

8295/23

I 8357/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 236772

8/10
08/11/23

Habita Kundu

Habita Kundu

Subdyit Kundu



Amrta Kundu

GENERAL POWER OF ATTORNEY

(EXECUTED IN RESPECT OF THE DEVELOPMENT AGREEMENT)

THIS INDENTURE IS MADE ON THIS THE 08th DAY OF NOVEMBER 2023 (TWO THOUSAND TWENTY THREE).

Certified that the Document is admitted to Registration and the Signature Sheet and the Endorsement Sheet attached to this Document are part of this Document

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

8 8002791470/23

Self Commission Case No. 1175/23

23 NOV 2023

SL. NO. 12365 Date 24.7.2023
PURCHASER. Kala chand Kundu & others
Full Address. Siliquri
Total Value 50/-
Stamp Purchased from JPG Treasury-1

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



3128



3129



3130

Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

08 NOV 2023

Subj't Kundu

1. **SRI KALA CHAND KUNDU** (PAN: **AFCPK1135K**, **AADHAR: 840784388614**) Son of Saileshwar Kundu,

2. **SMT KABITA KUNDU** alias **KABITA RANI KUNDU** (PAN: **AFCPK1136L**, **AADHAR: 620417749450**) Wife of Sri Kala Chand Kundu,

3. **SRI SUBHAJIT KUNDU** (PAN: **BTSPK5470L**, **AADHAR: 508447815308**) Son of Sri Kala Chand Kundu,

All Hindu by religion Indian by Nationality, No.1 and 3 Business and No.2 Housewife by Occupation, resident of Bidhan Road, P.O. & P.S. Siliguri-734001 in the District of Darjeeling ----- hereinafter collectively and jointly called **PRINCIPALS** (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, representatives, administrators and assigns).

WHEREAS:-

WHEREAS one **KALA CHAND KUNDU** purchased land measuring 8.5 Decimal appertaining to R.S. Plot No. 554 of Sheet No. 8 recorded in Khatian No. 711/2(K) of Mouza - Dabgram in the District of Jalpaiguri by virtue of a Deed of Conveyance duly executed by **BHULI KURMI** duly registered in the Office of the District Sub - Registrar, Jalpaiguri recorded in the Book No. I, Document No. 500 for the year 1988.

AND WHEREAS one **KABITA KUNDU** purchased land measuring 15 Katha 7 Chattak 27 Square Feet appertaining to R.S. Plot No. 554 of Sheet No. 8 recorded in Khatian No. 711/2(K) of Mouza - Dabgram in the District of Jalpaiguri by virtue of the following five separate Deeds of Conveyances: -

a. Land Measuring 5 Katha by virtue of a Deed of Conveyance duly executed by **BHULI KURMI and SEVEN OTHERS** duly registered in the Office of the District Sub - Registrar, Jalpaiguri recorded in the Book No. I, Document No. 3460 for the year 1990.

b. Land Measuring 2 Katha by virtue of a Deed of Conveyance duly executed by **BUNCH DEVI** duly registered in the Office of the Additional District Sub - Registrar, Rajganj recorded in the Book No. I, Document No. 4066 for the year 2011.



3131

Chandray
Gang



3132

Prasanna
Jhantu Biswas
S/O - R. Biswas
Sevoke Road, Siliguri 01
Darjeeling, West Bengal



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

08 NOV 2023

Kala Chand Kundu
Kabita Kundu
Subhajit Kundu
Chand Kundu

c. Land Measuring 4 Katha 9 Chattak 27 Square Feet by virtue of a Deed of Conveyance duly executed by **KABITA KURMI and THREE OTHERS** duly registered in the Office of the District Sub - Registrar, Jalpaiguri recorded in the Book No. I, Document No. 3085 for the year 2004.

d. Land Measuring 3 Katha 14 Chattak by virtue of a Deed of Conveyance duly executed by **BHULI KURMI** duly registered in the Office of the District Sub - Registrar, Jalpaiguri recorded in the Book No. I, Document No. 4231 for the year 1986.

AND WHEREAS one **SUBHAJIT KUNDU** purchased land measuring 2 Katha 13 Chattak 25 Square Feet appertaining to R.S. Plot No. 554 of Sheet No. 8 recorded in Khatian No. 711/2(K) of Mouza - Dabgram in the District of Jalpaiguri by virtue of a Deed of Conveyance duly executed by **KABITA KURMI and THREE OTHERS** duly registered in the Office of the District Sub - Registrar, Jalpaiguri recorded in the Book No. I, Document No. 3086 for the year 2004.

AND WHEREAS the above named **KALA CHAND KUNDU, KABITA KUNDU and SUBHAJIT KUNDU** possessing the aforesaid land prayed for the mutation of the aforesaid land in their respective names with the office of the B.L.&L.R.O, Rajganj and the said office after verification of all the documents duly mutated the aforesaid land in their respective names and opened up the following three separate L.R. Khatains:-

NAME	L.R. KHATIAN NO.
KALA CHAND KUNDU	379
KABITA KUNDU	380
SUBHAJIT KUNDU	378

Kala Chand Kundu
Kabita Kundu
Subhajit Kundu
Tarang Garg

AND WHEREAS the principals for the development of the aforesaid land by constructing multistoried buildings entered into an **AGREEMENT FOR DEVELOPMENT** containing mutually agreed terms and conditions dated 30TH March 2023 duly registered in the Office of the Additional District Sub Registrar, Bhaktinagar recorded in the Book No. I, Document No. 2351 for the year 2023 with a Developer namely **M/s. JAYSHREE DEVELOPERS (PAN : AASFJ9258P)**, a partnership firm having its office at the Shanti Square, Sevoke Road, P.O. Siliguri-734001, P.S: Bhaktinagar, Dist. Jalpaiguri in the State of West Bengal represented by one of its partners **SRI TARANG GARG (PAN : AVRPG5655R, AADHAR: 295840550212)** Son of Sri Sanjay Garg, Indian by Nationality, Hindu by religion, Business by Occupation, resident of Raja Garden, Ramesh Nagar, Near Bali Nagar , District- West Delhi, Delhi - 110015.

AND WHEREAS it was further agreed in the aforesaid **AGREEMENT FOR DEVELOPMENT** that the land owner therein (principal hereof) shall execute a General Power of Attorney to and in favor of the nominated person/or any of the partner of the Developer **M/s. JAYSHREE DEVELOPERS** to facilitate the proposed construction work as well as to do all that necessary works, activities with respect to the Developers Allocation which includes negotiation of sale of constructed area, appropriate sale proceeds from the intending customers and thereafter execution and registration of proper Deed of Sale or any other required documents as and when required.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT WE,

1. SRI KALA CHAND KUNDU (PAN: AFCPK1135K, AADHAR: 840784388614) Son of Saileshwar Kundu,

2. SMT KABITA KUNDU alias KABITA RANI KUNDU (PAN: AFCPK1136L, AADHAR: 620417749450) Wife of Sri Kala Chand Kundu,

3. SRI SUBHAJIT KUNDU (PAN: BTSPK5470L, AADHAR: 508447815308) Son of Sri Kala Chand Kundu,

All Hindu by religion Indian by Nationality, No.1 and 3 Business and No.2 Housewife by Occupation, resident of Bidhan Road, P.O. & P.S. Siliguri-734001 in the District of Darjeeling ----- hereinafter collectively and jointly called **PRINCIPALS** (which expression shall mean and include unless excluded by or repugnant to the context of their heirs, executors,

Kabita Kundu
Subjoyit Kundu
Taranga Garg

successors, administrators, representatives and assigns). The PRINCIPALS hereof do hereby nominate, constitute and appoint **SRI TARANG GARG (PAN : AVRPG5655R, AADHAR: 295840550212)** Son of Sri Sanjay Garg, Indian by Nationality, Hindu by religion, Business by Occupation, resident of Raja Garden, Ramesh Nagar, Near Bali Nagar , District- West Delhi, Delhi - 110015 one of the partner of the Developer firm **M/s. JAYSHREE DEVELOPERS** hereinafter as our true and lawful Attorney for the period till the true intent and purpose of these presents is effectuated and fulfilled and to do /or execute any of the following acts, deeds, matters and things for us and on our behalf and in our names in respect to our aforesaid below scheduled land.

1. To look after and to take care of and to manage the day to day affairs in respect to the aforesaid below scheduled land on our behalf till the time of completion of the construction work thereupon.

2. To appear and to represent us before all Courts, Civil, Criminal, Revenue Collectorate, Settlement, Land Reforms, L.A, Collectorate, Siliguri Municipal Corporation, SJDA, Treasury , Registry and Sub Treasury Office, GST, Income Tax, Marketing Tax, Turn Over Tax and before all other offices of Government both Central/State, statutory bodies, agencies, business houses in respect of any mater related to the developing and/or construction of the multistoried buildings over the aforesaid below scheduled land by the Developer, the attorney shall sign, execute, deposit, submit all such necessary and required papers, documents in our name and on our behalf.

3. To prepare, sign and submit/deposit the site plan, building plan before the sanctioning authorities namely Siliguri Jalpaiguri Development Authority (SJDA), Siliguri Municipal Corporation (SMC), Aviation Department, Fire Department and other government departments, bodies, agencies and after getting the building plan sanctioned shall start the construction works on the aforesaid below scheduled land.

4. To pay all charges, fees as may be levied either by Siliguri Municipal Corporation, Siliguri, Siliguri Jalpaiguri Development Authority and other government department, bodies, agencies for getting the building plan

Kabita Kundu
Subhojit Kundu
(Ganga Gang)

sanctioned of the aforesaid below scheduled land or of the amalgamated larger area of the land by the developer as the case may be.

5. To cause commencement of the construction of the multistoried buildings over the aforesaid below scheduled land as per the approved building plans under the proper care and supervision of competent engineer and architects

6. To apply for electricity connection or to issue NOC to the Developer to obtain electricity connection in the name of the Developer or in the name of the principal from the WSEDCL or to obtain water connection in the below scheduled land from Siliguri Municipal Corporation, Siliguri in the name of developer or in our name or to appear before the B.L.&L.R.O. Rajganj, S.D.L & L.R.O, Jalpaiguri to get the mutation/conversion(change of character of land) of the aforesaid below scheduled land done in our name.

7. To advertise for sale of the **"DEVELOPER'S ALLOCATION"** as specified in the registered Agreement for Development being Document No. I-2351 for the year 2023 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 thereof, 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 from such intending purchaser/s of the **"DEVELOPER'S ALLOCATION"** in the multistoried building to be constructed on the below scheduled land.

8. To sign, execute any kind of Deed of Sale/Conveyance or any other Deeds/Documents, settlement, exchange, rectification, declaration, gift, partition, agreement or agreement for sale or otherwise, in our name and on our behalf and for us transferring the **"DEVELOPER'S ALLOCATION"** in the multistoried buildings/s to be constructed on the aforesaid below scheduled land to the intending purchasers thereof upon receipt of the total consideration money fixed with the such intending purchaser/s, to appear and to present and admit such signed and executed Deed of Conveyance/s or any other Deeds/ Documents before the registering authority having

Kabita Kundu

Kabita Kundu

Subject Kundu

Power of Attorney

jurisdiction to accept such executed Deed of Conveyance/s or any other Deeds/ Documents for registration on our behalf and for us.

9. To give no objection certificate in my name and on our behalf to any purchaser/s who intend/s to purchase units/commercial space/mixed use space/ space out of the **"DEVELOPER'S ALLOCATION"** in the multistoried buildings to be constructed on our aforesaid below scheduled land, as may be required by them (intending purchasers/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 units/commercial space/mixed use space/ space 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.

10. To bring, commence, prosecute or defend any suit, case or proceedings in which the aforesaid below scheduled land or any part/portion thereof is involved, to sign any plaint, written statement, complaint, petition including 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 of Office concerning the aforesaid below scheduled land, to refer any matter in appeal, review, revision motion or in arbitration, to attend, appear and represent me 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.

11. Be it noted that this power of attorney is granted in favor of the said attorney without any consideration, no interest or right of attorney is created in the aforesaid below scheduled land which is the subject matter

Kabita Kundu

Kabita Kundu

Subhojit Kundu

Harish Agarwal

of this Power of Attorney and moreover this power of Attorney is revocable at the will of the principals.

12. And generally for us and on our behalf to do all acts, deeds, matters and things as may be required to give effect to the true meaning and intent of these presents, and we hereby ratify and agree to ratify and confirm all acts whatsoever our said attorney shall do or cause to be done by virtue of this Power of Attorney, shall be construed as acts done by us personally.

SCHEDULE - A

ALL THAT the piece and parcel of land measuring about **38.36 DECIMALS** appertaining to **R.S. Plot No. 554** Corresponding to **L.R. Plot No. 30, 31, 32, 34** of Mouza **DABGRAM** of **Sheet no. 8(R.S), 44(LR)** recorded in the **R.S. Khatian No. 711/2(K)(R.S.) 378, 379, 380(L.R)** under the **BHAKTINAGAR** Police Station in the District of **JALPAIGURI** together with all easement rights and all other rights, appurtenances and inheritances for access and user thereof and butted and bounded as follows:

- ON THE NORTH : LAND OF HARISH AGARWAL & PUSHPA SUBBA,
- ON THE SOUTH : 5.7-METRE-WIDE ROAD,
- ON THE EAST : LAND OF SARJU SHARMA, RANJITA SHARMA & MINA KURMI,
- ✓ ON THE WEST : 8-METRE-WIDE ROAD

Road Zone:- Jyoti Nagar, Ward No. 41

IN WITNESS WHEREOF we have signed this Power of Attorney at Siliguri on this the 08th day of November 2023.

WITNESSES;

1.

Pran
Jhantu Biswas
S/O - R. Biswas
Sevoke Road, Siliguri 01
Darjeeling, West Bengal

Kalash

Kabita Kundu

2. Ajay Sarkar,

20. A. Sarkar,

Balaram, N.T.P

Talpaiguri, W.B

Subjit Kundu

Chang
Chang

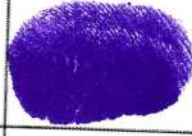
EXECUTORS

Drafted by me and printed at my office,

Jugal

Jugal Sanghai
Advocate/Siliguri
Reg. No. WB/306/2011

CLAIMANT SHEET

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Kala Chand Kundu</i>	Left Hand					
	Right Hand					

Kala Chand Kundu

Signature with date
KALACHAND KUNDU

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Kabita Kundu</i>	Left Hand					
	Right Hand					

Kabita Kundu

Signature with date
KABITA KUNDU

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Subhojit Kundu</i>	Left Hand					
	Right Hand					

Subhojit Kundu

Signature with date

SUBHOJIT KUNDU

FINGER IMPRESSION

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER

LEFT

RIGHT



Jayshree Developers

Tarang Gargi
Partner

SIGN.

TARANG GARGI

THUMB

FORE FINGER

MIDDLE FINGER

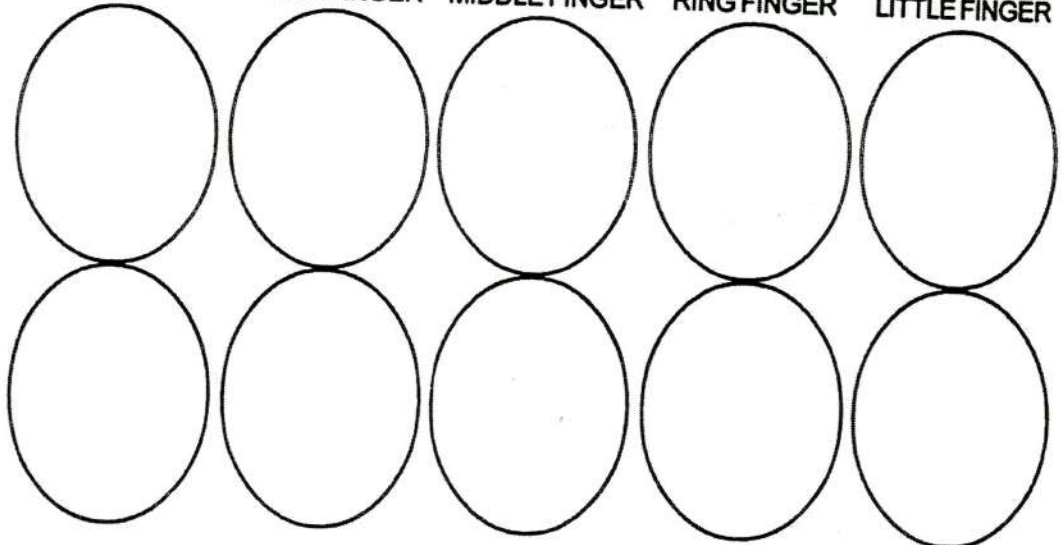
RING FINGER

LITTLE FINGER

LEFT

RIGHT

PHOTO
(Sign across
the photo but
do not sign
over the
face)



SIGN.

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION

A handwritten signature in blue ink, appearing to read 'Jhantu Biswas'.

Signature of the Identifier
(Jhantu Biswas)



Government of West Bengal

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

OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

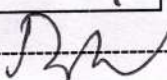
Signature / LTI Sheet of Query No/Year 07118002791470/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr KALA CHAND KUNDU , Bidhan Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Principal			
2	Mrs KABITA RANI KUNDU Alias Mrs KABITA KUNDU , Bidhan Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Principal			
3	Mr SUBHAJIT KUNDU , Bidhan Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Principal			

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr TARANG GARG RAJA GARDEN, RAMESH NAGAR, NEAR BALI NAGAGR, City:- , P.O:- DELHI, P.S:-RAJOURI GARDEN, District:-West, Delhi, India, PIN:- 110015	Represent ative of Attorney [JAYSHR EE DEVELOP ERS]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr JHANTU BISWAS Son of Shri Ranjit Biswas Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001	Mr KALA CHAND KUNDU, Mrs KABITA RANI KUNDU, Mr SUBHAJIT KUNDU, Mr TARANG GARG			


(Biswarup Goswami)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BHAKTINAGAR
Jalpaiguri, West Bengal

Major Information of the Deed

Deed No :	I-0711-08357/2023	Date of Registration	23/11/2023
Query No / Year	0711-8002791470/2023	Office where deed is registered	
Query Date	08/11/2023 2:22:28 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	JUGAL SANGHAI Sevoke Road , Siliguri,Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, Mobile No. : 7865937853, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 8,71,76,255/-	
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]:- 071102351/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Jyoti Nagar Road, Mouza: Dabgram Sheet No - 8, 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-554	RS-711/2	Commercial Use	Bastu	38.36 Dec		8,71,76,255/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					38.36Dec	0 /-	871,76,255 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr KALA CHAND KUNDU (Presentant) Son of Saileshwar Kundu , Bidhan Road, 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, PAN No.:: AFxxxxx5K, Aadhaar No: 84xxxxxxxx8614, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 08/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 08/11/2023 ,Place : Pvt. Residence

2	Mrs KABITA RANI KUNDU, (Alias: Mrs KABITA KUNDU) Wife of Mr Kala Chand Kundu , Bidhan Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx6L, Aadhaar No: 62xxxxxxxx9450, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 08/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 08/11/2023 ,Place : Pvt. Residence
3	Mr SUBHAJIT KUNDU Son of Mr Kala Chand Kundu , Bidhan Road, 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, PAN No.:: BTxxxxxx0L, Aadhaar No: 50xxxxxxxx5308, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 08/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 08/11/2023 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	JAYSHREE DEVELOPERS Shanti Square, Sevoke Road,, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr TARANG GARG Son of Mr Sanjay Garg RAJA GARDEN, RAMESH NAGAR, NEAR BALI NAGAGR, City:- , P.O:- DELHI, P.S:-RAJOURI GARDEN, District:-West, Delhi, India, PIN:- 110015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx5R, Aadhaar No: 29xxxxxxxx0212 Status : Representative, Representative of : JAYSHREE DEVELOPERS (as Partners)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JHANTU BISWAS Son of Shri Ranjit Biswas Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001			
Identifier Of Mr KALA CHAND KUNDU, Mrs KABITA RANI KUNDU, Mr SUBHAJIT KUNDU, Mr TARANG GARG			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr KALA CHAND KUNDU	JAYSHREE DEVELOPERS-12.7867 Dec
2	Mrs KABITA RANI KUNDU	JAYSHREE DEVELOPERS-12.7867 Dec
3	Mr SUBHAJIT KUNDU	JAYSHREE DEVELOPERS-12.7867 Dec

Endorsement For Deed Number : I - 071108357 / 2023

On 08-11-2023

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

Presented for registration at 20:50 hrs on 08-11-2023, at the Private residence by Mr KALA CHAND KUNDU , 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 8,71,76,255/-

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

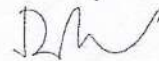
Execution is admitted on 08/11/2023 by 1. Mr KALA CHAND KUNDU, Son of Saileshwar Kundu, , Bidhan Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Mrs KABITA RANI KUNDU, Alias Mrs KABITA KUNDU, Wife of Mr Kala Chand Kundu, , Bidhan Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 3. Mr SUBHAJIT KUNDU, Son of Mr Kala Chand Kundu, , Bidhan Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr JHANTU BISWAS, , , Son of Shri Ranjit Biswas, Sevoke Road, Siliguri, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Private Service

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

Execution is admitted on 08-11-2023 by Mr TARANG GARG, Partners, JAYSHREE DEVELOPERS, Shanti Square, Sevoke Road,, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Mr JHANTU BISWAS, , , Son of Shri Ranjit Biswas, Sevoke Road, Siliguri, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Private Service



Biswarup Goswami

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR**

Jalpaiguri, West Bengal

On 23-11-2023

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.

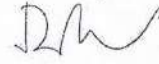
Payment of Fees

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 12365, Amount: Rs.50.00/-, Date of Purchase: 24/07/2023, Vendor name: Jaya Rani Das



Biswarup Goswami
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 0711-2023, Page from 172034 to 172055
being No 071108357 for the year 2023.**



DW

Digitally signed by BISWARUP GOSWAMI
Date: 2023.11.28 17:31:22 +05:30
Reason: Digital Signing of Deed.

**(Biswarup Goswami) 28/11/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.**