state as follows:

**WHEREAS** we are the absolute joint owners of a piece of land measuring **4 Katha 11 Chhatak** more or less, recorded in R.S Khatian No. **799**, comprised in and forming part of R.S Plot No. **12769**, situated within Pargana Baikunthapur, Mouza - **Siliguri**, J.L No. 110 (88), Touzi No. 3 (Ja), Additional District Sub-Registrar Office **Siliguri**, Dist.

Jyoti Das  
Mandira Das

Subla Mandal  
K. K. Datta Biswas

Aadya Construction  
Sujit Kumar Agarwal  
Partner

Darjeeling, Pin-734001, Post Office- Siliguri, within Ward No. 24 of Siliguri Municipal Corporation, Police Station Siliguri, **North Bharat Nagar**, in the state of West Bengal, more fully described in the schedule hereunder written (herein after referred to as "the said premises")

**AND WHEREAS** we have decided to develop the said premises by constructing a multistoried building thereon and sell the units comprised therein to prospective purchasers and have for such purpose entered into an Development Agreement on 21/09/2022, Deed No. I-2852/2022 with "AADYA CONSTRUCTION", (PAN No. AAYFA5243K) a partnership firm, having office at Asmi Kunj, Jatin Das Sarani by Lane, Ashrampara, Pin-734001, Siliguri, P.O. & P.S. Siliguri, Dist-Darjeeling, constituted by one of its partners **Sri SUJIT KUMAR AGARWAL**, Son of Late Raj Kumar Agarwal, resident of Asmi Kunj, Jatin Das Sarani by Lane, Ashrampara, Siliguri P.O & P.S Siliguri, Pin – 734001, District Darjeeling for the Development/Construction of a multistoried building at the said premises at its own cost upon terms and conditions as mentioned therein.

**WHEREAS** in terms of the said agreement we have further agreed to confer certain necessary powers upon the partner of the said firm for facilitating the construction of the proposed new building at the said premises and to do the matters related and incidental thereto.

**NOW THEREFORE BY THESE PRESENTS WE**, do hereby nominate, constitute and appoint, **AADYA CONSTRUCTION**, a partnership firm, having its office at Asmi Kunj, Block-B, Ashrampara, Post Office and Police Station - Siliguri, represented by one of its partner **SRI. SUJIT KUMAR AGARWAL**, (Son of Late Raj Kumar Agarwal), resident of Asmi Kunj, Ashrampara, Siliguri, P.O & P.S Siliguri, Pin – 734001, District Darjeeling), as our true and lawful **ATTORNEY** for us, in our name and on our behalf to inter alia, do and perform the following acts, deeds and things:-



Vijayank Biswas.

Mandirada Das.

Sukla Mondal

4

Komal-Dutta Biswas

Aadya Construction  
Sujit Kumar Agastya  
Partner

1. To work, manage, look after and develop, control, invest and supervise all the affairs in respect of the proposed multi-storied building and construction on the below schedule property as per sanction plan, approved by the Siliguri Municipal Corporation, Siliguri and other sanctioning authorities.
2. To deposit Municipal Taxes, Land taxes and apply for the LUCC, building plan as well as sign all the plan sanction related papers and submit the same before the appropriate authority and concerned office in respect of our below described landed-property and also obtain the same in our name and on our behalf.
3. To make all sorts of arrangements for the purpose of constructional work and to develop the below property by engaging labour, masons, engineer and other persons in respect of the scheduled property and to carry out all costs, charges and expenses in all respects for all the items of works for the development of said property including laying-out of drainage, other layout, cables, water pipe and other connection and lightening of passage/roads of the building and other items as per the terms and conditions imposed by the Siliguri Municipal Corporation while sanctioning the plan and also other items of works as may be required to be carried out for the purpose of making the below scheduled land fit for construction of said proposed parking plus three storied or parking plus four storied residential building and structures thereon.
4. To receive any amount, either as *baina*/Earnest money or the entire sale-consideration in respect of the different constructed portion i.e. flats, car parking spaces and other constructed spaces/units of the proposed multi-storied building from the Developer's Allocation as per the aforesaid Development Agreement, i.e. except the allocation provide to us of the building according to the terms of the agreement, from the intending Purchaser/s and to give effectual receipts admitting and acknowledging payment of advance or part consideration and entire consideration

8

Vijendra Biswas.

Mandirza Das.

Sukla Mandal

5

Kanaka Pruthi Biswas

Aadya Construction  
Bijit Kumar Agarwal  
Partner

money from the intending purchaser or purchasers and/or Banks, LIC Housing Finance Ltd, or any other institutions for and on behalf of said purchasers of the flats, car parking spaces with respect to the allotments stands in the name of Developer in terms of agreement in the proposed building, allocation, which are specifically mentioned therein in "Developer's Allocation".

5. To handover the actual, physical land khas possession of different constructed portion of the proposed construction from the 'Developer's Allocation' as per the Agreement to be raised on the below described land to those intending purchasers.
6. To appear and act in all offices, Govt. or Semi-Govt. Department, Settlement & Land Reform Office, Municipal Corporation office pertaining to our below schedule land for the construction purposes.
7. To inspect any document, to enter into the agreement in relation to the Developer's Allocation with the intending Purchaser/s of the proposed building with respect to the below schedule property.
8. To bear all costs for the purpose of the constructional work as per sanction plan on the below schedule land which will not be payable to the Attorney at any point of time by us or by our any legal heirs.
9. To put and display advertisement board in the name of "**AADYA CONSTRUCTION**" for the purpose of transferring flats and others constructed area of the building from the Developer's Allocation in some conspicuous place upon the below schedule land.
10. To negotiate on terms for and to agree and enter into and conclude any agreement of Sale/Transfer and to sell/transfer any and all units/flats of the new proposed building

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Jyoti Biswas .

Mandira Das .

Sukla Mondal

6

Kavali Dutta Biswas

Aadya Construction  
Sujit Kumar Agarwal  
Partner

at the said premises comprising the area demarcated as the "Developer's Allocation" as per the provision of the Development Agreement unto and in favour of any purchaser or purchasers or transferee/s at such price which our said attorney and in its absolute discretion, thinks proper and to receive earnest money and advance from such purchaser/s.

11. To execute proper Deed of Sale (Conveyance) and any other transfer deeds, *Bainanama* or Deed of Agreement to and in favour of the different intending purchaser/transferee(s), before the appropriate registering authority for the due and valid registration of the instrument(s) and represent himself on behalf of us, and also appearing before all Govt. or semi-Govt. office or authority for the purposes of the registration of the proposed Deed of transfer, in respect of the Developer's area as specifically mentioned in "Developer's Allocation" of the Deed of Agreement in our names. However for the purpose of registration of the sale deed or any transfer deed in respect of units and areas comprised in the "Developers Allocation" of the proposed constructed area in the said premises, the signatures of the principals/land owners will not be required and the Attorney-Holder/Developer will have the exclusive right for signing the sale deeds and any other instruments for transfer of those constructed area only from his allocation (i.e. Developer's Allocation) of the proposed building, to be raised covering the below schedule land with subject to full fillment of Terms and conditions of "Development Agreement" on the part of Attorney Holder.
12. To enter into any separate contract or agreement with the Architects or Engineer as may be required for the said building construction and pay their remunerations etc.
13. To apply for temporary and permanent electric connection, if required for the purpose of construction of said proposed building and make necessary payments /expenses thereof.

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Jyoti Biswas.

Mandira Das.

Sukla Mondal

7  
Kankali Datta Biswas

Aadya Construction  
Sujit Kumar Agnewal  
Partner

14. To deliver vacant possession for said Flats, Car parking and other constructed spaces etc, to the intending purchasers/transferees from the Developer's Allocation after or before the completion of the required registered instruments/deeds for ourselves and on our behalf.
15. To issue 'No Objection' to the intending Buyer(s)/Purchaser of the different constructed areas of the buildings from the Developer's Allocation for the purposes of obtaining electricity supply directly from the W.B.S.E.D.C. Ltd in the name of those intending Buyer(s)/ Purchasers as per the choice of the intending Buyer(s)/Purchasers.
16. To appoint any Advocate or Deed-Writer/Scribe to prepare the proposed deed of sale/transfer in respect of the Developer's Area, as specifically mentioned in the "Developer's Allocation" of the Deed of Agreement in our name.

**AND GENERALLY** to do all acts, deeds and things whatsoever deemed necessary and / or expedient with respect to the said premises in our name and on our behalf as required by law to be done until the completion of the construction of the new building at the premises and the sale of the units/flats/garages thereof.

**AND WE, HEREBY RATIFY** and confirm and also agreeing to ratify and confirm all such acts, matters or things which our said Attorney, shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the matters pertaining to the said premises described in the schedule hereunder written and the construction to be made therein by virtue of this Power of Attorney notwithstanding no express power on that behalf is herein provided.

R



Tapash Biswas.

Mandira Das.

Sulekha Mondal

Kavali Dutta Biswas

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Aadya Construction  
Sujit Kumar Agarwal  
Partner

**SCHEDULE OF THE LAND**

**PROPOSED TO BE DEVELOPED**

All that piece or parcel of homestead land measuring **4 Katha 11 Chhatak** more or less, recorded in R.S Khatian No. **799**, comprised in and forming part of R.S Plot No. **12769**, situated within Pargana Baikunthapur, Mouza - **Siliguri**, J.L No. 110 (88), Touzi No. 3 (Ja), Additional District Sub-Registrar Office **Siliguri**, Dist. Darjeeling, Pin-734001, Post Office- Siliguri, within Ward No. **24** of Siliguri Municipal Corporation, Police Station Siliguri, **North Bharat Nagar**, in the state of West Bengal. (Present classification and use of land: Bastu; Proposed use of land: Bastu)

**The said premises is presently butted and bounded as follows:-**

- By the North : By Land of Prativa Rani Basak & Ratnes Kumar Basak;  
By the South : By Land of Tapash Biswas and Others;  
By the East : By Siliguri Municipal Road 24 Ft';  
By the West : By Sweeper Road and then Nani Gopal Mallik, Now Jiban Mishra.

2

IN WITNESSES WHEREOF, the Principals/Executors of this indenture executes this Power of Attorney do hereby set and subscribe their hands, seals & signatures on this the day of 21st th, September 2022.

**WITNESSES:-**

1. Rajesh Kumar Jey  
S/o Late Ganesh Ch. Jey  
Sahamagan, Siliguri

Jagan Biswas .  
Mandira Das .  
Sukla Mondal  
Kakali Dutta Biswas .

(PRINCIPALS/EXECUTORS)

I accept the Power

2. Prakash Kumar  
S/o Lt. Babul Das  
Ashram Pater Siliguri

Aadya Construction  
Sujit Kumar Agarwal  
Partner

(Attorney Holder)












Drafted typed and explained by me in my office:



Advocate, Siliguri  
Enrolment No. 202/210-90














**PRINCIPALS/EXECUTANTS**

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Jyotsna Biswas</i>					
					












*Jyotsna Biswas*

SIGNATURE

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Mandira Das</i>					
					

*Mandira Das*












SIGNATURE

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Sankha Mondal</i>					
					

*Sankha Mondal*

SIGNATURE











PRINCIPAL/EXECUTANT

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Kaxali Datta Biswas					
					

Kaxali Datta Biswas.

SIGNATURE

ATTORNEY HOLDER/CLAIMANT

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Aadya Construction Partner					
					

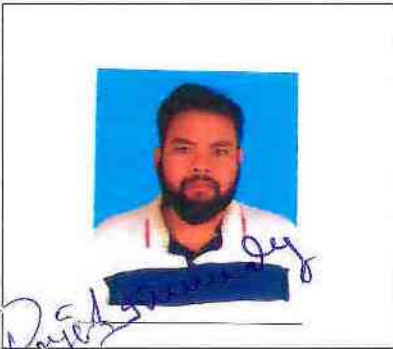
Aadya Construction  
Sujit Kumar Agarwal  
Partner

SIGNATURE



# IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



*Rajesh Kumar Jey*

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Signature of Identifier

## Major Information of the Deed

Deed No :	I-0402-02856/2022	Date of Registration	21/09/2022
Query No / Year	0402-8002837164/2022	Office where deed is registered	
Query Date	21/09/2022 1:23:41 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	D Chakraborty Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7319069353, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 71,71,875/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040202852/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		






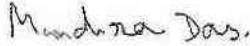



### Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: NORTH BHARAT NAGAR WARD NO.24, Mouza: Siliguri, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-12769	RS-799	Bastu	Bastu	4 Katha 11 Chatak	1/-	71,71,875/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					7.7344Dec	1/-	71,71,875/-	



**Principal Details :**










SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri TAPASH BISWAS,</b> <b>(Alias: Shri TAPAS BISWAS) (Presentant )</b> Son of Late HARAMOHAN BISWAS Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office			
		21/09/2022	LTI 21/09/2022	21/09/2022
36/7, CHANDRA NATH ROY ROAD, TILJALA, City:- , P.O:- TILJALA, P.S:-Tiljala, District:-South24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office				
2	<b>Name</b> <b>Smt MANDIRA DAS</b> Wife of HARI CHARAN DAS Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office			
		21/09/2022	LTI 21/09/2022	21/09/2022
BANESWAR BAZAR, COOCHBEHAR, City:- Coochbehar, P.O:- BANESWAR SO, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736133 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BHxxxxxx9G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office				
3	<b>Name</b> <b>Smt SUKLA MONDAL</b> Wife of NIRMAL MONDAL Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office			
		21/09/2022	LTI 21/09/2022	21/09/2022
FLAT-2D, POCKET1, ASTHA APARTMENT, MAYUR VIHAR, City:- , P.O:- MAYUR VIHAR, P.S:-MAYUR VIHAR PH-I, District:-East, Delhi, India, PIN:- 110096 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BUxxxxxx1F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	<b>Smt KAKALI DUTTA BISWAS</b> Wife of DIPANKAR DUTTA Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office	 21/09/2022	 LTI 21/09/2022	 21/09/2022
HASI NIWAS, NORTH BHARATNAGAR, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BHxxxxxx0B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office				

#### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>AADYA CONSTRUCTION</b> ASHRAMPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India PIN:- 734001 , PAN No.:: AAxxxxxx3K,Aadhaar No Not Provided, 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> <b>Shri SUJIT KUMAR AGARWAL</b>            Son of Late RAJ KUMAR AGARWAL            Date of Execution - 21/09/2022, , Admitted by: Self, Date of Admission: 21/09/2022, Place of Admission of Execution: Office         </td> <td>             Sep 21 2022 2:00PM         </td> <td>             LTI            21/09/2022         </td> <td>             21/09/2022         </td> </tr> </tbody> </table> <p>ASHRAMPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : AADYA CONSTRUCTION (as PARTNER)</p>	Name	Photo	Finger Print	Signature	<b>Shri SUJIT KUMAR AGARWAL</b> Son of Late RAJ KUMAR AGARWAL Date of Execution - 21/09/2022, , Admitted by: Self, Date of Admission: 21/09/2022, Place of Admission of Execution: Office	 Sep 21 2022 2:00PM	 LTI 21/09/2022	 21/09/2022
Name	Photo	Finger Print	Signature						
<b>Shri SUJIT KUMAR AGARWAL</b> Son of Late RAJ KUMAR AGARWAL Date of Execution - 21/09/2022, , Admitted by: Self, Date of Admission: 21/09/2022, Place of Admission of Execution: Office	 Sep 21 2022 2:00PM	 LTI 21/09/2022	 21/09/2022						

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Rajesh Kumar Dey</b> Son of Late Ganesh Ch Dey Sarban Nagar, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	 21/09/2022	 21/09/2022	 21/09/2022



Identifier Of Shri TAPASH BISWAS, Smt MANDIRA DAS, Smt SUKLA MONDAL, Smt KAKALI DUTTA BISWAS, Shri SUJIT KUMAR AGARWAL

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri TAPASH BISWAS	AADYA CONSTRUCTION-1.93359 Dec
2	Smt MANDIRA DAS	AADYA CONSTRUCTION-1.93359 Dec
3	Smt SUKLA MONDAL	AADYA CONSTRUCTION-1.93359 Dec
4	Smt KAKALI DUTTA BISWAS	AADYA CONSTRUCTION-1.93359 Dec

Endorsement For Deed Number : I - 040202856 / 2022

On 21-09-2022

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

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

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

Presented for registration at 13:30 hrs on 21-09-2022, at the Office of the A.D.S.R. SILIGURI by Shri TAPASH BISWAS Alias Shri TAPAS BISWAS, 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 71,71,875/-

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

Execution is admitted on 21/09/2022 by 1. Shri TAPASH BISWAS, Alias Shri TAPAS BISWAS, Son of Late HARAMOHAN BISWAS, 36/7, CHANDRA NATH ROY ROAD, TILJALA, P.O: TILJALA, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business, 2. Smt MANDIRA DAS, Wife of HARI CHARAN DAS, BANESWAR BAZAR, COOCHBEHAR, P.O: BANESWAR SO, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736133, by caste Hindu, by Profession House wife, 3. Smt SUKLA MONDAL, Wife of NIRMAL MONDAL, FLAT-2D, POCKET1, ASTHA APARTMENT, MAYUR VIHAR, P.O: MAYUR VIHAR, Thana: MAYUR VIHAR PH-I, , East, DELHI, India, PIN - 110096, by caste Hindu, by Profession House wife, 4. Smt KAKALI DUTTA BISWAS, Wife of DIPANKAR DUTTA, HASI NIWAS, NORTH BHARATNAGAR, P.O: RABINDRA SARANI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession House wife

Indetified by Mr Rajesh Kumar Dey, , , Son of Late Ganesh Ch Dey, Sarban Nagar, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

Execution is admitted on 21-09-2022 by Shri SUJIT KUMAR AGARWAL, PARTNER, AADYA CONSTRUCTION, ASHRAMPARA, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Mr Rajesh Kumar Dey, , , Son of Late Ganesh Ch Dey, Sarban Nagar, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

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**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

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being No 040202856 for the year 2022.



*Syangden*

Digitally signed by SANGHA RATNA  
SYANGDEN  
Date: 2022.09.22 19:09:53 +05:30  
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2022/09/22 07:09:53 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.

(This document is digitally signed.)