

5693

I-5414/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Z 315310

8/1627959

DECLARED THAT THE DOCUMENT IS SUBMITTED TO RECORDS DEPARTMENT
THE SIGNATURE SHEET AND THE POWER OF ATTORNEY SHEETS ATTACHED
TO THIS DOCUMENT ARE THE TRUE COPIES OF THIS DOCUMENT.

Adtl. District Sub-Registrar,
Siliguri-II at Bagdogra

23 DEC 2020

STAR CONSTRUCTION
Bhola Mayin Dar
Partner

STAR CONSTRUCTION
Beirun
Partner

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY IS MADE ON THIS 22ND DAY
OF DECEMBER, TWO THOUSAND TWENTY

BETWEEN

Star Construction

Beirun

Partner

Contd.....P/2

STAR SACIN

Star

1453 Date 22/11/23
Start Construction
of sly

No. 10/5 Rupees (Ten)

Ritu Yadav
Stamp Vendor
SIC Court
L.No. 170/R.M.

18/10/19
[Signature]

STAR CONSTRUCTION

[Signature]

Partne

STAR CONSTRUCTION

[Signature]

Partne

- 2 -

KNOW ALL MEN BY THESE PRESENTS THAT I, **SMT. ATOSHI BARMAN**, (PAN No. **AJSPB7407P**) (AADHAR No. **974513630455**) Wife of Sri Surat Barman, Hindu by religion, Indian by Nationality, Housewife by occupation, resident of Ghokla jote, Barogharia, Matigara, Post Office and Police Station Matigara, District Darjeeling (W.B.) - hereinafter Jointly called the **PRINCIPAL/EXECUTANT**.

Whereas one Sri Haripada Majumder, Son of Late Hara Sundar Majumder, was the absolute recorded owner of Land measuring 6.94 Acre, recorded in R.S. Khatian No. 9/1, comprised in R.S Plot No. 91, 97, 99, 104, 101, 87/151, 83, 96, 209, 208 & 211, J.L No. 81, Situated within Mouza Gourcharan, Pargana Patharghata, Within Patharghata Gram Panchayat Area, P.S. Matigara, Dist. Darjeeling.

AND

Whereas being the owner in such possession said Haripada Majumder, Son of Late Hara Sundar Majumder, died intestate leaving behind (i) Smt. Kalpana Majumder, (ii) Smt. Jharna Roy, Wife of Late Dipak Roy, (iii) Smt. Banani Bhattacharya, Wife of S.N. Bhattacharya, (iv) Smt. Tapati Iyer, Wife of N. Dinesh Kumar Iyer, (v) Sri Sourya Bhattacharjee, Son of Late Manik Bhattacharjee, (vi) Smt. Gargi Ali Bhattacharjee, Wife of Sayed Zishan Ali, as his only Legal heirs and successors as per provision of Hindu Succession Act, 1956. Accordingly by virtue of inheritance the abovenamed legal heirs become the joint owners of the Land measuring 6.94 Acre. Therefore by virtue of inheritance (1) Smt. Kalpana Majumder, acquired undivided share of land measuring 76 Decimals, and a L.R. Khatian has been issued in her favour being L.R. Khatian No. 1221, (2) Smt. Jharna Roy, Wife of Late Dipak Roy, acquired undivided share of land measuring 76 Decimals, and a L.R. Khatian has been issued in her favour being L.R. Khatian No. 1222, (3) Smt. Banani Bhattacharya, Wife of S.N. Bhattacharya, acquired undivided share of land measuring 76 Decimals, and a L.R. Khatian has been issued in her favour being L.R. Khatian No. 1223, (4) Smt. Tapati Iyer, Wife of N. Dinesh Kumar Iyer, acquired undivided share of land measuring 76 Decimals, and a L.R. Khatian has been issued in her favour being L.R. Khatian No. 1224, all daughter of Late Haripada Majumder, (5) Sri Sourya Bhattacharjee, Son of Late Manik Bhattacharjee, acquired undivided share of land measuring 38 Decimals, and a L.R. Khatian has been issued in his favour being L.R. Khatian No. 1226, (6) Smt. Gargi Ali Bhattacharjee, Wife of Sayed Zishan Ali, acquired undivided share of land measuring 37 Decimal, and a L.R. Khatian has been issued in her favour being L.R. Khatian No. 1227, of Mouza Gourcharan, J.L NO. 81, P.S. Matigara, Dist Darjeeling, Total Land measuring 379 Decimals, Previous Khatian No. 9/1, Plot No. 97 & 99, having permanent heritable and transferable right, title and interest therein.

AND

- 3 -

STAR CONSTRUCTION
Rohin Majumdar
Partner

STAR CONSTRUCTION
Srikanth
Partner

Whereas being the owner in such possession said (i) Smt. Kalpana Majumder, (ii) Smt. Jharna Roy, Wife of Late Dipak Roy, (iii) Smt. Banani Bhattacharya, Wife of S.N. Bhattacharya, (iv) Smt. Tapati Iyer, Wife of N. Dinesh Kumar Iyer, all are Daughter of Late Haripada Majumder, (v) Sri Sourya Bhattacharjee, Son of Late Manik Bhattacharjee, (vi) Smt. Gargi Ali Bhattacharjee, Wife of Sayed Zishan Ali, jointly Sold and transfer their land measuring 33 Decimals out of their total land measuring 379 Decimals, recorded in L.R. Khatian No. 1221, 1222, 1223, 1224, 1226 & 1227, comprised in L.R. Plot No. 19, J.L No. 81, Touzi No. 91, Situated within Mouza Gourcharan, Pargana Patharghata, P.S. Matigara, District Darjeeling, to and in favour of Minor Hardeep Barman, Son of Sri Surat Barman, represented by and through his father and natural guardian Sri Surat Barman, Son of Sri Birendra Nath Barman, by virtue of a registered Deed of Sale being I-1846 for the year 2009, recorded in Book No. I CD Volume No. 5 Pages from 5444 to 5456 and same was registered at the office Addl. District Sub-Registrar Siliguri II at Bagdogra, and in the same sale deed said (i) Smt. Kalpana Majumder, (ii) Smt. Jharna Roy, Wife of late Dipak Roy, (iii) Smt. Banani Bhattacharya, Wife of S.N. Bhattacharya, was represented by and through their constituted attorney holder namely Sri Dharani Roy, Son of Late Gopal Roy, by virtue of registered General power of Attorney being No. IV-5848 for the year 2008 recorded in Book No. IV CD Volume No. 1 Pages from 25 to 34 and same was registered office at the A.R.A-III, Kolkata & (iv) Smt Tapati Iyer, Wife of N. Dinesh Kumar Iyer, (v) Sri Sourya Bhattacharjee, Son of Late Manik Bhattacharjee, (vi) Smt Gargi Ali Bhattacharjee, Wife of Sayed Zishan Ali, was represented by and through their constituted attorney holder namely Sri Dharani Roy, Son of Late Gopal Roy, by virtue of registered General Power of Attorney being No. IV-1161 for the year 2009 recorded in Book No. IV CD Volume No. 2 Pages from 6273 to 6282 and same was registered office at the A.R.A-III, Kolkata.

AND

Being owner in such possession said Minor Hardeep Barman, Son of Sri Surat Barman, represented by and through his father and natural guardian Sri Surat Barman, Son of Sri Birendra Nath Barman, mutated his name at the office of the B.L. & L.R.O. Matigara in respect of his said land measuring 33 Decimals and therefore a new khatian has been issued in his favour vide L.R. Khatian No. 1421, being L.R. Plot No. 19, and since then having permanent heritable transferable right therein.

AND

Whereas said Sri Surat Barman, father of the Minor Hardeep Barman, filed an application under the Guardian and Wards Act, 1890 before the Ld. District Judge at Darjeeling registered as Act VIII Case No. 45 of 2013 praying for appointment/declaration of guardian of the minor for his person and property in respect of the Scheduled land, and said Sri Surat Barman, father of the Minor

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Hardeep Barman, for the welfare, proper care, proper education, maintenance and for the healthy upbringing of the minor also prayed in the aforesaid application to the Ld. District Judge, Darjeeling for an order granting permission to the father and natural guardian to sign, execute and present for registration before the Additional District Sub-Registrar, Siliguri-II at Bagdogra, a Gift Deed absolutely conveying the below schedule property in favor of the minor Donor and the permission of the LD. District Judge, Darjeeling is annexed with the Deed of Gift herewith and forms part of these present.

AND

Being owner in such possession said Minor Hardeep Barman, Son of Sri Surat Barman, represented by and through his father and natural guardian Sri Surat Barman, Son of Sri Birendra Nath Barman, transferred his land measuring 33 Decimals, recorded in L.R. Khatian No. 1421, comprised in R.S. Plot No. 97, corresponding to L.R. Plot No. 19, Situated within Mouza Gourcharan, J.L No. 81, Touzi No. 91, Pargana Patharghata, P.S. Matigara, Under Patharghata Gram Panchayat Area, District Darjeeling, to and in favour of his mother cum the present executant namely Smt. Atoshi Barman, Wife of Sri Surat Barman, by virtue of registered Deed of Gift being document No. I-9762 for the year 2014 recorded in Book No. I CD Volume No. 34 Pages from 2191 to 2207 registered at the office Addl. District Sub-Registrar Siliguri-II- Bagdogra.

AND

Being owner in such possession said Smt. Atoshi Barman, Wife of Sri Surat Barman, had mutated her name at the office of the B.L. & L.R.O. Matigara in respect of her said land measuring 33 Decimals and therefore a new khatian has been issued in her favour vide L.R. Khatian No. 5367, being L.R. Plot No. 19, and since then having permanent heritable transferable right therein.

AND

AND WHEREAS I am now desirous of constructing a Multi-storied Building on my said land, fully described in the Schedule below.

AND WHEREAS I am not in a position to look after the day to day construction works due to lack of supervising capacity, scarcity of necessary fund, finance, resources, experience, energy and some other unavoidable circumstances and, as such, on the 07th day of August, 2020, I have entered into a registered Development Agreement being No. I-2747 for the year of 2020, with **STAR CONSTRUCTION, (PAN No. AEEFS3235B)** -- a Partnership Firm, having its office at C/O Star Royal, Ground Floor, Naya Busty Road, Behind Kali Bary, Champasari, P.O. & P.S. Pradhan Nagar, S.M.C. Ward No. 46, District Darjeeling, represented by its partners namely (1) **SRI SAURABH EIRAN, (PAN : AAYPE6083B) (AADHAR : 576288576089)** Son of Sri Suresh Agarwal, (2)

Hardeep Barman

STAR CONSTRUCTION

Bhola Mohan

Partner

STAR CONSTRUCTION

Saurabh Eiran

Partner

[Signature]

STAR CONSTRUCTION

Bhola Majumdar

Partner

STAR CONSTRUCTION

Eiran

Partner

- 5 -

SRI BHOLA MAJUMDAR, (PAN : AJPPM4043F) (AADHAR : 547948322057)

Son of Sri Ramakanta Majumdar, both Hindus by religion, Indian by nationality, business by occupation, Indians by citizen, No. 1 resident of Hat Bazar, Kurseong, Post Office and Police Station – Kurseong, Pin No. 734203, District Darjeeling, No. 2 resident of Bhanubhakta Sarani, Post Office and Police Station Pradhan Nagar, District of Darjeeling - 734003 (W.B.), to develop and/or construct the Multi-storied building on my said land, fully described in the Schedule below.

AND WHEREAS in pursuance of the above, for smooth conduct of the construction work, I do hereby appoint, nominate, constitute and engage **(1) SRI SAURABH EIRAN, (PAN : AAYPE6083B) (AADHAR : 576288576089)** Son of Sri Suresh Agarwal, **(2) SRI BHOLA MAJUMDAR, (PAN : AJPPM4043F) (AADHAR : 547948322057)** Son of Sri Ramakanta Majumdar, both Hindus by religion, Indian by nationality, business by occupation, Indians by citizen, No. 1 resident of Hat Bazar, Kurseong, Post Office and Police Station – Kurseong, Pin No. 734203, District Darjeeling, No. 2 resident of Bhanubhakta Sarani, Post Office and Police Station Pradhan Nagar, District of Darjeeling - 734003 (W.B.), partners of **STAR CONSTRUCTION, (PAN No. AEEFS3235B)** – a Partnership Firm, as my true and lawful attorney to do the following acts, deeds and things, for me, in my name and on my behalf that is to say :-

1. To prepare and submit the Multi-storied building plan and/or revised plan and to get/obtain the same sanctioned/approved from appropriate/concerned authority/ authorities and for that purpose to sign on the necessary documents, papers as may be required from time to time.
2. To construct and/or to promote/develop a Multi-storied building on the below scheduled land as per approved/sanctioned building plan duly issued by appropriate authority/ authorities.
3. To execute, manage and administer the entire construction works as per its sole discretion and to appoint and engage labourers, masons, staffs or any other person/persons and to discharge them from their respective services and/or works.
4. To negotiate and fix price with the proposed/intending purchaser/s for selling the Flats/Garages/Car Parking spaces etc. with respect to Developer's allocation in the said proposed Multi-storied building.
5. To execute and sign on the Agreement/Bananama with the proposed/intending purchaser/s with respect to developer's allocation in the proposed Multi-storied building and to receive advance money/monies from them during the continuation of the construction works and after completion of the construction works to put them into physical possession in each and every Flat/ Flats / Garages /Car Parking spaces so constructed on receiving the

[Signature]

STAR CONSTRUCTION

[Signature]

Partner

STAR CONSTRUCTION

[Signature]

Partner

- 6 -

balance of the consideration money from them and to issue proper and valid receipts thereof.

6. To represent us before the competent person or concern / authorities as required for the completion of building hereby undertaking by the said attorney.

7. To obtain the completion certificate from the concerned authorities.

8. Generally to do all acts deeds and things whatsoever in proper conduct and management of our hereinabove referred to construction works whatsoever till it's completion and delivery of physical possession of the same to the prospective /proposed purchaser/s or buyer's with respect to the developer's allocation as mentioned in the aforesaid development agreement in the proposed building. it has been clearly understood and noted that for the purpose of execution and registration of the proposed Deeds of Sale (Conveyance) in respect of "Developer's Allocation", the attorney hereof shall put their signature on behalf of the Principal/Land Lord.

9. To look after, manage, possess, defend, payment of ground rents (Khajna) and taxes, appear in all Courts of law-both Civil and Criminal, Government Offices, sign or receive all application, written statements, objection, plaints, appoint Advocate/s, sign and execute Vokalatnama, complaints, petitions, swear affidavits, sign on verifications, institute or defend any Civil suits, Revenue and Revisional Cases, give evidences in Court or any other persons competent in law, apply for all compensation money from the competent authorities and appear before the Municipal Corporation Authority/Municipality with respect to the said construction works for us, in our name and on our behalf and to do all acts which will be required for that purpose.

10. To appear before the appropriate registering authority at under Darjeeling District on my behalf and to sign, execute and present the Deed of Conveyance in respect of Flats, Shops, Garages etc. and admit the execution.

AND GENERALLY to act as my true and lawful ATTORNEY in all matters though not specifically mentioned hereinabove concerning the above matter and I do hereby further agree to ratify and confirm all and whatsoever that my said attorney shall lawfully do or cause to be done by virtue of this General Power of Attorney and the acts, deed and things which will be done by my said attorney shall be constructed as acts, deed and things done by me.

SCHEDULE OF THE LAND

All that piece or parcel of Homestead Land measuring 33 Decimals more or less, recorded in R.S. Khatian No. 9/1, corresponding to L.R Khatian No. 5367, comprised in R.S Plot No. 97 correspondence to L.R Plot No. 19, Situated within Mouza – Gourcharan, Pargana Patharghata, J.L No. 81 within Patharghata

- 7 -

Gram Panchayat Area, Registry office at the Additional District Sub-Registrar Bagdogra, P.S Matigara, Dist. Darjeeling, in the State of West Bengal.

The said land is butted and bounded as follows:-

By the North : Land of Smt. Kalpana Majumdar & Others;
By the South : 14 Ft. Wide Road;
By the East : 34 Ft. Wide Anchal Road;
By the West : 15 Ft. Wide Road.

IN WITNESS WHEREOF, WE HAVE SET AND SUBSCRIBE OUR HAND AND SIGNATURE ON THIS GENERAL POWER OF ATTORNEY ON THIS 22nd DAY OF DECEMBER, TWO THOUSAND TWENTY AT SILIGURI.

WITNESSES :

1. Subhadip Dutta

S/o. Lt. N. Dutta

Lake Town

P.S. & P.O. Bhaktinagar. (SIGNATURE OF THE EXECUTANT)

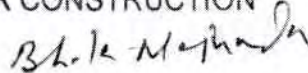
Dist. Jalpaiguri.

Pin - 734007.



STAR CONSTRUCTION

STAR CONSTRUCTION



Partner



Partner

(SIGNATURE OF THE ATTORNEY)

ATTESTED BY ME :

2. Subhankar Roy

s/o- Sushil Roy

Hakimpura

Siliguri - 734001

Dist - Darjeeling

Drafted as per instruction of the executants, read over and explained to the parties by me and printed in my office:



(SRI CHHOTAN GAIN)

Advocate, Siliguri

Enrolment No. F/947/585/2018.

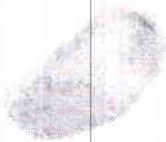
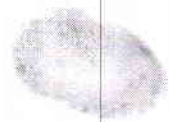
PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

अज्ञी राहाल
(SIGNATURE)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

STAR CONSTRUCTION

Partner Bhola Majumdar
(SIGNATURE)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

STAR CONSTRUCTION

Brian
Partner (SIGNATURE)



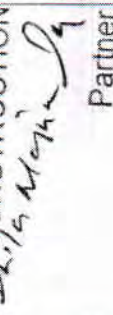
Government of West Bengal

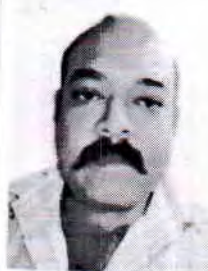
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04038001627959/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt ATOSHI BARMAN Ghokla Jote, Barogharia, Matigara, P.O:- Matigara, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734010	Principal			
2	Shri SAURABH EIRAN Hat Bazar, Kurseong, P.O:- Kurseong, P.S:- Kurseong, Kurseong, District:-Darjeeling, West Bengal, India, PIN - 734203	Represent ative of Attorney [STAR CONSTR UCTION]			STAR CONSTRUCTION  Partner
3	Shri BHOLA MAJUMDAR Bhanubhakta Sarani, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734003	Represent ative of Attorney [STAR CONSTR UCTION]			STAR CONSTRUCTION  Partner

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1*	Shri Subhadip Dutta Son of Late N Dutta Siliguri, P.O:- Bhaktinagar, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734007	Smt ATOSHI BARMAN, Shri SAURABH EIRAN, Shri BHOLA MAJUMDAR			Subhadip Dutta

(Subhadip Dutta)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BAGDOGRA
Darjeeling, West Bengal



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No 1215/95185/00364

To,

सौरभ ऐरन

Saurabh Eiran

S/O: Suresh Agarwal

Hat Bazar, Masjid Line Ward No. 15

Kurseong

Kurseong Kurseong Darjeeling

West Bengal 734203

9832630011

Ref: 22126 / 14C / 1330197 / 1330225 / P



SE565539570FT



आपका आधार क्रमांक / Your Aadhaar No. :

5762 8857 6089

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



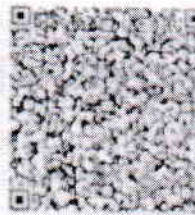
सौरभ ऐरन

Saurabh Eiran

जन्म तिथि / DOB: 29/11/1988

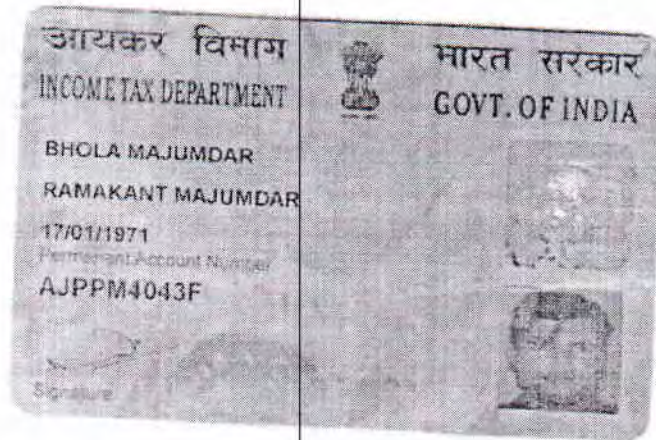
पुरुष / Male

Buisan



5762 8857 6089

आधार - आम आदमी का अधिकार



Bhola Majumdar



ভারত সরকার

Government of India



নাম : ভল্লভ মজুমদার

Bholu Majumdar

পিতা : রামকান্ত মজুমদার

Father: Ramakanta Majumdar

জন্ম তারিখ : 01/01/1971

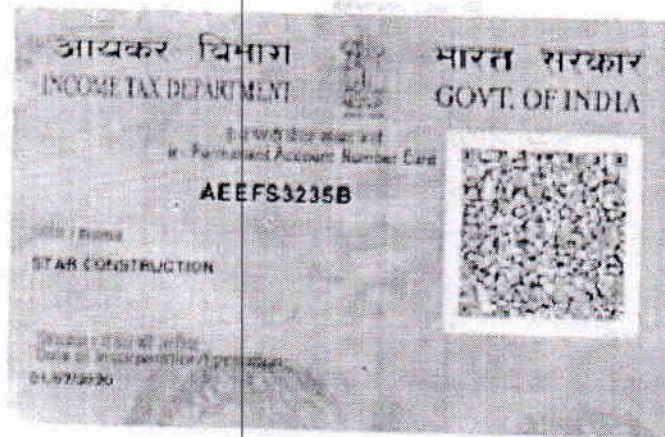
লিঙ্গ : Male



5479 4832 2057

আধার - সাধারণ মানুষের অধিকার

Bholu Majumdar



STAR CONSTRUCTION

Shela Nath

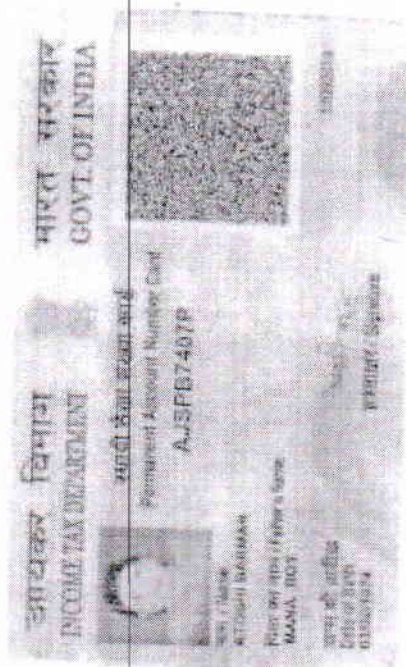
Partner

STAR CONSTRUCTION

Beirani

Partner

डा. राजीव. शर्मा




ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন
 IDENTITY CARD GLQ3228913
 পরিচয় পত্র




Elector's Name Atoshi Barman
 নির্বাচকের নাম অতোশী বর্মন
 Husband's Name Surat Barman
 স্বামীর নাম সুরত বর্মন
 Sex F
 লিঙ্গ স্ত্রী
 Age as on 1.1.2003 20
 ১.১.২০০৩-এ বয়স ২০

অতোশী বার্মান

Address:
 Pathar Colonie Patharghata Matigara Darjeeling 734428

ঠিকানা :
 পাথর কলোনি পাথরঘাটা মটিগারা দার্জিলিং ৭৩৪৪২৮



Facsimile Signature
 Electoral Registration Officer
 নির্বাচন নিবন্ধন অধিকারিক
 Assembly Constituency: 25-Siliguri
 বিধানসভা নির্বাচন কেন্দ্র : ২৫-শিলিগুরি
 District: Darjeeling জেলা: দার্জিলিং
 Date: 04.05.2003 তারিখ: ০৪.০৫.২০০৩


ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

GLQ2434025




নির্বাচকের নাম : শুভদীপ দত্ত
Elector's Name : Subhadip Dutta
পিতার নাম : নন্দা দত্ত
Father's Name : Nanda Dutta
লিঙ্গ/সেক্স : পুরুষ / M
জন্ম তারিখ : XX/XX/1980
Date of Birth :

GLQ2434025

ঠিকানা:
 লেকটown, শিলিগুরি সিটি কর্পোরেশন, জলপাইগুড়ি-734015

Address:
 LAKETOWN, SILIGURI (M CORP),
 BHAKTINAGAR, JALPAIGURI-734015

Date: 12/01/2018

19 - ডাবগ্রাম-ফুলবারি নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন অধিদপ্তরের দায়িত্বে

Facsimile Signature of the Electoral Registration Officer for

19 - Dabgram-Fulbari Constituency

টিকানা পরিবর্তন হলে মতামত টিকানায় ভোটার লিষ্টে নাম তুলে ও একই বছরের মধ্যে সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দেশ করে এই পরিচয়পত্রের সফটকপি সংরক্ষণ করুন।

In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number

231 / 288

Subhadip Dutta

Major Information of the Deed

Deed No :	I-0403-05414/2020	Date of Registration	23/12/2020
Query No / Year	0403-8001627959/2020	Office where deed is registered	
Query Date	07/12/2020 4:51:40 PM	0403-8001627959/2020	
Applicant Name, Address & Other Details	Chinmay Sarkar Siliguri Court,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9475024583, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,73,25,000/-		
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]:- 040302747/2020		

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Gourcharan-(81), Pin Code : 734010

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-19	LR-5367	Bastu	Bastu	33 Dec		1,73,25,000/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					33Dec	0 /-	173,25,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt ATOSHI BARMAN (Presentant) Wife of Shri Surat Barman Ghokla Jote, Barogharia, Matigara, P.O:- Matigara, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/12/2020 , Admitted by: Self, Date of Admission: 22/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/12/2020 , Admitted by: Self, Date of Admission: 22/12/2020 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	STAR CONSTRUCTION Naya Busty Road, Behind Kali Bary, Champasari, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003 , PAN No.:: AExxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri SAURABH EIRAN Son of Shri Suresh Agarwal Hat Bazar, Kurseong, P.O:- Kurseong, P.S:- Kurseong, Kurseong, District:- Darjeeling, West Bengal, India, PIN - 734203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx3B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : STAR CONSTRUCTION (as Partner)
2	Shri BHOLA MAJUMDAR Son of Shri Ramakanta Majumdar Bhanubhakta Sarani, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx3F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : STAR CONSTRUCTION (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Subhadip Dutta Son of Late N Dutta Siliguri, P.O:- Bhaktinagar, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734007			
Identifier Of Smt ATOSHI BARMAN, Shri SAURABH EIRAN, Shri BHOLA MAJUMDAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt ATOSHI BARMAN	STAR CONSTRUCTION-33 Dec

Land Details as per Land Record

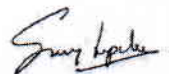
District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Gourcharan-(81), Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 19, LR Khatian No:- 5367	Owner: অতসী বর্মণ, Gurdian: সুরথ , Address: নিজ , Classification: বাস্তু, Area: 0.33000000 Acre,	Owner Name not selected by applicant.

On 10-12-2020

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 1,73,25,000/-



Suraj Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

On 22-12-2020

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

Presented for registration at 11:48 hrs on 22-12-2020, at the Private residence by Smt ATOSHI BARMAN, Executant.

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

Execution is admitted on 22/12/2020 by Smt ATOSHI BARMAN, Wife of Shri Surat Barman, Ghokla Jote, Barogharia, Matigara, P.O: Matigara, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by Profession House wife

Indetified by Shri Subhadip Dutta, , Son of Late N Dutta, Siliguri, P.O: Bhaktinagar, Thana: Bhaktinagar, , 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 22-12-2020 by Shri SAURABH EIRAN, Partner, STAR CONSTRUCTION, Naya Busty Road, Behind Kali Bary, Champasari, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003

Indetified by Shri Subhadip Dutta, , Son of Late N Dutta, Siliguri, P.O: Bhaktinagar, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by profession Business

Execution is admitted on 22-12-2020 by Shri BHOLA MAJUMDAR, Partner, STAR CONSTRUCTION, Naya Busty Road, Behind Kali Bary, Champasari, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003

Indetified by Shri Subhadip Dutta, , Son of Late N Dutta, Siliguri, P.O: Bhaktinagar, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by profession Business



Suraj Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

On 23-12-2020

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

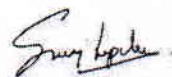
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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/-

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 1096, Amount: Rs.50/-, Date of Purchase: 22/12/2020, Vendor name: J Banik



Suraj Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2020, Page from 134119 to 134142
being No 040305414 for the year 2020.



Digitally signed by SURAJ LEPCHA
Date: 2020.12.25 18:01:37 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 2020/12/25 06:01:37 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

Star Construct
Beisan
Part

(This document is digitally signed.)

आयकर विभाग
INCOME TAX DEPARTMENT
SAURABH EIRAN
SURESH AGARWAL
29/11/1988
Permanent Account Number
AAYPE6083B
Signature

भारत सरकार
GOVT. OF INDIA



26/11/2010

Saurabh