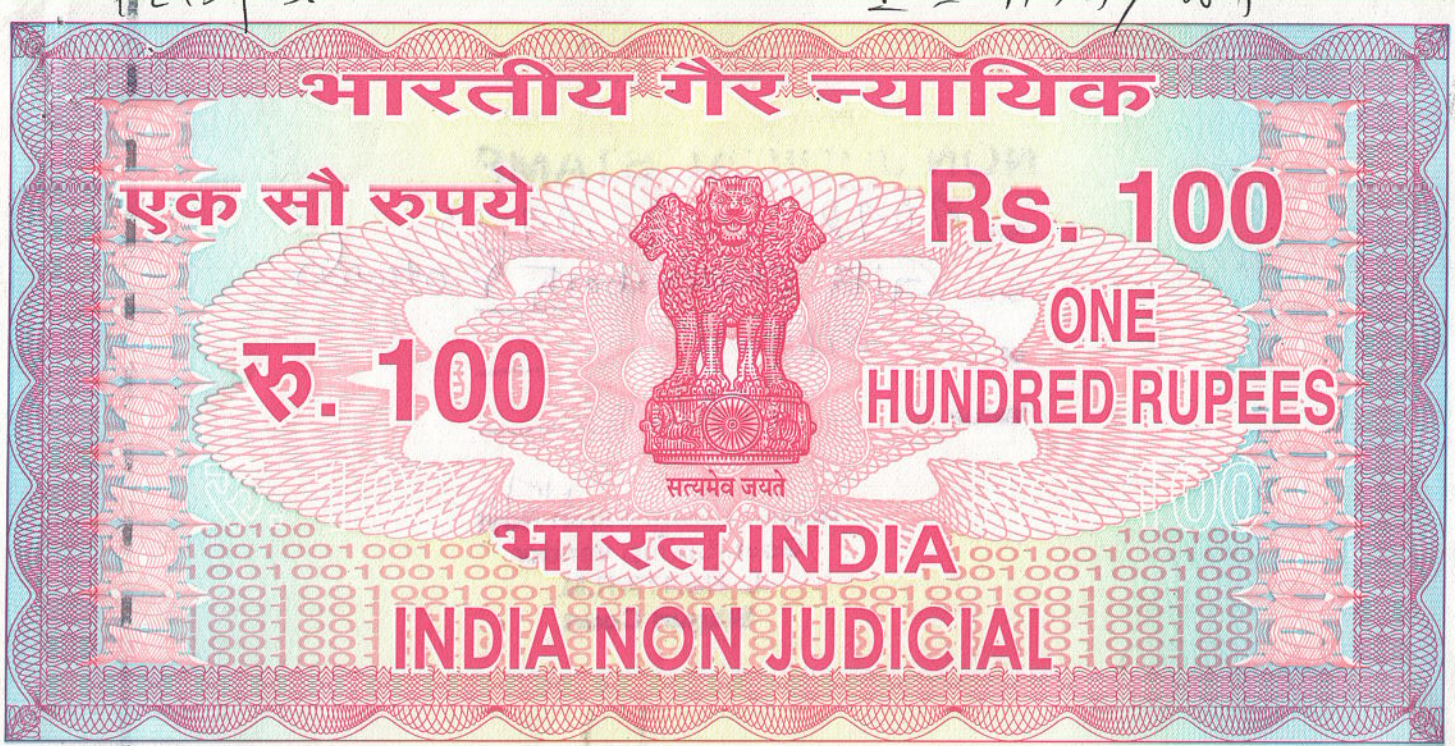


POWER OF ATTORNEY AFTER REGISTERED

IN FAVOUR OF
PRAGATI CONSTRUCTION
SRI SAURABH EIRAN
SRI BHOLA MAJUMDAR

EXECUTED BY
SMT. GITA CHAKRABORTY
SRI AMLAAN CHAKRABORTY
SRI PANKAJ CHAKRABORTY
SMT. SAMAPTI CHAKRABORTY
SRI SWARNAKAMAL CHAKRABORTY
SMT. ANKITA CHAKRABORTY

Drafted and Printed by
Mr. Amit Paul
Advocate, Siliguri
Taxation and Drafting
+91 9434045630



पश्चिम बंगाल WEST BENGAL

AS 933698

Gita Chakraborty

Amlan A Chakraborty

Karaj Chakraborty

Dipak Kumar Chakraborty

Sankupto Dasgupta

Sankupto Chakraborty

Anita Chakraborty Alias Anita Dasgupta

Pragati Constructions

Beiran

Partners

Pragati Constructions

M. J. Nandan

Partners

POWER OF ATTORNEY
AFTER REGISTERED

DEVELOPMENT AGREEMENT

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

ADOL. DIST. SUB-REGISTRAR
SILIGURI

21/05/2020

21/05/2020

Query
Apal

14/06/2020

Gita Chakraborty

Amlaan A Chakraborty

Pankaj Chakraborty
@ Dipak Kumar Chakraborty

Samapti Chakraborty

Saurabh Chakraborty

Ankita Chakraborty

Ankita Banerjee

Pragati Construction
Eiran

Partner

Pragati Construction

M. A. W. M.

Partner

KNOW ALL MEN BY THESE PRESENTS THAT WE, 1a. SMT. GITA CHAKRABORTY [PAN-AGRPC5521D, ADHAAR-4757-2865-3777], wife of Late Ashoke Chakraborty, 1b. SRI AMLAAN A CHAKRABORTY ALIAS AMLAN CHAKRABORTY [PAN-AGRPC5520C, ADHAAR-2166-9449-3202], son of Late Ashoke Chakraborty, 2. SRI PANKAJ CHAKRABORTY ALIAS SRI DIPAK KUMAR CHAKRABORTY [PAN- ABXPC9768P, ADHAAR-4371-4574-3636], Son of Late Nibaran Chakraborty, 3a. SMT. SAMAPTI CHAKRABORTY [PAN- BCTPC5506M, ADHAAR-7086-9327-2366], Wife of Late Ashish Chakraborty, 3b. SRI SWARNAKAMAL CHAKRABORTY [PAN-AIVPC9715F, ADHAAR 8559-2542-2485], Son of Late Ashish Chakraborty, and 3c. SMT. ANKITA CHAKRABORTY ALIAS ANKITA BANERJEE [PAN-AXEPC4647E, ADHAAR 9874-4453-8229], Daughter of Late Ashish Chakraborty, all are Hindu by faith, Indian by nationality, No. 1b, 2, & 3b are Business by Occupation and No. 1a, 3a & 3c are House Wife by occupation, all are resident of 12/1 Matangini Hazra Road, Rathkhola, P.O. Rabindra Sarani, P.S. Siliguri, District-Darjeeling, PIN-734006, within the state of West Bengal do hereby state as follows:

WHEREAS WE are the joint owner of a piece of land measuring ALL THAT the entirety of the physical land measuring **18.5 Kathas**, situated in Mouza-Siliguri, recorded in R.S. Khatian No. 5989 corresponding to L.R. Khatian No. 14492 (in the name of Smt. Gita Chakraborty), L.R. Khatian No. 14493 (in the name of Sri Amlaan A Chakraborty Alias Amlan Chakraborty), L.R. Khatian No. 6319 (in the name of Sri Pankaj Chakraborty Alias Sri Dipak Kumar Chakraborty), L.R. Khatian No. 14283 (in the name of Smt. Samapti Chakraborty), L.R. Khatian No. 14327 (in the name of Sri Swarnakamal Chakraborty) and L.R. Khatian No. 14314 (in the name of Smt. Ankita Chakraborty Alias Ankita Banerjee) appertaining to R.S. Plot No. 12382 corresponding to L.R. Plot No. 8234, J.L. No. 110, P.S. Siliguri, District-Darjeeling more fully described in the 'Schedule-X' hereunder written (herein after referred to as "the said premises").

AND WHEREAS WE have decided to develop the said premises by constructing multistoried building/s thereon and sell the units comprised therein to prospective purchasers and We have for such purpose entered into an agreement on 15.05.2025, being Document No. I-1167 of 2025, registered at the Office of the A.D.S.R. Siliguri with **PRAGATI CONSTRUCTION**, [PAN-ABGFP3069D], having its registered office at Pradhan Nagar, P.O. & P.S. Pradhan Nagar, Dist.- Darjeeling, PIN-734003, represented by its Partners 1. SRI SAURABH EIRAN, [PAN-AAYPE6083B, AADHAR No. 5762-8857-6089], Son of Sri Suresh Agarwal, Hindu by Religion, Indian by Nationality, Business by occupation, resident of J2 Block C, Shyam Vatika, Shyam Mandir Lane, Sky View Hotel, Siliguri, P.O.- Sevoke Road, P.S.- Bhaktinagar, District- Jalpaiguri, PIN- 734001 in the State of West Bengal, 2. SRI BHOLA MAJUMDAR, (PAN-AJPPM4043F, AADHAR No. 5479-4832-2057), Son of Sri Ramakanta Majumdar, Hindu by Religion, Indian by Nationality, Business by occupation, resident of Bhanubhakta Sarani, Pradhan Nagar, P.O. and P.S.- Pradhan Nagar, District- Darjeeling, PIN- 734003 in the State of West Bengal for the Development/Construction of a multistoried building at the said premises at its own cost upon terms and conditions as mentioned therein.

Apak

-gita chakraborty

Amlaan A Chakraborty

Ranjit Chakraborty
@ Dipak Kumar Chakraborty

Somajit Chakraborty

Swarnan Chakraborty

Amrita Chakraborty

Ankita Banerjee

Pragati Constructions

Eiran

Partners

Pragati Constructions

Shope Mahan

Partners

WHEREAS in terms of the said agreement WE have further agreed to confer certain necessary powers upon the proprietor of the said firm for facilitating the construction of the proposed new building at the said premises as mentioned in Schedule -X and to do the matters related and incidental thereto.

NOW THEREFORE BY THESE PRESENTS WE do hereby nominate, constitute and appoint, **PRAGATI CONSTRUCTION**, [PAN-ABGFP3069D], having its registered office at Pradhan Nagar, P.O. & P.S. Pradhan Nagar, Dist.- Darjeeling, PIN-734003, represented by its Partners 1. **SRI SAURABH EIRAN**, [PAN-AAYPE6083B, AADHAR No. 5762-8857-6089], Son of Sri Suresh Agarwal, Hindu by Religion, Indian by Nationality, Business by occupation, resident of J2 Block C, Shyam Vatika, Shyam Mandir Lane, Sky View Hotel, Siliguri, P.O.- Sevoke Road, P.S.- Bhaktinagar, District- Jalpaiguri, PIN- 734001 in the State of West Bengal, 2. **SRI BHOLA MAJUMDAR**, (PAN-AJPPM4043F, AADHAR No. 5479-4832-2057), Son of Sri Ramakanta Majumdar, Hindu by Religion, Indian by Nationality, Business by occupation, resident of Bhanubhakta Sarani, Pradhan Nagar, P.O. and P.S.- Pradhan Nagar, District- Darjeeling, PIN- 734003 in the State of West Bengal as our true and lawful attorney for us, in our names and on our behalf to inter alia, do and perform the following acts, deeds and things:-

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 and other sanctioning authorities.
2. To deposit Property Taxes, Ground taxes, before the appropriate authority and concerned office in respect of our below described landed-property in our names and on behalf of ourselves.
3. To put signature on our behalf for prepare and collection of building plan/s and other documents for sanction of building plan from Siliguri Municipal Corporation or from competent authority.
4. 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 and other sanctioning authorities while sanctioning the plan/s and also other items of works as may be required to be carried out for the purpose of making the below Scheduled-"A" land fit for construction of said proposed parking plus multi storied residential buildings and structures thereon.

Apal

Sita Chakraborty

Amlan A Chakraborty

Pragati Chakraborty

Pragati Chakraborty

Soumitra Chakraborty

Soumitra Chakraborty

Ankita Chakraborty

Ankita Chakraborty

Pragati Constructions

Pragati

Partners

Pragati Constructions

Pragati

Partners

5. To receive any amount, either as *bainq*/Earnest money or the entire total sale-consideration in respect of **Developer's Allocation Area** as mentioned in the Development Agreement, dated-15.05.2025 being Document No. I- 11679/2025, registered at the Office of the A.D.S.R. Siliguri, i.e. flats, car parking spaces and or other space of the proposed multi-storied building of the buildings 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 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 and or other space with respect to the units(flat/s, parking space/s and other constructed areas) of the building in terms of agreement in the proposed building.
6. To handover the actual, physical land khas possession of different constructed portion of the proposed construction of the buildings in respect of **Developer's Allocation Area** as mentioned in Development Agreement, dated 15.05.2025 being Document No. I-11679/2025, registered at the Office of the A.D.S.R. Siliguri, to be raised on the below described Schedule-"X" land to those intending purchasers by way of sale and to signature on our behalf in the Sale deed and to present the same before the competent authority for registration.
7. To appear and act in all offices, Govt. or Semi-Govt. Department, Settlement & Land Reform Office, Panchayat Office, Municipal Corporation office pertaining to our below Schedule-"X" land for the construction purposes.
8. To inspect any document, to enter into the agreement, with the intending Purchaser/s of the proposed building in relation to sale and transfer of **Developer's Allocation Area** as mentioned in Development Agreement, dated 15.05.2025, being Document No. I- 11679/2025, registered at the Office of the A.D.S.R. Siliguri to be constructed, with respect to the below Schedule-"X" property.
9. To appear before any Sub- Registrar or Registrar or other authority for the purpose of the Sale, Lease or transfer and present the Sale Deed, Lease Deed or other document on behalf of us for registration and to admit the execution of the Sale Deed or other document executed by us said Attorney and to have the same registered according to law in respect of **Developer's Allocation Area** as mentioned in Development Agreement, dated 15.05.2025, being Document No. I-11679/2025, registered at the Office of the A.D.S.R. Siliguri.
10. To put and display advertisement board in the name of **PRAGATI CONSTRUCTION**, for the purpose of transferring flats and others constructed area of the building in respect of **Developer's Allocation Area** (entire constructed area) as mentioned in

Apal

Gita Chakraborty
Amalan A Chakraborty
Dipak Chakraborty
Dipak Kumar Chakraborty
Samapti Chakraborty
Sankar Chakraborty
Ankita Chakraborty
Ankita Banerjee

5

Pragati Construction
Pragati Construction
Partners

Pragati Construction
Partners
M. S. Majumdar

Development Agreement, dated 15.05.2025 being Document No. I-1167 of 2025, registered at the Office of the A.D.S.R. Siliguri upon the below Schedule-"X" land.

11. 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.
12. 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.
13. To deliver vacant possession for said Flats, Car parking spaces etc. in respect of **Developer's Allocation Area** (entire constructed area), to the intending purchasers/transferees after or before the completion of the required registered instruments/deeds for ourselves and on our behalf.
14. To issue 'No Objection' to the intending Buyer(s)/Purchaser of the different constructed areas of the buildings 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 in respect of **Developer's Allocation Area** (entire constructed area).
15. To appoint any Advocate or Deed-Writer/Scribe to prepare the proposed deed of sale/transfer in respect of the developer's area.

AND GENERALLY to do all acts, deeds and things whatsoever deemed necessary and / or expedient with respect to the said premises in our names 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 in respect of **Developer's Allocation Area** (entire constructed area).

AND WE 1a. **SMT. GITA CHAKRABORTY**, [PAN-AGRPC5521D, ADHAAR-4757-2865-3777], wife of Late Ashoke Chakraborty, 1b. **SRI AMLAAN A CHAKRABORTY ALIAS AMLAN CHAKRABORTY**, [PAN-AGRPC5520C, ADHAAR-2166-9449-3202], son of Late Ashoke Chakraborty, 2. **SRI PANKAJ CHAKRABORTY ALIAS SRI DIPAK KUMAR CHAKRABORTY**, [PAN- ABXPC9768P, ADHAAR-4371-4574-3636], Son of Late Nibaran Chakraborty, 3a. **SMT. SAMAPTI CHAKRABORTY**, [PAN- BCTPC5506M, ADHAAR-7086-9327-2366], Wife of Late Ashish Chakraborty, 3b. **SRI SWARNAKAMAL CHAKRABORTY**, [PAN-AIVPC9715F, ADHAAR 8559-2542-2485], Son of Late Ashish Chakraborty, and 3c. **SMT. ANKITA CHAKRABORTY ALIAS ANKITA BANERJEE**, [PAN-AXEPC4647E, ADHAAR 9874-4453-8229], Daughter of Late Ashish Chakraborty, all are Hindu by faith, Indian by nationality, No. 1b, 2, & 3b are Business by Occupation and No. 1a, 3a & 3c are House Wife by occupation, all are resident of 12/1 Matangini Hazra

Gita Chakraborty

Amlaan A Chakraborty

Pankaj Chakraborty
Dipak Kumar Chakraborty

Samapti Chakraborty

Swarnakamal Chakraborty

6

Ankita Chakraborty

Alias Ankita Banerjee

Pragati Constructions
Eiran

Partners

Pragati Constructions
Bhola Majumdar

Partners

Road, Rathkhola, P.O. Rabindra Sarani, P.S. Siliguri, District-Darjeeling, PIN-734006, within the state of West Bengal, confirm and also agreeing to ratify and confirm all such acts, matters or things which my said Attorney, **PRAGATI CONSTRUCTION**, [PAN-ABGFP3069D], having its registered office at Pradhan Nagar, P.O. & P.S. Pradhan Nagar, Dist.- Darjeeling, PIN-734003, represented by its Partners **1. SRI SAURABH EIRAN**, [PAN-AAYPE6083B, AADHAR No. 5762-8857-6089], Son of Sri Suresh Agarwal, Hindu by Religion, Indian by Nationality, Business by occupation, resident of J2 Block C, Shyam Vatika, Shyam Mandir Lane, Sky View Hotel, Siliguri, P.O.- Sevoke Road, P.S.- Bhaktinagar, District- Jalpaiguri, PIN- 734001 in the State of West Bengal, **2. SRI BHOLA MAJUMDAR**, (PAN-AJPPM4043F, AADHAR No. 5479-4832-2057), Son of Sri Ramakanta Majumdar, Hindu by Religion, Indian by Nationality, Business by occupation, resident of Bhanubhakta Sarani, Pradhan Nagar, P.O. and P.S.- Pradhan Nagar, District- Darjeeling, PIN- 734003 in the State of West Bengal 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 General Power of Attorney notwithstanding no express power on that behalf is herein provided.

SCHEDULE-X

THE ENTIRE LANDED PROPERTY ON WHICH THE BUILDING/S WILL BE CONSTRUCTED

All that piece or parcel of land measuring **18 Kathas 8 Chhatask** or more or less **30.525 Decimals** recorded in R.S. Khatian No. 5989 corresponding to L.R. Khatian No. 14492 (in the name of Smt. Gita Chakraborty), L.R. Khatian No. 14493 (in the name of Sri Amlaan A Chakraborty Alias Amlan Chakraborty), L.R. Khatian No. 6319 (in the name of Sri Pankaj Chakraborty Alias Sri Dipak Kumar Chakraborty), L.R. Khatian No. 14283 (in the name of Smt. Samapti Chakraborty), L.R. Khatian No. 14327 (in the name of Sri Swarnakamal Chakraborty) and L.R. Khatian No. 14314 (in the name of Smt. Ankita Chakraborty Alias Ankita Banerjee), appertaining to and forming part of R.S. Plot No. 13259 corresponding to L.R. Plot No. 82345, situated within Mouza- Siliguri (presently Siliguri Purba), J.L. No. 110 new 92, within the Ward No. 22 of the Siliguri Municipal Corporation, Rathkhola, P.S. Siliguri, District- Darjeeling, Pin- 734006 within the State of West Bengal.

The said land is butted and bounded as follows:-

North : Land of Akshay Kutir;
South : Land & House of Siddhi Roy & Others;
East : 25 feet wide Matangini Hajra Road;
West : Land of Ranjana Chakraborty & Others

Apaul

IN WITNESSES WHEREOF, the Principals/Executors of this indenture executes this General Power of Attorney in terms of the provision, contained in Article 48 of Schedule 1A of the Indian Stamp Act, 1899 as amended by Art. 48(g) of the W.B. Finance Act 2012 (w.e.f. 01.04.2012) and the do hereby set and subscribe his hands on this **GENERAL POWER OF ATTORNEY** on this the day of 15th Day of May, 2025.

WITNESSES:-

1. Rubel Chakraborty
(RUBEL CHAKRABORTY)
Son of Ranjan Chakraborty
12/1 Matangini Hazra Road, Rathkhola,
P.O. Rabindra Sarani, P.S. Siliguri,
District-Darjeeling, PIN-734006,
within the State of West Bengal

2. Samrat Mukherjee
S/o. Late. Anup Mukherjee.
Boatichi Apartments, Netaji Subhash Road.
Subhash Pally, Ward no: 20,
Siliguri - 734001.

Gita Chakraborty

Amrita A Chakraborty

Ranjit Chakraborty
© Dipak Kumar Chakraborty

Sampriti Chakraborty
Sumitran Chakraborty

Ankita Chakraborty - Alau
Ankita Banerjee
(PRINCIPALS)

We accept the Power
Pragati Constructions

Beisa

Partners

Pragati Constructions

M. A. Maitra

Partners

(Attorney Holder)

Drafted, read over and explained by me to the parties and computerized in my chamber

Amit Paul

Amit Paul
Advocate, Siliguri
Enrl. No. F-512/485/04

Finger Prints of SMT. GITA CHAKRABORTY (PRINCIPAL)



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

Gita Chakraborty

Signature

Finger Prints of SRI AMLAAN A CHAKRABORTY ALIAS AMLAN CHAKRABORTY (PRINCIPAL)

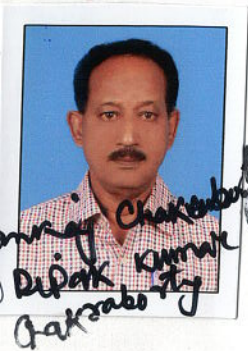


	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Amlaan A Chakraborty

Signature

Finger Prints of SRI PANKAJ CHAKRABORTY ALIAS
SRI DIPAK KUMAR CHAKRABORTY (PRINCIPAL)



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

Pankaj Chakraborty
@ Dipak Kumar Chakraborty

Signature

Finger Prints of SMT. SAMAPTI CHAKRABORTY (PRINCIPAL)



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

 Samapti Chakraborty

Signature

Finger Prints of SRI SWARNAKAMAL CHAKRABORTY (PRINCIPAL)



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

Swarnakamal Chakraborty

Signature

Finger Prints of SMT. ANKITA CHAKRABORTY ALIAS ANKITA BANERJEE (PRINCIPAL)



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

Ankita Chakraborty Alias Ankita Banerjee

Signature

Finger Prints of SRI SAURABH EIRAN (ATTORNEY)
(PARTNER OF PRAGATI CONSTRUCTION)



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

Pragati Constructions

Saurabh Eiran
Partners

Signature

Finger Prints of SRI BHOLA MAJUMDAR (ATTORNEY)
(PARTNER OF PRAGATI CONSTRUCTION)



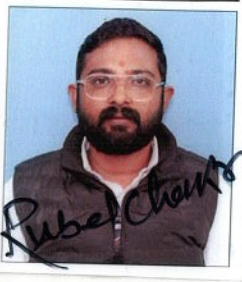
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Pragati Constructions

Bhola Majumdar
Partners

Signature

Finger Prints of SRI RUBEL CHAKRABORTY (IDENTIFIER)



	Thumb
Left Hand	

Rubel Chakraborty
Signature

Major Information of the Deed

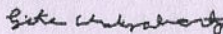
Deed No :	I-0402-01177/2025	Date of Registration	21/05/2025
Query No / Year	0402-8001406129/2025	Office where deed is registered	
Query Date	21/05/2025 12:22:37 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Amit Paul Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 7908222985, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 3,88,49,992/-		
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]:- 040201167/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

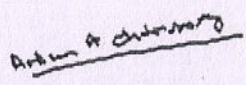
District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: RATH KHOLA, Road Zone : (WARD NO.22 -- WARD NO.22) , Mouza: Siliguri, Pin Code : 734006

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-13259	RS-5989	Bastu	Bastu	18 Katha 8 Chatak		3,88,49,992/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					30.525Dec	0 /-	388,49,992 /-	

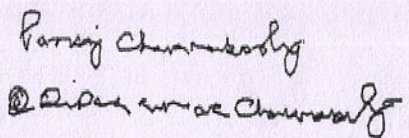
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Gita Chakraborty Wife of Late Ashok Chakraborty Executed by: Self, Date of Execution: 15/05/2025 , Admitted by: Self, Date of Admission: 21/05/2025 ,Place : Office		 Captured	
		21/05/2025	LTI 21/05/2025	21/05/2025

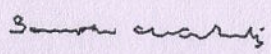
Matangini Hajra Road, Rathkhola, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX9, PAN No.: agxxxxxx1d, Aadhaar No: 47xxxxxxx3777, Status :Individual, Executed by: Self, Date of Execution: 15/05/2025, Admitted by: Self, Date of Admission: 21/05/2025, Place : Office

2	Name	Photo	Finger Print	Signature
	Mr Amlaan A Chakraborty, (Alias: Mr Amlan Chakraborty) Son of Late Ashok Chakraborty Executed by: Self, Date of Execution: 15/05/2025 , Admitted by: Self, Date of Admission: 21/05/2025 ,Place : Office		 Captured	
	21/05/2025	LTI 21/05/2025	21/05/2025	

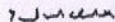
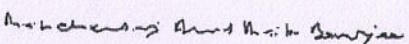
Matangini Hazra Sarani, Rathkhola, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX6, PAN No.: agxxxxxx0c, Aadhaar No: 21xxxxxxx3202, Status :Individual, Executed by: Self, Date of Execution: 15/05/2025, Admitted by: Self, Date of Admission: 21/05/2025, Place : Office

3	Name	Photo	Finger Print	Signature
	Mr Pankaj Chakraborty, (Alias: Mr Dipak Kumar Chakraborty) (Presentant) Son of Late Nibaran Chakraborty Executed by: Self, Date of Execution: 15/05/2025 , Admitted by: Self, Date of Admission: 21/05/2025 ,Place : Office		 Captured	
	21/05/2025	LTI 21/05/2025	21/05/2025	

Matangini Hajra Sarani, Rathkhola, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX6, PAN No.: abxxxxxx8p, Aadhaar No: 43xxxxxxx3636, Status :Individual, Executed by: Self, Date of Execution: 15/05/2025, Admitted by: Self, Date of Admission: 21/05/2025, Place : Office

4	Name	Photo	Finger Print	Signature
	Mrs Samapti Chakraborty Wife of Late Ashish Chakraborty Executed by: Self, Date of Execution: 15/05/2025 , Admitted by: Self, Date of Admission: 21/05/2025 ,Place : Office		 Captured	
	21/05/2025	LTI 21/05/2025	21/05/2025	

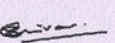
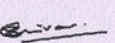
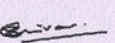
Matangini Hazra Road, Rathkhola, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX2, PAN No.: bcxxxxxx6m, Aadhaar No: 70xxxxxxx2366, Status :Individual, Executed by: Self, Date of Execution: 15/05/2025, Admitted by: Self, Date of Admission: 21/05/2025, Place : Office

5	Name Mr Swarnakamal Chakraborty Son of Late Asish Chakraborty Executed by: Self, Date of Execution: 15/05/2025 , Admitted by: Self, Date of Admission: 21/05/2025 ,Place : Office	Photo  21/05/2025	Finger Print  Captured LTI 21/05/2025	Signature  21/05/2025
Matangini Hazra Road, Rathkhola, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.: aixxxxxx5f, Aadhaar No: 85xxxxxxxxx2485, Status :Individual, Executed by: Self, Date of Execution: 15/05/2025 , Admitted by: Self, Date of Admission: 21/05/2025 ,Place : Office				
6	Name Mrs Ankita Chakraborty Daughter of Late Ashish Chakraborty Executed by: Self, Date of Execution: 15/05/2025 , Admitted by: Self, Date of Admission: 21/05/2025 ,Place : Office	Photo  21/05/2025	Finger Print  Captured LTI 21/05/2025	Signature  21/05/2025
Matangini Hazra Road, Rathkhola, 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 Date of Birth:XX-XX-1XX3 , PAN No.: axxxxxxx7e, Aadhaar No: 98xxxxxxxx8229, Status :Individual, Executed by: Self, Date of Execution: 15/05/2025 , Admitted by: Self, Date of Admission: 21/05/2025 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Pragati Constructions Pradhan Nagar, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 Date of Incorporation:XX-XX-2XX4 , PAN No.: abxxxxxx9d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature				
1	<table border="1"> <tr> <td> Name Mr Saurabh Eiran Son of Mr Suresh Agarwal Date of Execution - 15/05/2025, , Admitted by: Self, Date of Admission: 21/05/2025, Place of Admission of Execution: Office </td> <td> Photo  May 21 2025 1:55PM </td> <td> Finger Print  Captured LTI 21/05/2025 </td> <td> Signature  21/05/2025 </td> </tr> </table>	Name Mr Saurabh Eiran Son of Mr Suresh Agarwal Date of Execution - 15/05/2025, , Admitted by: Self, Date of Admission: 21/05/2025, Place of Admission of Execution: Office	Photo  May 21 2025 1:55PM	Finger Print  Captured LTI 21/05/2025	Signature  21/05/2025
Name Mr Saurabh Eiran Son of Mr Suresh Agarwal Date of Execution - 15/05/2025, , Admitted by: Self, Date of Admission: 21/05/2025, Place of Admission of Execution: Office	Photo  May 21 2025 1:55PM	Finger Print  Captured LTI 21/05/2025	Signature  21/05/2025		

Shyam Vatika, Shyam Mandir Lane, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: aaxxxxxx3b, Aadhaar No: 57xxxxxxxx6089 Status : Representative, Representative of : Pragati Constructions (as partner)

2	Name	Photo	Finger Print	Signature
	Mr BHOLA MAJUMDAR Son of Mr RAMAKANTA MAJUMDAR Date of Execution - 15/05/2025, , Admitted by: Self, Date of Admission: 21/05/2025, Place of Admission of Execution: Office		 Captured	
		May 21 2025 1:55PM	LTI 21/05/2025	21/05/2025
	Bhanubhakta Sarani, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AJxxxxxx3F, Aadhaar No: 54xxxxxxxx2057 Status : Representative, Representative of : Pragati Constructions (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
RUBEL CHAKRABORTY Son of Ranjan Chakraborty 12/1 Matangini Hazra Road Rathkhola, City:- Siliguri Mc, P.O: Rabindra Sarani, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006		 Captured	
	21/05/2025	21/05/2025	21/05/2025
Identifier Of Mrs Gita Chakraborty, Mr Amlaan A Chakraborty, Mr Pankaj Chakraborty, Mrs Samapti Chakraborty, Mr Swarnakamal Chakraborty, Mrs Ankita Chakraborty, Mr Saurabh Eiran, Mr BHOLA MAJUMDAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Gita Chakraborty	Pragati Constructions-5.08852 Dec
2	Mr Amlaan A Chakraborty	Pragati Constructions-5.08852 Dec
3	Mr Pankaj Chakraborty	Pragati Constructions-10.174 Dec
4	Mrs Samapti Chakraborty	Pragati Constructions-3.39133 Dec
5	Mr Swarnakamal Chakraborty	Pragati Constructions-3.39133 Dec
6	Mrs Ankita Chakraborty	Pragati Constructions-3.39133 Dec

Endorsement For Deed Number : I - 040201177 / 2025

On 21-05-2025

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 13:24 hrs on 21-05-2025, at the Office of the A.D.S.R. SILIGURI by Mr Pankaj Chakraborty Alias Mr Dipak Kumar Chakraborty, 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 3,88,49,992/-

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

Execution is admitted on 21/05/2025 by 1. Mrs Gita Chakraborty, Wife of Late Ashok Chakraborty, Matangini Hajra Road, Rathkhola, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession House wife, 2. Mr Amlaan A Chakraborty, Alias Mr Amlan Chakraborty, Son of Late Ashok Chakraborty, Matangini Hazra Sarani, Rathkhola, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 3. Mr Pankaj Chakraborty, Alias Mr Dipak Kumar Chakraborty, Son of Late Nibaran Chakraborty, Matangini Hajra Sarani, Rathkhola, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 4. Mrs Samapti Chakraborty, Wife of Late Ashish Chakraborty, Matangini Hazra Road, Rathkhola, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession House wife, 5. Mr Swarnakamal Chakraborty, Son of Late Asish Chakraborty, Matangini Hazra Road, Rathkhola, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 6. Mrs Ankita Chakraborty, Daughter of Late Ashish Chakraborty, Matangini Hazra Road, Rathkhola, 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 RUBEL CHAKRABORTY, , , Son of Ranjan Chakraborty, 12/1 Matangini Hazra Road Rathkhola, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

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

Execution is admitted on 21-05-2025 by Mr Saurabh Eiran, partner, Pragati Constructions, Pradhan Nagar, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003

Indetified by RUBEL CHAKRABORTY, , , Son of Ranjan Chakraborty, 12/1 Matangini Hazra Road Rathkhola, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

Execution is admitted on 21-05-2025 by Mr BHOLA MAJUMDAR, partner, Pragati Constructions, Pradhan Nagar, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003

Indetified by RUBEL CHAKRABORTY, , , Son of Ranjan Chakraborty, 12/1 Matangini Hazra Road Rathkhola, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

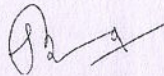
Payment of Fees

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 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4042, Amount: Rs.100.00/-, Date of Purchase: 22/04/2025, Vendor name: S S Roy



LAKPA BITTU TAMANG
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2025, Page from 32526 to 32544

being No 040201177 for the year 2025.



Digitally signed by JIWAN LIMBU
Date: 2025.05.27 17:29:22 +05:30
Reason: Digital Signing of Deed.

(Jiwan Limbu) 27/05/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SILIGURI

West Bengal.