

3139/2023

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I - 3055/2023
L-3370/wr



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 404754

Query 2689457/2023
 24/11/2023

Shanta Dewan.

Shyam Kr. Ray
 শ্যাম ক্র. রায়
 শ্যাম ক্র. রায়

DEVELOPMENT POWER OF ATTORNEY
(After Registration of Development Agreement)

This Development Power of Attorney is made on the 24th day of November, 2023 at Siliguri.

(contd.to next sheet)

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

ADL. REG. REGISTRAR
 SILIGURI
 24/11/2023

PFC - 4189/2023

Ad: 06/12/23

SL. No. 1371 Date 18/09/23

Sold to Shanta Dewan & other

o. Siliguri.

Rs. 501 Rupees (Five)

By [Signature]
State [Signature]



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

24 NOV 2023

REMARKS: THE DOCUMENT IS REGISTERED AND THE REGISTERED SHEETS ARE ATTACHED TO THIS DOCUMENT. THE REGISTER HAS THE RIGHT OF THIS DOCUMENT.

REGISTERED SHEETS ARE ATTACHED TO THIS DOCUMENT.

Shanta Dewan
 Shyam Kr. Rai
 शारदा खत्री @
 शारदा शर्मा

KNOW ALL MEN BY THESE PRESENTS That We, (1) SMT. SHANTA DEWAN (PAN : BBBPD2672N), WIFE OF SRI UDAY DEWAN, (2) SRI SHYAM KUMAR RAI (PAN : BSEPR9152F), SON OF LATE KALU BHAN RAI, (3) SMT. SHARDA RAI @ SHARDA ROY MAITRA (PAN : ABSPR0971Q), WIFE OF SRI BINOY CH. MAITRA, NO.1 & 3 ARE DAUGHTERS OF LATE KALU BHAN RAI, All by religion Hindu, by occupation No.2 is Business and No.1 & 3 are Housewife, by Nationality Indians, No.1 and 2-residents Ashram Para, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, Pin 734001, No.3-is resident of New Colony, Ward No.5, P.O. & P.S. Thakurganj, Dist. Kishanganj, State of Bihar, Pin 855116, hereinafter called the "**PRINCIPALS**", send Greetings.

WHEREAS Kalu Bhan Rai (Now Deceased), Son of Late Manharak Rai of Siliguri, took Lease of all that piece or parcel of Homestead land measuring 0.12-acre, in Jote Gajal Singh, under Mouza Dabgram, P.S. Siliguri, Dist. Darjeeling, from Sri. Harendra Nath Singha, Son of Late Shuk Mohan Singha of Dabgram, at an Yearly Rental basis, by virtue of a Deed of Lease executed on 06.12.1948 and registered in the office of the then Sub-Registrar, Siliguri, in Book No.1, Volume No.22, Pages 26 to 28, Being document No.2075-for the year 1948.

A N D

WHEREAS as per provisions of the West Bengal Estates Acquisition Act, 1953, the said Homestead land measuring 0.12-acre was identified as Plot / Dag No.1011, and was recorded in the name of abovenamed Sri. Kalu Bhan Rai and his Wife -Smt. Sukumaya Rai, in equal share therein, in Finally Published R.S Khatian No.5413-of Mouza Siliguri, J.L.No.110, P.S.Siliguri, Dist.Darjeeling, and abovenamed Sri. Kalu Bhan Rai became the direct tenant/raiyat under the Govt.of West Bengal and had been paying rents to the Govt.of West Bengal and constructed a residential house etc. on the said land.

A N D

WHEREAS thereafter above named Sukumaya Rai died intestate long before without any issue, leaving his Husband Sri Kalu Bhan Rai as her only legal heirs to inherit her 50% share of said property in accordance with the provisions of the Hindu succession act. 1956.

(contd. to next sheet)

Shanta Dewan.
Shyam Kr. Rai
21/2/91 @ 21/2
21/2/91 21/2

A N D

WHEREAS there after above named Sri Kalu Bhan Rai remarried with Smt. Gangamaya Subba (Rai).

A N D

WHEREAS thereafter above named Kalu Bhan Rai died intestate on 25.05.1982, leaving the following persons, as his only legal heirs to inherit his said total Landed property in accordance with the provisions of the Hindu succession act. 1956.

- | | |
|--|---------------|
| (1) Smt Gangamaya Subba (Rai) | ... Wife; |
| (2) Smt Chandra Chakravorty
(Sri Kaushik Chakravorty) | ... Daughter; |
| (3) Sri Shyam Kumar Rai | ... Son; |
| (4) Sri Mohan Kumar Rai | ... Son; |
| (5) Smt Shanta Dewan
(W/O Sri Uday Dewan) | ... Daughter; |
| (6) Smt Sharda Maitra @ Sharda Rai Maitra
(W/o. Sri Binoy Ch. Maitra) | ... Daughter; |

A N D

WHEREAS thereafter abovenamed (1) Smt Gangamaya Subba (Rai) and (2) Smt Chandra Chakravorty, jointly sold their land measuring 0.04-acre or 2-Kathas 8-Chhataks, (2/6th. undivided share of said total Property) in the Eastern Portion of the land with specific boundary of land, to and in favour of Sri Dulai Chandra Saha, by virtue of a Deed of Sale, executed by them and also confirm the said sale, by the other Four legal heirs namely - (1) Sri Shyam Kumar Rai, (2) Sri Mohan Kumar Rai, (3) Smt Shanta Dewan amd (4) Smt Sharda Maitra @ Sharda Rai Maitra, on 13.01.1989 and registered in the office of the then Sub-Registrar, Siliguri, being document No.346-for the year 1989, free from all encumbrances & charges whatsoever.

(contd.to next sheet)

Shanta Dewan.
Shyam Kr. Rai
8/11/24/2124@
8/11/24/2124

A N D

WHEREAS thereafter abovenamed (1) Sri Shyam Kumar Rai, (2) Sri Mohan Kumar Rai, (3) Smt Shanta Dewan and (4) Smt Sharda Maitra @ Sharda Rai Maitra, mutated their names, with respect to their land measuring 0.0788-acre (as per physical possession), vide mutation Case No.683/IX-II/12-13, dated 11.09.2012 of the office of the then B.L. & L.R.O. Siliguri.

A N D

WHEREAS thereafter above named Sri Mohan Kumar Rai, sold his undivided land measuring 1-Katha 3-Chhataks or 0.0197-acre, to and in favour of Smt. Sharda Rai Maitra, by virtue of a Deed of Sale, executed by him, on 18.07.2013 and registered in the office of the Addl. Dist. Sub-Registrar, Siliguri, in Book No.I, being document No.2507-for the year 2013, free from all encumbrances, charges and whatsoever.

A N D

WHEREAS thereafter abovenamed (1) Sri Shyam Kumar Rai, (2) Smt Shanta Dewan and (4) Smt Sharda Maitra @ Sharda Rai Maitra, mutated their names, with respect to their land, vide mutation Case No.1039/IX-II/13-14, dated 14.08.2013 of the office of the then B.L. & L.R.O. Siliguri.

A N D

WHEREAS the name of above named (1) Sri Shyam Kumar Rai, (2) Smt Shanta Dewan and (3) Smt Sharda Maitra @ Sharda Rai Maitra, the Principals hereof, are recorded in L.R. / Hal Khatian No.8772 (in the name of Sri Shyam Kumar Rai, the Principal No.2 hereof), L.R. / Hal Khatian No.8773 (in the name of Smt. Shanta Dewan, the Principal No.1 hereof) and L.R. / Hal Khatian No.8774 (in the name of Smt. Sharda Maitra @ Sharda Rai Maitra, the Principal No.3 hereof), with respect to the said land total land, and identified the said land as L.R. / Hal Plot No.1189 of the present Mouza Siliguri Madhya Paschim, New J.L. No.90, P.S. Siliguri, Dist. Darjeeling.

(contd. to next sheet)

Shanta Dewan.
Shyam kr. Rai
शान्ता देवान
श्याम कृ. राय

A N D

WHEREAS in view of the above, the Principal No.1 hereof, is now the absolute owner of said Land measuring 0.0197-acre, the Principal No.2 hereof, is now the absolute owner of said Land measuring 0.0197-acre, and the Principal No.3 hereof, is now the absolute owner of said Land measuring 0.0394-acre, together with old house etc. standing thereon, and they have got permanent, heritable and transferable right, title and interest therein, free from all encumbrances, charges and whatsoever.

KNOW ALL MEN BY THESE PRESENTS That We, (1) SMT. SHANTA DEWAN (PAN : BBBPD2672N), WIFE OF SRI UDAY DEWAN, (2) SRI SHYAM KUMAR RAI (PAN : BSEPR9152F), SON OF LATE KALU BHAN RAI, (3) SMT. SHARDA RAI @ SHARDA ROY MAITRA (PAN : ABSPR0971Q), WIFE OF SRI BINOY CH. MAITRA, NO.1 & 3 ARE DAUGHTERS OF LATE KALU BHAN RAI, All by religion Hindu, by occupation No.2 is Business and No.1 & 3 are Housewife, by Nationality Indians, No.1 and 2-residents Ashram Para, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, Pin 734001, No.3-is resident of New Colony, Ward No.5, P.O. & P.S. Thakurganj, Dist. Kishanganj, State of Bihar, Pin 855116, hereinafter called the "PRINCIPALS", do hereby nominate, appoint and constitute -SRI. SHANTANU ROY CHOWDHURY, SON OF LATE AJAY ROY CHOWDHURY, by religion Hindu, by occupation Business, by Nationality Indian, resident of Mangal Pandey Sarani, East Vivekananda Pally, Siliguri, P.O. Rabindra Sarani, Pin-734006, P.S.Bhaktinagar, Dist. Jalpaiguri, Proprietor of "LOKENATH TRADERS", a Partnership firm, as our true and lawful ATTORNEY to do all or any of the following acts, deeds, matters or things for us, in our names and on our behalf in relation to our property as fully described in the SCHEDULE appended below (hereinafter referred to as "BELOW SCHEDULED PROPERTY" for the sake of brevity), in accordance with the terms and conditions of the Agreement dated 24-11-2023. executed by the Principals and the Attorney hereof, and registered in the office of the Addl. Dist. Sub-Registrar, Siliguri, in Book No.1, Being document No. ~~3048~~ 3122 - the Year 2023, in the manner as under:-

Shanta Dewan.

Shanta Dewson.
Shyam Kr. Puri
शान्ता देवसॉन
श्याम कुर. पुरी

1. To attend, appear and represent our and on our behalf before all Courts, Revenue office, collectorate office, Settlement office, land Reforms office, Municipal Corporation office, Siliguri Jalpaiguri Development Authority, Registry and Sub-Registry Office, Police Station and also before all other offices of the Govt. or any private concern.

2. To do all acts and deeds and to complete any Development works on our said below scheduled property strictly as per the terms and conditions of the said Development Agreement and also to do such other works and deeds for us and on our behalf as may be necessary for the due performance and execution of the Development works in the true spirit, intention and terms of the said Agreement of the Development. AND specifically to construct the proposed building as per approved building plans on the below scheduled property with its (Attorneys') own fund.

3. To bring, commence, prosecute and defend and carry through judgment and execution all actions, suits or any other class of legal proceedings including Appeals, Revisions, Review and Reference for us and on our behalf, and for such purposes to appoint advocates or any other class of legal practitioners and in connection thereof to sign notices, plaints, written statements, verifications, vokatnama etc. and to compromise such suits and legal proceedings.

4. To execute any Deed of Agreement or Agreements, Deed of Sale, Deed of Gift, Deed of Rectification, Deed of Declaration etc. for us and on our behalf the Flats / Garage / parkings of the Apartments, being the saleable space which have been agreed by us as per said Agreement in favour of the Developer / promoter in the proposed building or in favour of any person or persons of its choice or selection and on such consideration as may be deem fit and proper by the Attorney and to receive the consideration for such sale and/or transfer and/or all the advances, earnest money or any other sale proceeds and to grant receipts or documents there for, only for Developer's Allocation, except owners' allocations.

Shanta Dewan.
Shyam Kr. Red
@ Hal Plot / Dag No.1189
@ Hal Plot / Dag No.1189

5. To sign and execute all documents for us and on our behalf as may be required to give effect and/or to act in accordance with the powers conferred upon the said Attorney by the foregoing clauses and also to give effect or to act in accordance with the terms and conditions of the said Agreement of Development as mentioned above and to do all acts necessary in order to carry all such document through registration in pursuance of the provisions of the Registration Act, and also to make over possession of the said property / Flats / Apartments to any person/party or purchaser/s.

6. To sign and submit necessary building plan/s to the Siliguri Municipal Corporation, Siliguri, and to the Siliguri Jalpaiguri Development Authority.

7. AND GENERALLY for us and on our behalf, to do all acts, deeds, matters and things as may be required to give proper effect to the true meaning and intend to 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 these presents & this Power of Attorney shall be irrevocable during the period for which the said Agreement of Development shall remain in force and effective.

:SCHEDULE OF THE PROPERTY:

All that piece or parcel of Homestead land measuring 0.0787-acre in R.S. Plot / Dag No.1011 (One thousand eleven), recorded in R.S. Khatian No.5413 (Five thousand four hundred thirteen), Corresponding to L.R. / Hal Plot / Dag No.1189, recorded in L.R. / Hal Khatian No.8772, 8773 & 8774 of Mouza Siliguri, J.L. No.110, present Mouza Siliguri Madhya Paschim, J.L. No.90, identified as Holding No.741/80/150_of Ward No.XIV of the Siliguri Municipal Corporation, situated at Ashram Para, Siliguri, within the jurisdiction of Police Station, Sub-Division & Registry office Siliguri, Paragana Baikunthapur, Touzi No.3(ja), Dt. Darjeeling, together with proposed building etc. standing thereon.

(contd.to next sheet)

Shanta Dewan.

Shyam kr. Rui.

शिवराज राय @
शारदा राय मैत्र

The said Total property is butted and bounded as follows:

- On the North : Land with house of N.B. Kharga;
- On the South : 25-feet wide Siliguri Municipal Corporation Road, known as Nazrul Sarani;
- On the East : Land with house of Dulal Chandra Saha;
- On the West : 16-feet wide Siliguri Municipal Corporation Road;

IN WITNESS WHEREOF We, the Principals hereof, in good health and conscious mind, have set and subscribed our respective hands on this Development Power of Attorney at Siliguri on the day, month and year first above written.

WITNESSES :

1) Shanta Dewan
Late N.M. Dewan
40. Nazrul Sarani Road.
Pakurtala More
P.O. & P.S. Siliguri
(Dist.) Darjeeling

734001

2) Govind Chetri
90 A - N. B. Chetri
Upper Acham Nagar
P.O. & S. S. Road
Siliguri 734001

Shanta Dewan.
Shyam kr. Rui.
शिवराज राय @
शारदा राय मैत्र

SIGNATURE OF THE PRINCIPALS.

LOKENATH TRADING
Shri. Jitendra Chakraborty.
Proprietor

SIGNATURE OF THE ATTORNEY.

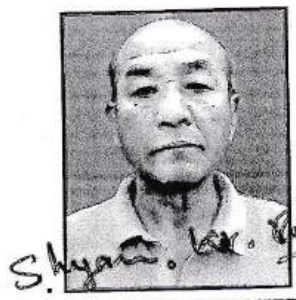
Drafted by me.

Sisir Kumar Das
(SISIR KUMAR DAS)
Advocate, Siliguri.
Regn.No.WB/352/1988.



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

Shamba Dewan.
Signature.



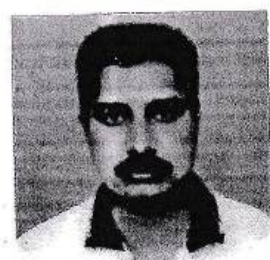
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Left Hand					
Right Hand					

Shyam Kr. Dew
Signature.



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

Jai Prakash @ Jai Prakash
Signature.

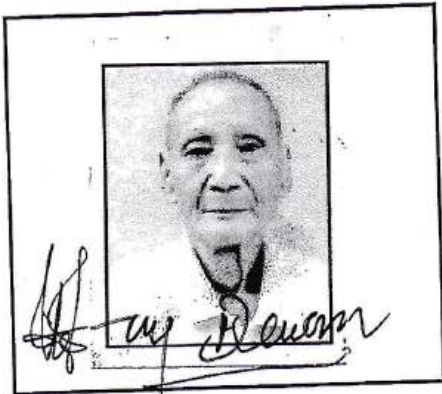


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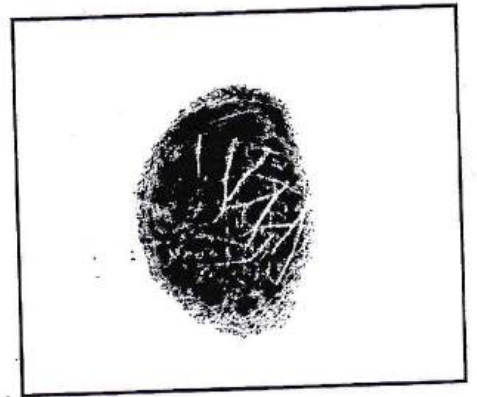
Sh. Prakash
Signature.

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Idley Dewson
Signature of Identifier

Major Information of the Deed

Deed No :	I-0402-03370/2023	Date of Registration	29/12/2023
Query No / Year	0402-8002889457/2023	Office where deed is registered	
Query Date	24/11/2023 11:06:23 AM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	S K Das Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832068257, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,47,28,768/-		
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]:- 040203122/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



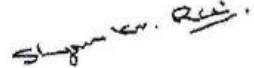


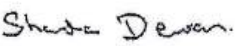


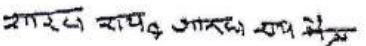
District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: ASHRAM PARA WARD NO.14, Mouza: Siliguri, , Ward No: 14 Pin Code : 734001

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-1011	RS-5413	Bastu	Bastu	0.0788 Acre		1,44,41,893/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					7.88Dec	0/-	144,41,893 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	0/-	2,86,875/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	0/-	2,86,875 /-	










Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SHYAM KUMAR RAI Son of Late KALU BHAN RAI Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Office	 24/11/2023	 Captured LTI 24/11/2023	 24/11/2023
	ASHRAM PARA, 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.:: BSxxxxxx2F, Aadhaar No: 77xxxxxxx7755, Status :Individual, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Smt SHANTA DEWAN (Presentant) Wife of Shri UDAY DEWAN Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Office	 24/11/2023	 Captured LTI 24/11/2023	 24/11/2023
	ASHRAM PARA, 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.:: BBxxxxxx2N, Aadhaar No: 42xxxxxxx2478, Status :Individual, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Smt SHARDA ROY, (Alias: Mr SHARDA RAI MAITRA) Wife of Shri BINOY CHANDRA MAITRA Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Office	 24/11/2023	 Captured LTI 24/11/2023	 24/11/2023
	NEW COLONY, THAKURGANJ, City:- Not Specified, P.O:- THAKURGANJ, P.S:-KISHANGANJ, District:-Kishanganj, Bihar, India, PIN:- 855116 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ABxxxxxx1Q, Aadhaar No: 67xxxxxxx0148, Status :Individual, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Office			



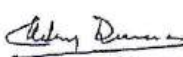
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	LOKENATH TRADERS MANGAL PANDEY SARANI, EAST VIVEKANANDA PALLY, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 , PAN No.:: ACxxxxxx7H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl 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> Shri SHANTANU ROY CHOWDHURY Son of Late AJAY ROY CHOWDHURY Date of Execution - 24/11/2023, , Admitted by: Self, Date of Admission: 24/11/2023, Place of Admission of Execution: Office </td> <td>  Nov 24 2023 12:25PM </td> <td>  Captured LTI 24/11/2023 </td> <td>  24/11/2023 </td> </tr> </tbody> </table> <p>MANGAL PANDEY SARANI, EAST VIVEKANANDA PALLY, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7H,Aadhaar No Not Provided Status : Representative, Representative of : LOKENATH TRADERS (as PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	Shri SHANTANU ROY CHOWDHURY Son of Late AJAY ROY CHOWDHURY Date of Execution - 24/11/2023, , Admitted by: Self, Date of Admission: 24/11/2023, Place of Admission of Execution: Office	 Nov 24 2023 12:25PM	 Captured LTI 24/11/2023	 24/11/2023
Name	Photo	Finger Print	Signature						
Shri SHANTANU ROY CHOWDHURY Son of Late AJAY ROY CHOWDHURY Date of Execution - 24/11/2023, , Admitted by: Self, Date of Admission: 24/11/2023, Place of Admission of Execution: Office	 Nov 24 2023 12:25PM	 Captured LTI 24/11/2023	 24/11/2023						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Uday Dewan Son of Late B M Dewan 40, Nazrul Sarani Road, Pakurtola More, City:- Siliguri Mc, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	 24/11/2023	 Captured 24/11/2023	 24/11/2023

Identifier Of Shri SHYAM KUMAR RAI, Shri SHANTANU ROY CHOWDHURY, Smt SHANTA DEWAN, Smt SHARDA ROY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SHYAM KUMAR RAI	LOKENATH TRADERS-1.97 Dec
2	Smt SHANTA DEWAN	LOKENATH TRADERS-1.97 Dec
3	Smt SHARDA ROY	LOKENATH TRADERS-3.94 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SHYAM KUMAR RAI	LOKENATH TRADERS-125.00000000 Sq Ft
2	Smt SHANTA DEWAN	LOKENATH TRADERS-125.00000000 Sq Ft
3	Smt SHARDA ROY	LOKENATH TRADERS-250.00000000 Sq Ft

Endorsement For Deed Number : I - 040203370 / 2023

On 24-11-2023

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

Presented for registration at 12:18 hrs on 24-11-2023, at the Office of the A.D.S.R. SILIGURI by Smt SHANTA DEWAN , 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 1,47,28,768/-

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

Execution is admitted on 24/11/2023 by 1. Shri SHYAM KUMAR RAI, Son of Late KALU BHAN RAI, ASHRAM PARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Smt SHANTA DEWAN, Wife of Shri UDAY DEWAN, ASHRAM PARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 3. Smt SHARDA ROY, Alias Mr SHARDA RAI MAITRA, Wife of Shri BINOY CHANDRA MAITRA, NEW COLONY, THAKURGANJ, P.O: THAKURGANJ, Thana: KISHANGANJ, , Kishanganj, BIHAR, India, PIN - 855116, by caste Hindu, by Profession House wife

Indetified by Mr Uday Dewan, , , Son of Late B M Dewan, 40, Nazrul Sarani Road, Pakurtola More, 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 24-11-2023 by Shri SHANTANU ROY CHOWDHURY, PROPRIETOR, LOKENATH TRADERS, MANGAL PANDEY SARANI, EAST VIVEKANANDA PALLY, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006

Indetified by Mr Uday Dewan, , , Son of Late B M Dewan, 40, Nazrul Sarani Road, Pakurtola More, 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 7.00/- (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 1371, Amount: Rs.50.00/-, Date of Purchase: 18/09/2023, Vendor name: R Yadav

Sangha Ratna Syangden

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

On 29-12-2023

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.

Sangha Ratna Syangden

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 040203370 for the year 2023.



Syangden

Digitally signed by SANGHA RATNA SYANGDEN
Date: 2023.12.29 15:53:56 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 29/12/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.