

SL.No. 1678/2022

P-1612/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

8/1579935/2022 AB 557681

Subhan Bank

সুভান ব্যাংক

Sukla Bank

Mahadeb Bank

Burra Bank

Susmita Bank

সুসমিতা ব্যাংক

Tumpa Mami

Quompa Phowal

Bumba Bank

Taty deb Bank

Boru deb Bank

Nupur Bank

GENERAL POWER OF ATTORNEY
AFTER AGREEMENT FOR DEVELOPMENT

Chyngden
13.33

27.05.22

CERTIFIED THAT THE SIGNATURE IS LIMITED
TO REGISTRATION AND DEVELOPMENT AND
THE UNDERTAKING GRANTED IN THIS
DOCUMENT ARE THE PART OF THIS DOCUMENT

Chyngden
27/5/22

Sl. No. 2920 Dated 24/05/22
Name Subhash Banik & Others
of Sily
Value Rs. 50/- (Rupees) Fifty only

Indiya Saha Goud
Govt. Stamp Vendor
Siliguri Court
Order No. 174/RM. dated 2013



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

27 MAY 2022

Subhas. Banik

Smt. Mayarani Banik

Sukla Banik

Mahadeb Banik

Suvra Banik

Susmita Banik

2

-CS1251m 25/02

Tumpa Muni

Pumpa Panchal

Bumba Banik

Tax deb Banik

Banu tes Banik

Nupur Banik

THIS INDENTURE IS MADE ON THIS 27th DAY OF
MAY TWO THOUSAND TWENTY TWO

By:

1. **SRI SUBHASH BANIK**, Son of Late Jiban Krishna Banik, **PAN - BPAPB2588E**, **Aadhaar No.6357-4666-7715**, Hindu by religion, Indian by nationality, Business by occupation, resident of Netaji Subhash Road, under Ward No.17 of Siliguri Municipal Corporation, Post Office and Police Station - Siliguri, District - Darjeeling, PIN - 734001;
2. **SMT MAYARANI BANIK**, Wife of Late Shyam Sundar Banik, **PAN - DCMPB6525G**, **Aadhaar No.5086-0569-8552**, Hindu by religion, Indian by nationality, Housewife by occupation, resident of Netaji Subhash Road, under Ward No.17 of Siliguri Municipal Corporation, Post Office and Police Station - Siliguri, District - Darjeeling, PIN - 734001;
3. **SMT SUKLA BANIK**, Wife of Sri Joychand Banik, Daughter of Late Shyam Sundar Banik, **PAN - BRAPB8758E**, **Aadhaar No.3564-1886-8853**, Hindu by religion, Indian by nationality, Housewife by occupation, resident of C/o Gautam Medical Store, Silver Jubilee Road; near Shani Mandir, under Ward No.8 of Cooch Behar Municipality, Post Office - Cooch Behar, Police Station - Kotwali, District - Cooch Behar, PIN - 736101;
4. **SRI MAHADEB BANIK**, Son of Late Shyam Sundar Banik, **PAN - AFSPB4774P**, **Aadhaar No.7442-7068-9390**, Hindu by religion, Indian by nationality, Business by occupation, resident of Netaji Subhash Road, under Ward No.17 of Siliguri Municipal Corporation, Post Office and Police Station - Siliguri, District - Darjeeling, PIN - 734001;
5. **SMT SUVRA BANIK @ SUVRA GANESH BANIK**, Wife of Sri Manik Chandra Banik, Daughter of Late Shyam Sundar Banik, **PAN - AHDPB1596L**, **Aadhaar No.9399-6422-7632**, Hindu by religion, Indian by nationality, Housewife by occupation, resident of A-1101, Suprabhat SOC, Khandelwal Marg Village Road, Post Office and Police Station - Bhandup (West), District - Mumbai, State - Maharashtra, PIN - 400078;
6. **SMT SUSMITA BANIK @ SUSMITA SEN**, Wife of Sri Arijit Sen, Daughter of Late Shyam Sundar Banik, **PAN - BCJPB0162L**,

- ① Subhas Banik
- ② Smt. Sushila Banik
- ③ Sukla Banik
- ④ Mahadeb Banik
- ⑤ Suresh Banik
- ⑥ Suresh Banik
- ⑦ Tumpa Munsi
- ⑧ Rumpa Bhowal
- ⑨ Rumpa Bhowal
- ⑩ Joydeb Banik
- ⑪ Joydeb Banik
- ⑫ Joydeb Banik
- ⑬ Nupur Banik

- Aadhaar No.2498-3485-1998, Hindu - by religion, Indian by nationality, Housewife by occupation, resident of 247, Nivedita Road, Post Office and Police Station - Pradhan Nagar, District - Darjeeling, PIN - 734003;
7. **SMT SHEPHALI BANIK**, Wife of Late Manoranjan Banik, PAN - **BTSPB0461Q**, Aadhaar No.7479-4925-0749, Hindu by religion, Indian by nationality, Housewife by occupation, resident of Netaji Subhash Road, under Ward No.17 of Siliguri Municipal Corporation, Post Office and Police Station - Siliguri, District - Darjeeling, PIN - 734001;
 8. **SMT TUMPA MUNSI**, Wife of Manirujjaman Sk., Daughter of Late Manoranjan Banik, PAN - **CHJPM2258J**, Aadhaar No.8247-2845-8606, Hindu by religion, Indian by nationality, Housewife by occupation, resident of Arambagh, Post Office and Police Station - Arambagh, District - Hooghly, PIN - 712601;
 9. **SMT RUMPA BHOWAL**, Wife of Sri Animesh Bhowal, Daughter of Late Manoranjan Banik, PAN - **FQYPB7210L**, Aadhaar No.5811-5462-4629, Hindu by religion, Indian by nationality, Housewife by occupation, resident of Banarhat Tea Garden, Adharshapally, 1 No. Colony, Post Office and Police Station - Banarhat, District - Jalpaiguri, PIN - 735202;
 10. **SRI BUMBA BANIK**, Son of Late Manoranjan Banik, PAN - **BORPB6495Q**, Aadhaar No.9004-9240-2216, Hindu by religion, Indian by nationality, Business by occupation, resident of Netaji Subhash Road, under Ward No.17 of Siliguri Municipal Corporation, Post Office and Police Station - Siliguri, District - Darjeeling, PIN - 734001;
 11. **SRI JOYDEB BANIK**, Son of Late Nitai Chandra Banik, PAN - **EFCPB5156P**, Aadhaar No.3777-5071-1432, Hindu by religion, Indian by nationality, Business by occupation, resident of Netaji Subhash Road, under Ward No.17 of Siliguri Municipal Corporation, Post Office and Police Station - Siliguri, District - Darjeeling, PIN - 734001;
 12. **SRI BASUDEB BANIK**, Son of Late Nitai Chandra Banik, PAN - **FDCPB0955H**, Aadhaar No.2229-2985-3274, Hindu by religion, Indian by nationality, Business by occupation, resident of Netaji Subhash Road, under Ward No.17 of Siliguri Municipal Corporation, Post Office and Police Station - Siliguri, District - Darjeeling, PIN - 734001;
 13. **SMT NUPUR BANIK**, Wife of Sri Naresh Chandra Banik, Daughter of Late Nitai Chandra Banik, PAN - **ANOPB3036A**, Aadhaar

Sutbas Barik

Susmita Barik

Mahadib Barik

Susmita Barik

Susmita Barik

4

Susmita Barik

Tumpa Muni

Rampa Bhowal

Bumba Barik

Tumpa Barik

Bumba Barik

No.2169-3843-2051, Hindu by religion, Indian by nationality, Housewife by occupation, resident of Dangapara, Pundapara Kalibari, Ward No.14 of Jalpaiguri Municipality, Post Office, Police Station & District - Jalpaiguri, PIN - 735132

----- hereinafter called the "PRINCIPALS"

To: **SRI ABHIJIT MODAK**, Son of Sri Abani Mohan Modak, Aadhaar No. 4702-2794-6928, Hindu by religion, Indian by nationality, Business by occupation, resident of Mukunda Das Road, Milanpally, Post Office - Siliguri Bazar, Police Station - Siliguri, District - Darjeeling, PIN - 734005 i.e. the Proprietor of **SIDDHI VINAYAK CONSTRUCTION (PAN - AEWPM1693K)**, having its registered office at Mukunda Das Road, Milanpally, Post Office - Siliguri Bazar, Police Station - Siliguri, District - Darjeeling, PIN - 734005 ----
-- hereinafter called the "ATTORNEY".

WHEREAS we, the above named Principals are the owners in possession of all that piece and parcel of land measuring 0.135 Acre, appertaining to and forming part of R.S. Plot No.6868, recorded in R.S. Khatian No.4021, Mouza - Siliguri, J.L. No. 110 (88), under Ward No. 18 of Siliguri Municipal Corporation, Police Station - Siliguri, District - Darjeeling.

AND WHEREAS being the owners in such possession of the above mentioned plot of land we had entered into a registered Agreement for Development with **SIDDHI VINAYAK CONSTRUCTION**, a proprietorship firm having its registered office at Mukunda Das Road, Milanpally, Post Office - Siliguri Bazar, Police Station - Siliguri, District - Darjeeling, PIN - 734005, represented through and by its sole proprietor, Sri Abhijit Modak, Son of Sri Abani Mohan Modak to develop our aforesaid plot of land by constructing a multi storied building thereon and as per the terms and conditions enumerated therein we are executing this Power of Attorney as per the said registered Agreement for Development being No. I-1609 for the year 2022 whereby the developer has allotted one (1) covered car parking space more or less measuring 120 Sq. Ft. with rolling shutter to

Subhash Banik

Smt Joydeepa Banik
Sukla Banik

Mahadeb Banik

Suvra Banik

Susmita Banik

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Smt Joydeepa Banik
Tumpa Munsi
Rumpa Bhowal
Bumba Banik

Joydeb Banik

Basudeb Banik
Nupur Banik

be constructed at the Front side of the Ground Floor together with undivided share upon the land to the Principal No.1 and the Principal Nos. 1 to 13 shall jointly being allotted one (1) residential flat more or less measuring 860 Sq. Ft. including Super Built Up area to be constructed at the Front side of Top Floor of the Building together with undivided proportionate share or interest in the Common Area and Facilities to be provided in the Building together with one (1) car parking space more or less measuring 120 Sq. Ft. to be constructed at the Front side of the Ground Floor together with undivided share in the roof and pro-rated impartible undivided share in the Property and land together with the right to use and enjoy all Common Area and Facilities of the land and the proposed Building.

AND WHEREAS for the purpose of administrative convenience as well as to transfer, or alienate the below schedule properties we felt to appoint fit and proper persons for the purpose of day to day persuasion in the department of Siliguri Municipal Corporation and to transfer or alienate all the flats to be constructed upon the below schedule plot of land to any lawful purchaser/s except above mentioned properties allotted to the Principals as Owner's Allocation.

KNOW ALL MEN BY THESE PRESENTS THAT, we Sri Subhash Banik, Smt Mayarani Banik, Smt Sukla Banik, Sri Mahadeb Banik, Smt Suvra Banik @ Suvra Ganesh Banik, Smt Susmita Banik @ Susmita Sen, Smt Shephali Banik, Smt Tumpa Munsi, Smt Rumpa Bhowal, Sri Bumba Banik, Sri Joydeb Banik, Sri Basudeb Banik and Smt Nupur Banik the above named PRINCIPALS do hereby nominate, constitute and appoint Sri Abhijit Modak, Son of Sri Abani Mohan Modak, sole proprietor of SIDDHI VINAYAK CONSTRUCTION as our true and lawful ATTORNEY to do the following acts, deeds and things, in accordance to the Agreement for Development, for us, in our names and on our behalf in respect of the below schedule property:

- 1) To carry out all sorts of development works on the below Scheduled land and to complete the construction of Multi-Storied Building according to sanctioned Building Plan.

Sudhan Banik

Sudhan and Satab
Sataba Banik.

Mahadeb Banik.

Susmita Banik
Susmita Banik

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Estimada Sataba

Tampa Miami

Pragya Chowdhury
Bumla Banik

Tay deb Banik

Banubhuti Banik
Nupur Banik

- 2) To develop the said plot of land in such manner as our said Attorney may deem fit and proper and also to appoint any staffs, chowkidars, supplier, sub-contractor etc. for carrying out the construction works of the building.
- 3) To submit Plans, Designs, Sketches etc. take them back with alterations or modifications thereof and/or to renew the same before Siliguri Municipal Corporation or Siliguri Jalpaiguri Development Authority or before any other competent authorities in our names and on our behalf.
- 4) To appear for and represent us before all Courts, Civil, Criminal, Revenue Collectorate, Settlement, Land Reforms, L.A., Collectorate, Municipal Corporation, Treasury, Registry and Sub Treasury Office and before all other offices of the Govt. or of any Private concern throughout India.
- 5) To change the said Building Plan as may be required by the Government or any authority as aforesaid to be submitted in our names. To make and prepare and/or cause to be made and prepared at his cost all such layout, sub-division, specifications and designs and/or any alterations in the said existing plans and/or modifications as may be necessary, required and advisable at the discretion of our Attorney for the purpose of constructing the Building on our below Scheduled land and to engage any mason, labour, carpenter, plumber, painter, electrician, Architect, Engineer, Consultant, Advocate or any person as may be deem fit by our Attorney for the purpose of construction of proposed Building on our land and to pay their wages, remuneration, fees etc. and also to pay the Development Fees for getting the plan sanctioned.
- 6) To apply to the government or semi government authorities for sanction of cement and steel and/or such building materials as may be required for the said development work and for that purpose to execute necessary writings including undertakings and bonds and to furnish necessary deposits for the same.

Sukhar Benik
Sukla Benik
Sukla Benik

Mahadeb Benik

Suvra Benik
Susmita Benik

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ASTORIA 2613
Tumpa Munsi
Peronpa Phowal
Bumden Benik

Tay deb Benik

Basa Jee Benik
Nupur Benik

- 7) To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the said property from the date of these presents.
- 8) To fix sign board in the name of the Developer's Firm and to make publicity in the newspaper for sale of flats, car parking spaces etc. of the Developer's Allocations mentioned in Schedule herein below on the consideration and upon such terms and conditions as the Attorney shall think fit.
- 9) To enter into an Agreement for Sale with respect to the Developer's Allocations with the intending purchaser/s and to receive earnest money and consideration money from the proposed purchaser/s.
- 10) To sell or exchange or let out, lease out, with respect to the Developer's Allocation mentioned in the Development Agreement to any person/ party on the terms and conditions at the choice of our Attorneys.
- 11) To realize and receive any advance, sale consideration money, Baina, Salami, Premium, Rent, Lease Premium and Lease Rent etc. with respect to the Developer's Allocation mentioned in the Agreement for Development from any person/ party.
- 12) That all or any amount received by our Attorney on account of sale/ lease of the Developer's area shall be the amount of the Developer and we shall have no claim on said amount.
- 13) To execute Deed of Sale, Deed of Gift, Deed of Lease etc. in respect to the Developer's Allocation at the choice of our Attorney.
- 14) To represent us before the local administration, police authority and or any other government offices if necessary.

Sukhan Barik

Sourin Barik
Sukla Barik

Mahab Barik

Suria Barik

Susanta Barik

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Satya Barik

Tumpa Muni

Quamra Bhawal
Bumbar Barik

Jaydeb Barik

Baru Barik
Nitya Barik

- 15) To apply for getting water connection, electric service connection on the below Scheduled landed property and also to apply and receive refund of deposits made with W.B.S.E.D.C.L. or Siliguri Municipal Corporation and/ or any other concerned Authorities.
- 16) To appear before the Additional District Sub-Registrar, Siliguri, Registrar of Assurance and also District Sub-Registrar, Darjeeling and to present document or documents, Deed of Sale, etc. in respect of the Developer's Allocation in terms of the agreement duly executed by the Attorney in our names and on our behalf and also to admit execution thereof to be sold or transferred at any consideration as our said Attorney may think fit and proper.
- 17) To represent for and on our behalf before all courts either Civil or Criminal, Offices of the B.L. & L.R.O., Siliguri and also other Government offices, all authorities, local bodies, Siliguri Municipal Corporation, S.J.D.A., Housing Board, Fire Brigade, P.W.D. Office, Public Office, Goods & Service Tax Office, Profession Tax Office, Office of the North Bengal Development Department etc. for causing and establishing and assuring our rights and claims over the property mentioned in the Schedule hereunder.
- 18) After completion of construction of building to apply for no-objection certificate or necessary permission from the Siliguri Jalpaiguri Development Authority, Siliguri Municipal Corporation, Fire Brigade Department for occupying the Building and to do all acts deeds or things for the said purposes.
- 19) Subject to fulfillment of necessary formalities under the said Deed of Agreement for Development of the Land, our Attorneys shall sign and execute the Deed of Conveyance (Sale) in favour of the nominated person(s) of our Attorneys or their nominee, heirs including co-operative society and to present said Deed of Conveyance (Sale), Deed of Gift, Deed of Lease for registration, to admit execution and also to receive consideration from the

Subhas Banik
Sourav Banik
Sakla Banik
Mahadeb Banik
Suvra Banik
Susanta Banik

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Tumpa Mami
Rumona Chowdhury
Bumba Banik

Taty Deb Banik
Baradeb Banik
Nupur Banik

intending purchasers, to admit receipt of consideration before the Additional District Sub-Registrar, Siliguri, Registrar of Assurance at Kolkata, having jurisdiction and authority for and to have the said Deeds registered and to do all acts, things and Deeds, which our Attorney shall consider necessary for conveying the Developer's Allocation to the purchaser or other nominee(s) as fully and effectually in all respects as we could do the same ourselves personally.

- 20) To be entitled to institute any suit, case or proceeding against any person/ persons relating to the landed property mentioned in Schedule below and also to prosecute or defend any suit, complaint or other legal proceeding in or before any court or officer or appellate or Revisional Court or authority and for such purpose said Attorney may accept service of summons or notice issued by any lawful authority in respect of said below Scheduled landed property and for the purpose or purposes to sign all applications, plaints, written statements, swear affidavits, verification, review, petition, memo of appeal, vokalatnama etc. and to appoint any Pleader or Advocate on our behalf.
- 21) To sue any person for payment and/or to recover the consideration amount whole or in part at any time hereafter may become due and payable to the Attorney for their allocations.
- 22) To transact and manage the construction works of said building on the said land in any manner which our said Attorneys think fit and proper for the aforesaid purposes.
- 23) Upon the death or inability of any Principal/s hereof, this Power of Attorney shall not become infructuous in respect of other Principals, in such event, it shall be the responsibility of the other Principals to obtain additional General Power of Attorney in favour of the Attorneys hereof from the legal heirs of said deceased Principals.

Subhen Banik

সুজন বণিক
Sukla Banik

Mahadeb Banik

Suvra Banik

Susmita Banik

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সুজিতা বণিক

Tumpa Munsi

Rumpa Bhawal

Brunon Banik

Tay deb Banik

Basu deb Banik

Nupur Banik

AND GENERALLY to do all lawful acts necessary for the
aforementioned purposes.

AND WE HEREBY AGREE to do all acts, deeds, matters and
things lawfully done by our said Attorney shall be construed
as acts, deeds things done by us and undertake to ratify and
confirm all acts, deeds, matters and things in accordance to
the Agreement for Development, which our said Attorney shall
do or cause to be done by virtue of this **GENERAL POWER OF
ATTORNEY** for and on our behalf shall be construed that have
been done by us personally.

SCHEDULE

Land of the Principal upon which the Multi-Storied Building is being constructed

All that piece and parcel of land measuring 0.135 Acre,
appertaining to and forming part of R.S. Plot No.6868,
recorded in R.S. Khatian No.4021, Mouza - Siliguri, J.L. No.
110 (88), under Ward No. 18 of Siliguri Municipal
Corporation, Police Station - Siliguri, District -
Darjeeling.

The said plot of land is butted and bounded as follows:-

North	: By By SMC Road (Netaji Subhash Road);
South	: By land of Jamuna Routh;
East	: By Nilmoni Club & land of Nibash Ghosh;
West	: By land of Ketai Paul.

IN WITNESSETH WHEREOF THE PRINCIPALS in good health, conscious mind has set their hands on this GENERAL POWER OF ATTORNEY on this day, month and year above written.

WITNESSES:

1.

Supriya Modak
(SUPRIYA MODAK)

W/O Shri Abhijit Modak,
Milanpally, Siliguri,
P.O. Siliguri Bazar
P.S. Siliguri,
Dist. Darjeeling.
PIN - 734005.

Subhas. Bantik
20/1/2006

• Suktla Bantik.
• Mahadeb Bantik.
• Surra Bantik
• Susmita Bantik

• Sankar Bantik

Tumpa Munsi

Rumpa Bhowal

Bumban Bantik

Jay deb Bantik

Banules Bantik

Nrup W Bantik

(SIGNATURE OF THE PRINCIPALS)

2.

Surajit Modak
S/o A.M. Modak
Milanpally
Siliguri 734005

Attorney

(SIGNATURE OF THE ATTORNEY)

ATTESTED BY ME:

Basu Sub Bantik
(SIGNATURE OF THE PRINCIPAL)

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

P. S. Choudhury

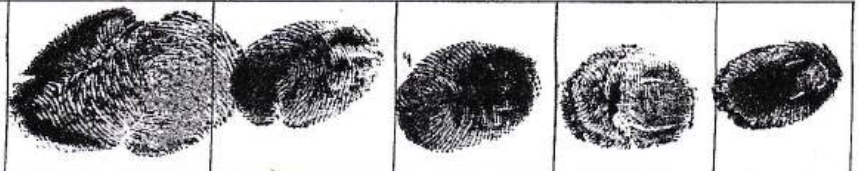
[PARTHA S. CHOUDHURY]
Advocate, Siliguri.

Enrolment No. WB/431/2007

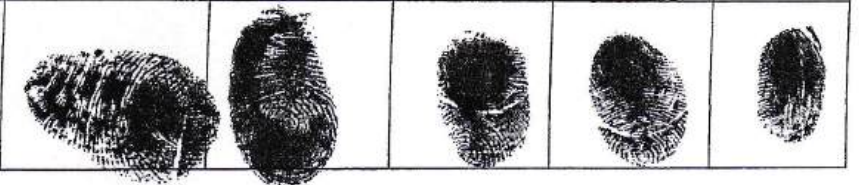
PRINCIPAL



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Right
Hand.



Subhan Bani

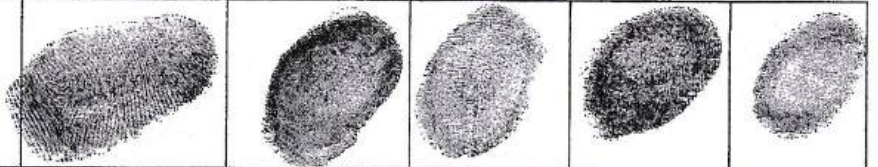
Subhan Bani

Subhan Bani

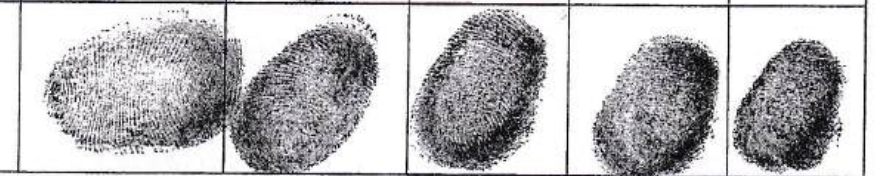
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Subhan Bani

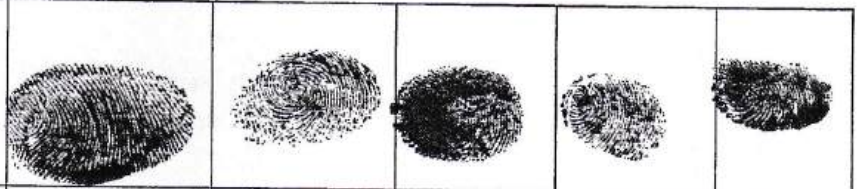
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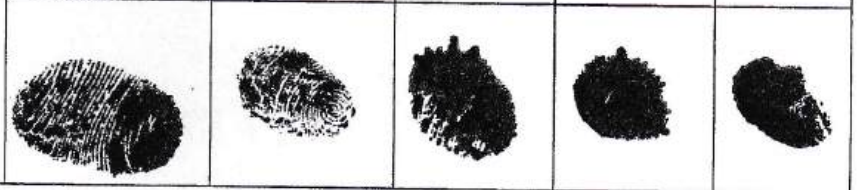


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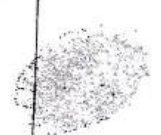
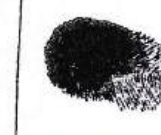
Subhan Bani

Subhan Bani

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SIGNATURE.

PRINCIPAL

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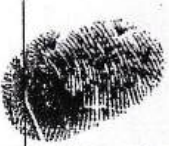
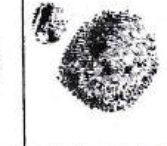
Principal's Signature

Principal's Signature
SIGNATURE.

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Tumpa Munsi

Tumpa Munsi
SIGNATURE.

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Surva Bork

Bork
SIGNATURE.

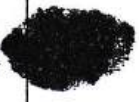
PRINCIPAL

	Left Hand.					
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Susmita Banik

Susmita Banik

Susmita Banik
SIGNATURE.

	Left Hand.					
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Mahadeb Banik

Mahadeb Banik

Mahadeb Banik
SIGNATURE.

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	Right Hand.					

Rum Pa Bhowal

Rum Pa Bhowal

Rum Pa Bhowal
SIGNATURE.

PRINCIPAL

	Left Hand.					
	Right Hand.					

Bun

Bunben Benik

Bunben Benik
SIGNATURE.

	Left Hand.					
	Right Hand.					

Jay deb Ben

Jay deb Ben

Jay deb Ben
SIGNATURE.

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	Right Hand.					

Bunben Benik

Bunben Benik

Bunben Benik
SIGNATURE.

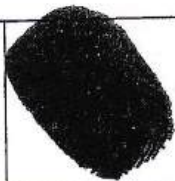
PRINCIPAL

 Nupur Barik	Left Hand.					
	Right Hand.					

Nupur Barik

Nupur Barik
SIGNATURE.

ATTORNEY

 Anurag	Left Hand.					
	Right Hand.					

Anurag

Anurag
SIGNATURE.

Major Information of the Deed

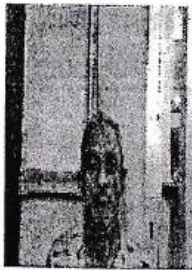
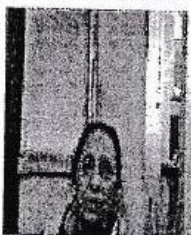
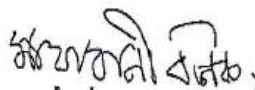
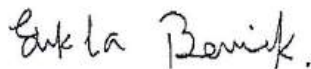
Deed No :	I-0402-01612/2022	Date of Registration	27/05/2022
Query No / Year	0402-8001579935/2022	Office where deed is registered	
Query Date	27/05/2022 1:19:17 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	P S Choudhury Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9434174402, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 1,88,87,722/-	
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]:- 040201609/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

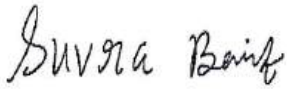
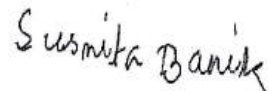
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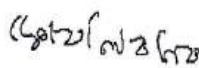
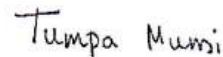
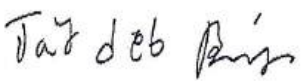
District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: NETAJI SUBHAS RD. IN WARD NO-18,19,20, Mouza: Siliguri, Pin Code : 734001

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-6868	RS-4021	Bastu	Bastu	0.135 Acre		1,88,87,722/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					13.5Dec	0 /-	188,87,722 /-	

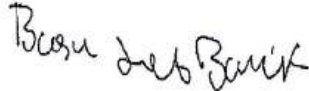
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Subhash Banik (Presentant) Son of Late Jibam Krishna Banik Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	Photo  27/05/2022	Finger Print  LTI 27/05/2022	Signature  27/05/2022
Netaji Subhash Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bpxxxxxx8e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office				
2	Name Smt Mayarani Banik Wife of Late Shyam Sundar Banik Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	Photo  27/05/2022	Finger Print  LTI 27/05/2022	Signature  27/05/2022
Netaji Subhash Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: dcxxxxxx5g,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office				
3	Name Smt Sukla Banik Wife of Shri Joychand Banik Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	Photo  27/05/2022	Finger Print  LTI 27/05/2022	Signature  27/05/2022
Silver Jubilee Road, Cooch Behar, City:- Coochbehar, P.O:- Cooch Behar, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: brxxxxxx8e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office				

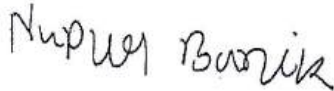
4	Name Shri Mahadeb Banik Son of Late Shyam Sundar Banik Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	Photo  27/05/2022	Finger Print  LTI 27/05/2022	Signature  27/05/2022
Netaji Subhash Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx4p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office				
5	Name Smt Suvra Banik, (Alias: Smt Suvra Ganesh Banik) Wife of Shri Manik Chandra Banik Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	Photo  27/05/2022	Finger Print  LTI 27/05/2022	Signature  27/05/2022
Khandelwal Marg Village Road, Mumbai, City:- Not Specified, P.O:- Bhandup West, P.S:-BHANDUP, District:-Mumbai, Maharashtra, India, PIN:- 400078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ahxxxxxx6l,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office				
6	Name Smt Susmita Banik, (Alias: Smt Susmita Sen) Wife of Shri Arijit Sen Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	Photo  27/05/2022	Finger Print  LTI 27/05/2022	Signature  27/05/2022
Nivedita Road, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bcxxxxxx2l,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office				

7	Name Smt Shephali Banik Wife of Late Manoranjan Banik Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	Photo  27/05/2022	Finger Print  LTI 27/05/2022	Signature  27/05/2022
Netaji Subhash Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: btxxxxxx1q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office				
8	Name Smt Tumpa Munsi Wife of Manirujjaman Sk Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	Photo  27/05/2022	Finger Print  LTI 27/05/2022	Signature  27/05/2022
Arambagh, City:- Arambagh, P.O:- Amambagh, P.S:-Arambagh, District:-Hooghly, West Bengal, India, PIN:- 735202 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: chxxxxxx8j,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office				
9	Name Shri Bumba Banik Son of Late Manoranjan Banik Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	Photo  27/05/2022	Finger Print  LTI 27/05/2022	Signature  27/05/2022
Netaji Subhash Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: boxxxxxx5q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office				
10	Name Shri Jaydeb Banik Son of Late Nitai Chandra Banik Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	Photo  27/05/2022	Finger Print  LTI 27/05/2022	Signature  27/05/2022

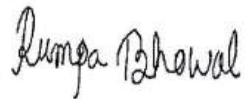
Netaji Subhash Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: efxxxxxx6p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022
 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Shri Basudeb Banik Son of Late Nitai Chandra Banik Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office			
27/05/2022	LTI 27/05/2022	27/05/2022	

Netaji Subhash Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: fdxxxxxx5h,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022
 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Nupur Banik Wife of Shri Naresh Chandra Banik Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office			
27/05/2022	LTI 27/05/2022	27/05/2022	

Dangapara, City:- Not Specified, P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735132 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: anxxxxxx6a,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022
 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Rumpa Bhowal Wife of Shri Animesh Bhowal Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office			
27/05/2022	LTI 27/05/2022	27/05/2022	

Adharshapally 1 No Colony, City:- Jalpaiguri, P.O:- Banarhat, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735202 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: fqxxxxxx0l,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022
 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office

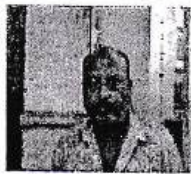
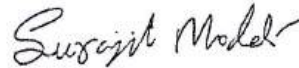
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SIDDHI VINAYAK CONSTRUCTION MILANPALLY, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 , PAN No.:: AExxxxxx3K,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 Abhijit Modak Son of Shri Abani Mohan Modak Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office	 May 27 2022 2:09PM	 LTI 27/05/2022	 27/05/2022
Milanpally, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided Status : Representative, Representative of : SIDDHI VINAYAK CONSTRUCTION (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Surajit Modak Son of Shri Abanimohan Modak Milanpally, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005	 27/05/2022	 27/05/2022	 27/05/2022
Identifier Of Shri Subhash Banik, Smt Mayarani Banik, Smt Sukla Banik, Shri Mahadeb Banik, Smt Suvra Banik, Smt Susmita Banik, Smt Shephali Banik, Smt Tumpa Munsu, Shri Bumba Banik, Shri Jaydeb Banik, Shri Basudeb Banik, Smt Nupur Banik, Smt Rumpa Bhowal, Shri Abhijit Modak			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Subhash Banik	SIDDHI VINAYAK CONSTRUCTION-0.03375 Acre
2	Smt Mayarani Banik	SIDDHI VINAYAK CONSTRUCTION-0.00675 Acre
3	Smt Sukla Banik	SIDDHI VINAYAK CONSTRUCTION-0.00675 Acre
4	Shri Mahadeb Banik	SIDDHI VINAYAK CONSTRUCTION-0.00675 Acre
5	Smt Suvra Banik	SIDDHI VINAYAK CONSTRUCTION-0.00675 Acre
6	Smt Susmita Banik	SIDDHI VINAYAK CONSTRUCTION-0.00675 Acre
7	Smt Shephali Banik	SIDDHI VINAYAK CONSTRUCTION-0.0084375 Acre
8	Smt Tumpa Munsî	SIDDHI VINAYAK CONSTRUCTION-0.0084375 Acre
9	Shri Bumba Banik	SIDDHI VINAYAK CONSTRUCTION-0.0084375 Acre
10	Shri Jaydeb Banik	SIDDHI VINAYAK CONSTRUCTION-0.01125 Acre
11	Shri Basudeb Banik	SIDDHI VINAYAK CONSTRUCTION-0.01125 Acre
12	Smt Nupur Banik	SIDDHI VINAYAK CONSTRUCTION-0.01125 Acre
13	Smt Rumpa Bhowal	SIDDHI VINAYAK CONSTRUCTION-0.0084375 Acre

On 27-05-2022

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 13:33 hrs on 27-05-2022, at the Office of the A.D.S.R. SILIGURI by Shri Subhash Banik, 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 1,88,87,722/-

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

Execution is admitted on 27/05/2022 by 1. Shri Subhash Banik, Son of Late Jibam Krishna Banik, Netaji Subhash Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Smt Mayarani Banik, Wife of Late Shyam Sundar Banik, Netaji Subhash Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 3. Smt Sukla Banik, Wife of Shri Joychand Banik, Silver Jubilee Road, Cooch Behar, P.O: Cooch Behar, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession House wife, 4. Shri Mahadeb Banik, Son of Late Shyam Sundar Banik, Netaji Subhash Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 5. Smt Suvra Banik, Alias Smt Suvra Ganesh Banik, Wife of Shri Manik Chandra Banik, Khandelwal Marg Village Road, Mumbai, P.O: Bhandup West, Thana: BHANDUP, , Mumbai, MAHARASHTRA, India, PIN - 400078, by caste Hindu, by Profession House wife, 6. Smt Susmita Banik, Alias Smt Susmita Sen, Wife of Shri Arijit Sen, Nivedita Road, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession House wife, 7. Smt Shephali Banik, Wife of Late Manoranjan Banik, Netaji Subhash Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 8. Smt Tumpa Munsi, Wife of Manirujjaman Sk, Arambagh, P.O: Amambagh, Thana: Arambag, , City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN - 735202, by caste Hindu, by Profession House wife, 9. Shri Bumba Banik, Son of Late Manoranjan Banik, Netaji Subhash Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 10. Shri Jaydeb Banik, Son of Late Nitai Chandra Banik, Netaji Subhash Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 11. Shri Basudeb Banik, Son of Late Nitai Chandra Banik, Netaji Subhash Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 12. Smt Nupur Banik, Wife of Shri Naresh Chandra Banik, Dangapara, P.O: Jalpaiguri, Thana: Jalpaiguri, , Jalpaiguri, WEST BENGAL, India, PIN - 735132, by caste Hindu, by Profession House wife, 13. Smt Rumpa Bhowal, Wife of Shri Animesh Bhowal, Adharshapally 1 No Colony, P.O: Banarhat, Thana: Jalpaiguri, , City/Town: JALPAIGURI, Jalpaiguri, WEST BENGAL, India, PIN - 735202, by caste Hindu, by Profession House wife

Indetified by Mr Surajit Modak, , Son of Shri Abanimohan Modak, Milanpally, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

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

Execution is admitted on 27-05-2022 by Shri Abhijit Modak, Proprietor, SIDDHI VINAYAK CONSTRUCTION, MILANPALLY, City:- Siliguri Mc, P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Indetified by Mr Surajit Modak, , Son of Shri Abanimohan Modak, Milanpally, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2920, Amount: Rs.50/-, Date of Purchase: 24/05/2022, Vendor name: S S Goon

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

Volume number 0402-2022, Page from 62816 to 62842

being No 040201612 for the year 2022.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN

Date: 2022.05.31 16:33:13 +05:30

Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2022/05/31 04:33:13 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

POWER