

4014/2023

I 3997/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 539514

DR
1-59
31-5-23

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

DR
Add. District Sub-Registrar
Bhakti Nagar, Jalpaiguri



8800140202/23

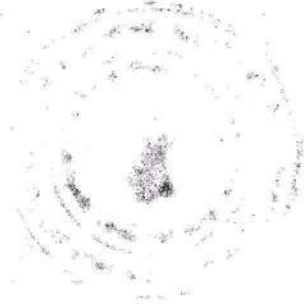
31 MAY 2023

DEVELOPMENT POWER OF ATTORNEY

Contd.....P/2

31 MAY 2023

Adl. Dist Sub-Registrar
Shakti Nagar, Dist-Jalgaon



Sushankar Ghosh
Stamp Vender
Siliguri, Jalgaon

RS. 50 (Rupees Fifty)

Sd/- Tapan Majumdar
Dist. Lake town, Siliguri
30/05/23

NON-RECEIVED Stamp

Tapan Majumdar

SRI TAPAN MAJUMDAR [PAN – AJJPM1243M, Aadhaar No.7824 1625 9765], Son of Sri Shankar Majumdar, Indian by Nationality, Hindu by religion, Business by occupation, resident of Meghnath Sarani, Lake Town, Ward No.33 of Siliguri Municipal Corporation, P.O. Bhaktinagar, P.S. New Jalpaiguri, Dist. Jalpaiguri, PIN – 734007, in the State of West Bengal – hereinafter referred to and called as the **"PRINCIPAL"**.

AND WHEREAS the abovenamed Principal herein interested in constructing a multistoried building on my below schedule land but are unable to construct the said multistoried building due to lack of funds, experiences, expertise energy and preoccupations, and as such have approached the Developer namely **"BHUMI BUILDERS" [PAN – AJJPM1243M]**, a Proprietorship Firm having its registered office at Venus More, Hill Cart Road, Joymoni Bhawan, Ground Floor, Siliguri, P.O. Siliguri, P.S. Siliguri, Dist. Darjeeling, PIN – 734001, in the State of West Bengal, represented by its Proprietor **SRI TAPAN MAJUMDAR [PAN – AJJPM1243M, Aadhaar No.7824 1625 9765]**, Son of Sri Shankar Majumdar, Indian by Nationality, Hindu by religion, Business by occupation, resident of Meghnath Sarani, Lake Town, Ward No.33 of Siliguri Municipal Corporation, P.O. Bhaktinagar, P.S. New Jalpaiguri, Dist. Jalpaiguri, PIN – 734007, in the State of West Bengal to construct / develop / promote a G+3 storied building on my below schedule land and as such have entered into a registered DEVELOPMENT AGREEMENT dated 31-05-2023, being Document No.I- 3980 for the year 2023, registered in the Office of the Additional District Sub Registrar Bhaktinagar, District – Jalpaiguri under the certain terms and conditions as mentioned therein.

Tapan Majumdar

Sri Tapan Majumdar

NOW KNOW ALL MEN BY THESE PRESENTS THAT WE:-

SRI TAPAN MAJUMDAR, Son of Sri Shankar Majumdar, do hereby constitute nominate and appoint, "**BHUMI BUILDERS**" [PAN – **AJJPM1243M**], a Proprietorship Firm having its registered office at Venus More, Hill Cart Road, Joymoni Bhawan, Ground Floor, Siliguri, P.O. Siliguri, P.S. Siliguri, Dist. Darjeeling, PIN – 734001, in the State of West Bengal, represented by its Proprietor **SRI TAPAN MAJUMDAR [PAN – AJJPM1243M, Aadhaar No.7824 1625 9765]**, Son of Sri Shankar Majumdar, Indian by Nationality, Hindu by religion, Business by occupation, resident of Meghnath Sarani, Lake Town, Ward No.33 of Siliguri Municipal Corporation, P.O. Bhaktinagar, P.S. New Jalpaiguri, Dist. Jalpaiguri, PIN – 734007, in the State of West Bengal – as my true and lawful "**ATTORNEY**" to act for us and on my behalf and authorize it to do the following acts and things hereinafter mentioned.

1. To look after, to take care of and to manage every affair concerning the below Schedule landed properties on behalf of the Principal.
2. To cause preparation of the building plan/s on the below Schedule land by engaging a competent engineer/s and to submit such plan/s before the Local Authority or Authorities, Siliguri Municipal Corporation, Siliguri Jalpaiguri Development Authority for sanction / approval thereof in the name of the Principal and for him..
3. To sign for or on behalf of the Principal and submit all applications, forms, documents and maps or plan/s as may be necessary to get the L.U.C.C. and Building Plan/s sanctioned passed by the Siliguri Municipal Corporation,

Jayaram Majumdar

Siliguri Jalpaiguri Development Authority or any other concerned Authority or Authorities.

4. To make, sign and verify all applications or objections to appropriate authorities for all and any license/s, permission or consent, etc., required by law in connection with the passing of the said L.U.C.C. and the Building Plan/s.
5. To cause commencement of the construction of the building complex according to the approved building plan/s under the care and supervision of a competent engineer on behalf of the principal.
6. To enter into any agreement of amalgamation with the owner/s of the land adjacent to the below Schedule land at its discretion and on such terms and conditions as the Attorney may deem fit and proper in the names of the Principal and on my behalf.
7. To use, develop and raise structures and constructions of multistoried building complex upon the below Schedule land in accordance with the plan/s passed and sanctioned by an appropriate authority and/or subsequently modified.
8. To pay all charges as may be levied either by the Siliguri Municipal Corporation or by the Siliguri Jalpaiguri Development Authority in the matter of approving the necessary to construct the building complex on the below Schedule land on behalf of the Principal and in my name.
9. To apply for renewal or modifications of the approved plan, if and when necessary and to sign all papers, documents or forms as may be necessary for the said purpose.

Japam Majumdar

10. To apply before the Authorities of the West Bengal State Electricity Distribution Co. Ltd. for electricity connection/s and also to the concerned Authorities for water supply connection/s, to the Authorities of the concerned Block Land and Land Reform Office for mutation, conversion, misc. case, records correction, khajna, in the names of the Principal with respect to the below Schedule land in my name and on my behalf.
11. To appear and to represent all the Principal before any authority of the Government, Semi Government or any statutory body and local body which includes the concerned Siliguri Municipal Corporation and Siliguri Jalpaiguri Development Authority or concerned Block Land and Land Reform Office, or any concerned Authority or Authorities concerning any matter that related to passing / approval / sanctioning of building Plan/s, L.U.C.C., Aviation Clearance, Holding, Tax, License/s, Fire Provisional N.O.C. and any other clearances for complete sanctioning of building Plan/s of the below Schedule land by the Attorney and to sign and execute all such required papers and documents in the names of the Principal and on my behalf.
12. To advertise for sale by affixing a board and/or flex at the sale or otherwise as the Attorney at its 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 my name and on my behalf and to collect and retain the money from such 'intending' Purchaser/s in respect of the Developer's Allocation in the said building complex to be constructed on the below Schedule land.

Japan May 1980

13. To realize and receive any advances, sale consideration, premium, rent, lease premium, lease rent or in other form from any intending Party or Purchaser/s or from any bank or any other institutions on my behalf against sale, lease, tenancy, etc., in respect of the Developer's Allocation in the said building complex to be constructed on the below Schedule land.
14. To sign, execute & register any kind of Deed/s or Document/s, Sale Deed/s, Conveyance/s, Mortgage Settlement/s, Exchange/s, Rectification/s, Declaration/s, Gift/s, Partition/s, Agreement/s or Agreement/s for Sale or otherwise, in the names of the Principal on my behalf transferring the Developer's Allocation in the said building complex to be constructed on the below Schedule land as mentioned in the said Development Agreement to the intending Party or Purchaser/s thereof, upon receipt of the balance of the consideration money fixed, to appear and to present such executed Deed/s or Document/s, before the registering authority having jurisdiction to accept such executed Deed/s or Document/s, for registration on behalf of the Principal and, to admit the execution thereof on receipt of the consideration money.
15. To give no objection certificate in the names of the Principal and on my behalf to any Purchaser or Purchasers who intend or intends to purchase one or more flats or parking spaces or units in the said building complex in respect of the Developer's Allocation in the said building complex to be constructed on the below Schedule land, as may be required by the intending Purchaser/s for his/her/our taking loan from any company, bank, firm, person or persons or

Japan Magistrate

any other Authority or Authorities by changing or mortgaging the said property to be purchased and also to appear before any Authority or Authorities on behalf of the Principal and to sign all documents, papers that may be necessary in this connection.

16. To deliver possession for said flats, parking spaces, units, etc., of the Developer's Allocation to the intending Purchasers after or before the completion of the required/registered instruments/deeds on behalf of the Principal.
17. To bring, commence, prosecute or defend and suit, case or proceedings in respect of the below Schedule 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 of Office concerning the shares and/or ownership of the Principal in the below Schedule landed properties, to refer any matter in Appeal, Review, Revision, Motion, or in Arbitration, to attend, appear and represent the Principal 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 my fees or remuneration with right to dispense with his/her/our 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

Jagan Nayindan

any Court/Judicial Forum, and to do all other acts concerning any suit, case or proceedings, for the Principal and on my behalf.

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 the Principal could do if I would personally present.

AND FURTHER THE PRINCIPAL do hereby agree that all acts and deeds and things lawfully done by my said Attorney shall be construed as acts, deed and things done by him, and the Principal undertake to ratify and confirm all and whatsoever my said Attorney shall lawfully do and cause to be done by virtue of this **POWER OF ATTORNEY.**

SCHEDULE
[DESCRIPTION OF THE LAND]

ALL THAT PIECE OR PARCEL of vacant land measuring 10.4949 Decimals, recorded in R.S. Khatian No.399, corresponding to L.R. Khatian No.476, in R.S. Plot No.174/1133, corresponding to L.R. Plot No.1/365, **situated at South Deshbandhupara, bearing Holding No.2403/1/B/2402/A, under Ward No.33 of Siliguri Municipal Corporation**, within Mouza – Dabgram, J.L. No.2, Sheet No.15 (R.S.), 152 (L.R.), Pargana – Baikunthapur, Police Station – New Jalpaiguri, Sub-Division & District – Jalpaiguri, Additional District Sub-Registry Office – Bhaktinagar, B.L. & L.R.O. – Rajganj, in the State of West Bengal. Classification of land as per R.O.R. Bastu, proposed land use – Bastu, PIN – 734007.

THE SAID LAND IS BOUNDED AND BUTTED AS FOLLOWS: -

By North : 16'-0" Wide S.M.C. Metal Road;
By South : 18'-0" Wide S.M.C. Metal Road;
By East : Rest Land of First Party;
By West : Land and House of Ratan Nag and Swapan Sarkar.

IN WITNESS WHEREOF, I SET AND SUBSCRIBE MY HAND ON THIS GENERAL POWER OF ATTORNEY AFTER GOING THROUGH THE CONTENTS IN GOOD SENSE, CONSCIOUS MIND ON THIS THE 31st DAY OF MAY, 2023 AT SILIGURI.

WITNESSES: -

1. *Arpita Majumdar*

Tapan Majumdar

SMT. ARPITA MAJUMDAR

Wife of Sri Tapan Majumdar,
Indian by Nationality, Hindu by
religion, Housewife by Occupation,
resident of Meghnath Sarani, Lake
Town, Ward No.33 of S.M.C., B.O.
Bhaktinagar, P.S. New Jalpaiguri,
Dist. Jalpaiguri, PIN - 734007, in
the State of West Bengal.

Signature of the **PRINCIPAL**

BHUMI BUILDERS

Tapan Majumdar

Proprietor

Signature of the **ATTORNEY**

Drafted, read over and explained
to the parties, identified by me
and printed in my office:

2. *Hironmoy Sarkar*

Hirak Lal Sarkar

Sreepally Road No-6,

Ward No-31, Siliguri

PS- NJP outpost, PO-

Siliguri Bazar, Dist-Jalpaiguri

PIN- 734005

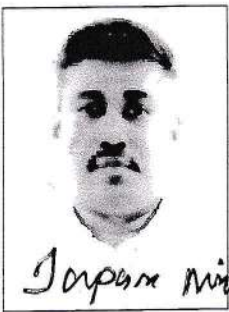
Bha

[Subir Bardhan]

Advocate, Siliguri

Enrol. No.WB/1460/2010

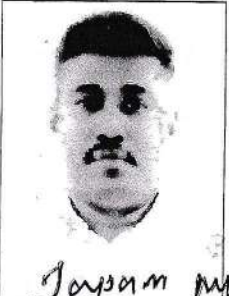
EXECUTANT SHEET
(PRINCIPAL)

 <i>Jayam Meyindan</i>		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Jayam Meyindan

Signature with date

CLAIMANT SHEET
(ATTORNEY)

 <i>Jayam Meyindan</i>		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Jayam Meyindan

Signature with date

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Major Information of the Deed

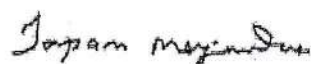
Deed No :	I-0711-03997/2023	Date of Registration	31/05/2023
Query No / Year	0711-8001402052/2023	Office where deed is registered	
Query Date	31/05/2023 1:53:42 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Tapan Majumder Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832067055, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 72,25,000/-	Rs. 72,25,000/-		
Stamp duty 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]:- 071103980/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- New Jalpaiguri, Municipality: SILIGURI MC, Road: South Deshabandhu Para, Road Zone : (Ward No.33 -- Ward No.33) , Mouza: Dabgram Sheet No - 15, , Ward No: 33 Pin Code : 734007

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-174/1133	RS-399	Bastu	Bastu	4579.6 Sq Ft	72,25,000/-	72,25,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					10.4949Dec	72,25,000 /-	72,25,000 /-	

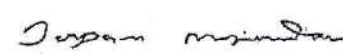
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri TAPAN MAJUMDAR (Presentant) Son of Shri SHANKAR MAJUMDAR Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office			
	31/05/2023	LTI 31/05/2023	31/05/2023	
MEGHNATH SARANI, LAKETOWN, WNO-33, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx3M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	BHUMI BUILDERS VENUS MORE, JOYMONI BHAWAN, HILL CART ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AJxxxxxx3M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri TAPAN MAJUMDAR Son of Shri SHANKAR MAJUMDAR Date of Execution - 31/05/2023, , Admitted by: Self, Date of Admission: 31/05/2023, Place of Admission of Execution: Office			
	May 31 2023 2:31PM	LTI 31/05/2023	31/05/2023	
MEGHNATH SARANI, WNO-33, LAKETOWN, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx3M,Aadhaar No Not Provided Status : Representative, Representative of : BHUMI BUILDERS (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Smt Arpita Majumdar Wife of Shri Tapan Majumdar Meghnath Sarani Lake Town Ward No 33, City:- Siliguri Mc, P.O:- Bhaktinagar, P.S:- New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007			
	31/05/2023	31/05/2023	31/05/2023
Identifier Of Shri TAPAN MAJUMDAR, Shri TAPAN MAJUMDAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri TAPAN MAJUMDAR	BHUMI BUILDERS-10.4949 Dec

Endorsement For Deed Number : I - 071103997 / 2023

On 31-05-2023

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

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

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

Presented for registration at 13:59 hrs on 31-05-2023, at the Office of the A.D.S.R. BHAKTINAGAR by Shri TAPAN MAJUMDAR ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 72,25,000/-

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

Execution is admitted on 31/05/2023 by Shri TAPAN MAJUMDAR, Son of Shri SHANKAR MAJUMDAR, MEGHNATH SARANI, LAKETOWN, WNO-33, P.O: Bhaktinagar, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession Business

Indetified by Smt Arpita Majumdar, , , Wife of Shri Tapan Majumdar, Meghnath Sarani Lake Town Ward No 33, P.O: Bhaktinagar, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by profession House wife

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

Execution is admitted on 31-05-2023 by Shri TAPAN MAJUMDAR, Proprietor, BHUMI BUILDERS, VENUS MORE, JOYMONI BHAWAN, HILL CART ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Smt Arpita Majumdar, , , Wife of Shri Tapan Majumdar, Meghnath Sarani Lake Town Ward No 33, P.O: Bhaktinagar, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by profession House wife

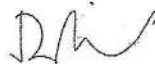
Payment of Fees

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 2859, Amount: Rs.50.00/-, Date of Purchase: 30/05/2023, Vendor name: subhankar ghosh



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 83636 to 83651
being No 071103997 for the year 2023.



Biswarup Goswami

Digitally signed by BISWARUP
GOSWAMI
Date: 2023.06.01 14:35:17 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 2023/06/01 02:35:17 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)