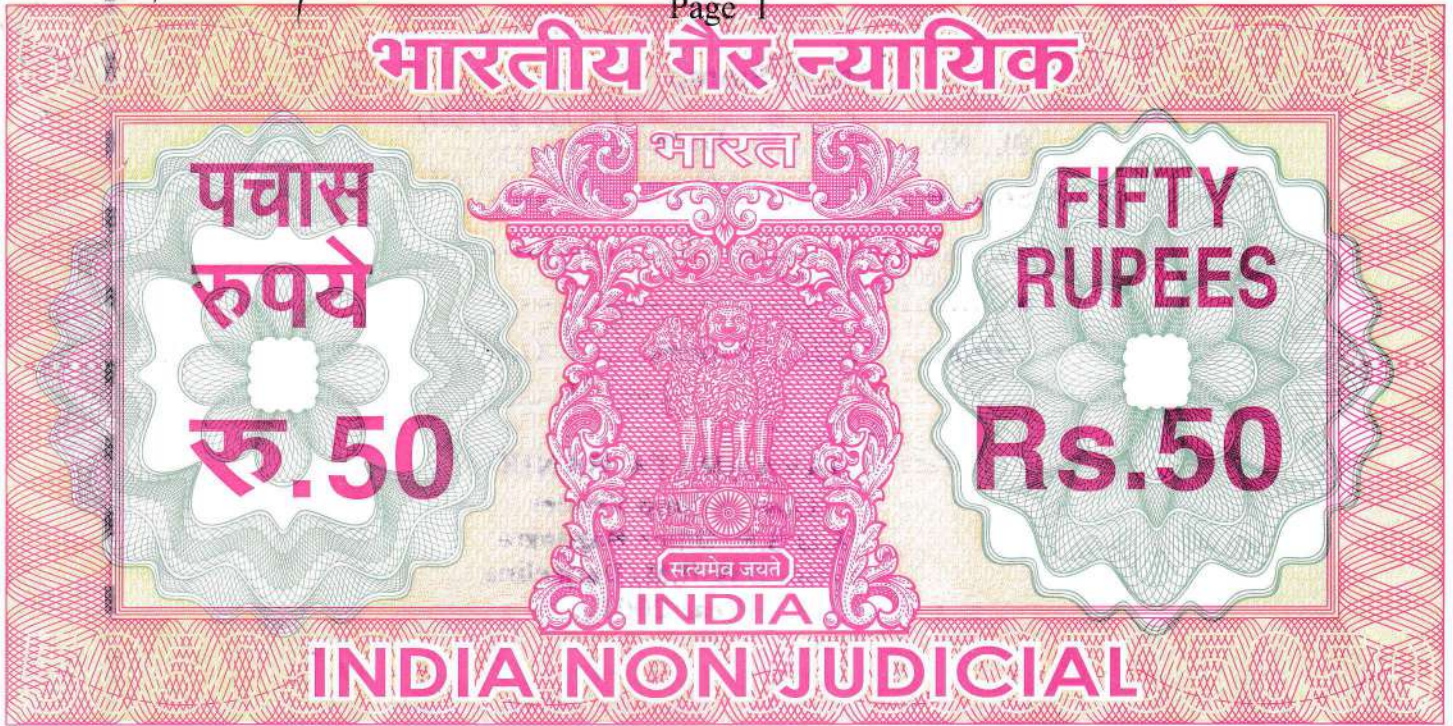


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Page 1

# भारतीय गैर न्यायिक



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 645761

*Rin*  
*Manjusha*  
*1-11*

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

*[Signature]*  
Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

*Manjusha Ghosh*



18 NOV 2024

## DEVELOPMENT POWER OF ATTORNEY (After Registration of Development Agreement)

This Development Power of Attorney is made on the 18th day of NOVEMBER, 2024 at Bhaktinagar.

(contd.to next sheet)

*CD-1800*  
*Feb*

8 800 2915834/24

N. J. Stamp

SL. No. 223 Date 12/08/24

Sold to Smt. Manjula Ghosh

of Bhakti Nagar

Value 50/- Rupees Fifty only.

*[Handwritten signature]*

JAYABRATA BANIK

Govt. Stamp Vender

A.D.S.R. Office Bagdogra

L/No- 539-R.M/Darjeeling

Year 2007



*[Vertical handwritten text]*

*[Faint, illegible text]*



*[Handwritten mark]*

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

18 NOV 2024

Manjula Ghosh

KNOW ALL MEN BY THESE PRESENTS That I **SMT. MANJULA GHOSH (PAN : CAUPG3901L)**, WIFE OF **LATE SADHAN KUMAR GHOSH**, by religion Hindu, by occupation Householding, by Nationality Indian, resident of S.N. Dutta Sarani, Lake Town, P.O. & P.S. Bhakti Nagar, Pin 734007, Dist. Jalpaiguri, hereinafter called the "**PRINCIPAL**", send Greetings.

WHEREAS Sri Kamal Chandra Roy, Son of Late Tarini Chandra Roy, resident of Old Siliguri, P.S. Rajganj, Dist. Jalpaiguri, became the absolute owner of land measuring 1.00-acre, in R.S Plot/Dag No.142, land measuring 0.16-acre, in R.S Plot/Dag No.141 and land measuring 0.17-acre, in R.S Plot/Dag No.144 = Totalling land measuring 1.33-acre, recorded in R.S. Khatian No.823, of Mouza Dabgram, J.L. No.2, Sheet No.15, P.S. Rajganj, present P.S. Bhakti Nagar, Dist. Jalpaiguri, by virtue of a Deed of Sale, executed by the President, Darjeeling Siliguri Gosala Committee, of Babu Para, Siliguri, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, on 28-03-1973 and registered in the office of the Dist. Sub-Registrar, Jalpaiguri, in Book No.I, being document No.2739 (Dated 29.03.1973)-for the year 1973, and thereby above named Sri Kamal Chandra Roy, had acquired permanent, heritable and transferrable right, title and interest therein, free from all encumbrances & charges whatsoever.

A N D

WHEREAS thereafter above named Sri Kamal Chandra Roy, sold his land measuring 0.0825-acre or 5-Kathas in R.S Plot/Dag No.142, recorded in R.S. Khatian No.823, out of his said total land, to and in favour of Smt. Manjula Ghosh, the Principal hereof, by virtue of a Deed of Sale, executed by him, on 02-08-1973 and registered in the office of the Sadar Joint Sub-Registrar, Jalpaiguri, in Book No.I, being document No.5635-for the year 1973, free from all encumbrances & charges whatsoever.

A N D

WHEREAS thereafter the names of above named Smt. Manjula Ghosh, the Principal hereof, constructed a house on her said total land.

(contd.to next sheet)

Manjula Ghosh

A N D

WHEREAS thereafter the names of above named Smt. Manjula Ghosh, the Principal hereof, recorded in L.R. / Hal Khatian No.259, and identified the said land as L.R. / Hal Plot / Dag No.43 of the said Mouza Dabgram, L.R. Sheet No.163.

A N D

WHEREAS in view of the above, the Principal hereof is now the absolute owner of said Homestead land measuring 0.0825-acre or 5-Kathas, as described in the SCHEDULE appended below (hereinafter referred to as "**BELOW SCHEDULED PROPERTY**" for the sake of brevity ), having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

**KNOW ALL MEN BY THESE PRESENTS That I, SMT. MANJULA GHOSH (PAN : CAUPG3901L), WIFE OF LATE SADHAN KUMAR GHOSH,** by religion Hindu, by occupation Householding, by Nationality Indian, resident of S.N. Dutta Sarani, Lake Town, P.O. & P.S. Bhakti Nagar, Pin 734007, Dist. Jalpaiguri, hereinafter called the "**PRINCIPAL**", do hereby nominate, appoint and constitute - SRI. SHANTANU ROY CHOWDHURY (PAN : ACXPR2057H), 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**, as my true and lawful **ATTORNEY** to do all or any of the following acts, deeds, matters or things for me, in my name and on my behalf in relation to my 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 executed by the Principal and the Attorney hereof, and registered in the office of the Addl. Dist. Sub-Registrar, Bhakti Nagar, on 18-11-2024 in Book No.I, being document No. 7467 -for the Year 2024, in the manner as under:-

Manjula Ghosh

1. To attend, appear and represent me and on my behalf before all Courts, Revenue office, collectorate office, Settlement office, land Reforms office, Municipal Corporation office, Siliguri Jalpaiguri Development Authority, Registry and Sub-

(contd.to next sheet)

Manjula ythosh

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 my 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 me and on my 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 (Attorney's) own fund.

3. To bring, commence, prosecute and defend and carry through judgement and execution all actions, suits or any other class of legal proceedings including Appeals, Revisions, Review and Reference for me and on my behalf, and for such purposes to appoint advocates or any other class of legal practitioners and in connection thereof to sign notices, complaints, 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 me and on my behalf the Flats / Garage / parkings of the Apartments, being the saleable space which have been agreed by me 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 owner's allocations.

5. To sign and execute all documents for me and on my 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

(contd.to next sheet)

Manjula ythosh

Manjula Ghosh

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 me and on my 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 I hereby ratify and agree to ratify and confirm all acts whatsoever, my said Attorney shall do or cause to be done by virtue of these presents & this Power of Attorney shall ~~remain operative~~ <sup>remain operative</sup> during the period for which the said Agreement of Development shall remain in force and effective.

Manjula Ghosh

**:SCHEDULE OF THE PROPERTY:**

ALL THAT PIECE OR PARCEL of Homestead land measuring 05-Five Kathas or 0.0825-acre, in R.S. Plot / Dag No.142 (One hundred forty two), recorded in R.S. Khatian No.823 (Eight hundred twenty three), Corresponding to L.R. / Hal Plot / Dag No.43, recorded in L.R. / Hal Khatian No.259 of Mouza Dabgram, J.L. No.2, Sheet No.15, L.R. Sheet No.163, identified as Holding No.104/367 of Ward No.33 of the Siliguri Municipal Corporation, situated at S.N. Dutta Sarani, Sree Maa Sarani by Lane, Lake Town, within the jurisdiction of Police Station Bhakti Nagar, now New Jalpaiguri, Sub-Division Jalpaiguri, Registry office Rajganj, now Bhakti Nagar, Touzi No.3, Dist. Jalpaiguri, together with proposed building.

**The said Land is presently butted and bounded as follows:**

- On the North : Sold land of Sri Kamal Chandra Roy;  
On the South : Land of Sri Nagen Sarkar;  
On the East : Sold land of Sri Kamal Chandra Roy;  
On the West : 18-foot width Siliguri Municipal Corporation Road;

(contd.to next sheet)

Manjula Ghosh

IN WITNESS WHEREOF I, the Principal hereof, in good health and conscious mind, has set and subscribed my hand on this Development Power of Attorney at Bhakti Nagar on the day, month and year first above written.

WITNESSES :

1. Soemitra Ghosh  
S/o. Lt. Sadhan Kr. Ghosh  
S. N. Dutta Sarani  
P.O. Bhaktinagar  
Lake town  
P.S. NJP  
Dist. Jalpaiguri  
PIN - 734007

✓ Manjula Ghosh  
SIGNATURE OF THE PRINCIPAL.

Shanmug Chakraborty  
SIGNATURE OF THE ATTORNEY.

2. Krishna Barman,  
S/O LT. Ramesh Barman,  
Shastri Nagar, Siliguri

Drafted, read over and explained  
by me & typed in my chamber.

Sisir Kumar Das.  
Advocate, Siliguri.  
Regn.No.WB/352/1988.

Notarized at Siliguri on 10/10/2018



Manjula yhossh

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

Manjula yhossh  
Signature.



Shantaram Chavhan

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

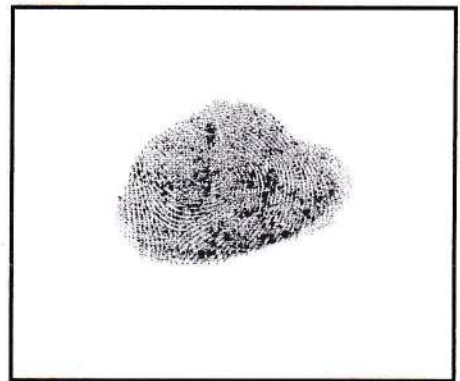
Shantaram Chavhan  
Signature.

**IDENTIFIER PHOTO SHEET**

**PHOTO**



**LEFT THUMB IMPRESSION**



✓ Soumitra Ghosh

---

Signature of Identifier

### Major Information of the Deed

Deed No :	I-0711-07473/2024	Date of Registration	18/11/2024
Query No / Year	0711-8002915834/2024	Office where deed is registered	
Query Date	18/11/2024 12:59:31 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	SISIR KUMAR 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. 89,35,000/-		
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]:- 071107467/2024 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: Sree Maa Sarani Ward No. 33, Mouza: Dabgram Sheet No - 15, , Ward No: 33 Pin Code : 734007

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-142	RS-823	Bastu	Bastu	0.0825 Acre	85,00,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>				<b>8.25Dec</b>	<b>0 /-</b>	<b>85,00,000 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	0/-	4,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 45 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>800 sq ft</b>	<b>0 /-</b>	<b>4,35,000 /-</b>	




**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt MANJULA GHOSH (Presentant)</b> Wife of Late SADHAN KUMAR GHOSH Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office		 Captured	
	18/11/2024		LTI 18/11/2024	18/11/2024
S N DUTTA SARANI, LAKE TOWN WEST, City:- Siliguri Mc, P.O:- BHAKTI NAGAR, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: CAXxxxxx1L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office				




**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>LOKENATH TRADERS</b> 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 :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri SHANTANU ROY CHOWDHURY</b> Son of Late AJAY ROY CHOWDHURY Date of Execution - 18/11/2024, , Admitted by: Self, Date of Admission: 18/11/2024, Place of Admission of Execution: Office		 Captured	
	Nov 18 2024 1:23PM		LTI 18/11/2024	18/11/2024
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)				

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr SOUMITRA GHOSH</b> Son of Late SADHAN KUMAR GHOSH S N DUTTA SARANI, City:- Siliguri Mc, P.O:- BHAKTINAGAR, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734007		 Captured	
	18/11/2024	18/11/2024	18/11/2024
Identifier Of Smt MANJULA GHOSH, Shri SHANTANU ROY CHOWDHURY			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Smt MANJULA GHOSH	LOKENATH TRADERS-8.25 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Smt MANJULA GHOSH	LOKENATH TRADERS-800.00000000 Sq Ft

**Endorsement For Deed Number : I - 071107473 / 2024**

**On 18-11-2024**

**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 13:14 hrs on 18-11-2024, at the Office of the A.D.S.R. BHAKTINAGAR by Smt MANJULA GHOSH ,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 89,35,000/-

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

Execution is admitted on 18/11/2024 by Smt MANJULA GHOSH, Wife of Late SADHAN KUMAR GHOSH, S N DUTTA SARANI, LAKE TOWN WEST, P.O: BHAKTI NAGAR, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession House wife

Indetified by Mr SOUMITRA GHOSH, , , Son of Late SADHAN KUMAR GHOSH, S N DUTTA SARANI, P.O: BHAKTINAGAR, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by profession Business

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

Execution is admitted on 18-11-2024 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 SOUMITRA GHOSH, , , Son of Late SADHAN KUMAR GHOSH, S N DUTTA SARANI, P.O: BHAKTINAGAR, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, 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 223, Amount: Rs.50.00/-, Date of Purchase: 12/08/2024, Vendor name: Jayabrata Banik



**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 0711-2024, Page from 158619 to 158632  
being No 071107473 for the year 2024.



DW

Digitally signed by BISWARUP GOSWAMI  
Date: 2024.11.21 11:58:28 +05:30  
Reason: Digital Signing of Deed.

(Biswarup Goswami) 21/11/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.