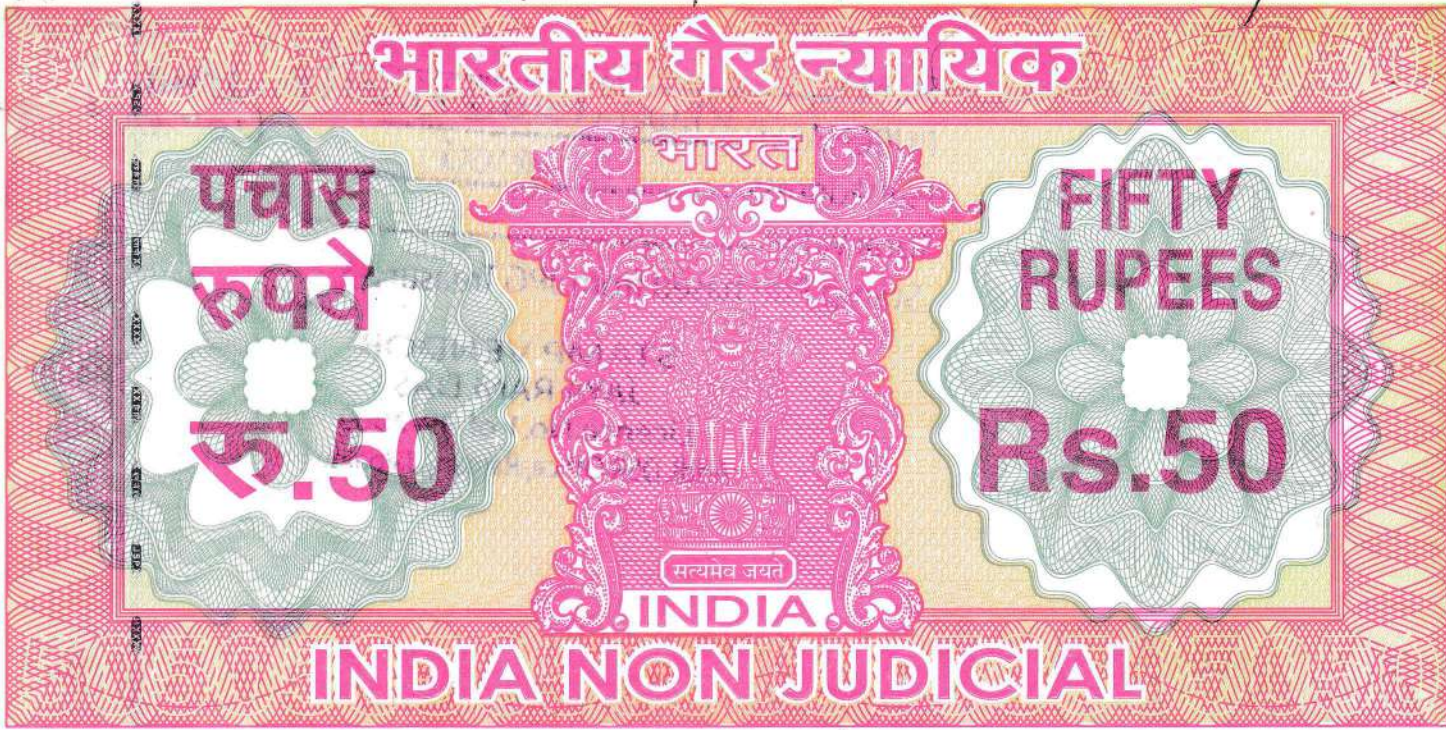


SL. No. 1802/2024

D - 1695/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8/1869849/2024 AK 540457

Signature
15:31
15.07.24

Khushi Paul

Japan Sutta

Ratan Sutta

Tobashi Nandhi

Tapas Datta

Sutapa Datta

Somnagar Datta (Baru)

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

Page 1 of 13

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

ADDL. DIST. REGISTRAR
SUZURI

Signature
15/07/2024

SL. NO. 12063 Date 2, 7, 2024
PURCHASER Khushi Paul @ Khushi Paul (Dutta) Kothari
Full Address Siliguri
Total Value 50/-
Stamp Purchased from JPG Treasury - JDS

STAMP VENDOR
JAYA RANI DAS
Licence No.1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiguri



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

15 JUL 2024

Khushi Paul

Tapan Dutta

Ratan Dutta

Tapashi Nandi

Tapash Dutta

Tapash Dutta

Samagata Dutta (Basu)

KNOWN ALL MEN BY THESE PRESENTS We,

- (1) **SMT. KHUSHI PAUL @ KHUSHI PAUL (DUTTA)**, PAN-BPBPP4272C, Wife of Sri Rajeswar Paul @ Rajeshwar Paul & Daughter of Late Naresh Chandra Dutta, Hindu by religion, Indian by Nationality, Housewife by occupation, resident of Netaji Pally, Siliguri, Ward No. 22 of Siliguri Municipal Corporation, Post Office Rabindra Sarani, Police Station Siliguri, District Darjeeling in the State of West Bengal, PIN-734006,
- (2) **SRI TAPAN DUTTA**, PAN- AFIPD6557L, Son of Late Naresh Chandra Dutta, Hindu by religion, Indian by Nationality, Business by occupation, resident of Rabindra Nagar, Siliguri, Ward No. 21 of Siliguri Municipal Corporation, Post Office Rabindra Sarani, Police Station Siliguri, District Darjeeling in the State of West Bengal, PIN-734006,
- (3) **SRI RATAN DUTTA**, PAN- DGGPD1937J, Son of Late Naresh Chandra Dutta, Hindu by religion, Indian by Nationality, Business by occupation, resident of Rabindra Nagar, Siliguri, Ward No. 21 of Siliguri Municipal Corporation, Post Office Rabindra Sarani, Police Station Siliguri, District Darjeeling in the State of West Bengal, PIN-734006,
- (4) **SMT. TAPASHI NANDI @ TAPASHI NANDI (DUTTA)**, PAN-AEKPN9781R, Wife of Sri Shyamal Nandi @ Syamal Nandi & Daughter of Late Naresh Chandra Dutta, Hindu by religion, Indian by Nationality, Business by occupation, resident of 17, Pramotes Barua Sarani, Rabindra Nagar, Siliguri, Ward No. 21 of Siliguri Municipal Corporation, Post Office Rabindra Sarani, Police Station Siliguri, District Darjeeling in the State of West Bengal, PIN-734006,
- (5) **SRI TAPASH DUTTA**, PAN- BEUPD1270G, Son of Late Naresh Chandra Dutta, Hindu by religion, Indian by Nationality, Business by occupation, resident of Rabindra Nagar, Siliguri, Ward No. 21 of Siliguri Municipal Corporation, Post Office Rabindra Sarani, Police Station Siliguri, District Darjeeling in the State of West Bengal, PIN-734006,

Khushi Patel

Jayansita

Ratan Dutta

Tatashi Nandi

Tapash Dutta

Sutapa Dutta

Samagata Dutta (Basu)

(6) **SMT. SUTAPA DUTTA**, PAN- JEYPD0005K, Wife of Late Swapan Dutta, Hindu by religion, Indian by Nationality, Housewife by occupation, resident of Netaji Pally, Siliguri, Ward No. 22 of Siliguri Municipal Corporation, Post Office Rabindra Sarani, Police Station Siliguri, District Darjeeling in the State of West Bengal, PIN-734006,

(7) **SMT. SAMAGATA DUTTA (BASU) @ SAMAGATA DUTTA**, PAN-BYEPD2386R, Wife of Sri Subrata Basu & Daughter of Late Swapan Dutta, Hindu by religion, Indian by Nationality, Housewife by occupation, resident of Jagadish Chandra Bose Road, Collegepara, Siliguri, Ward No. 17 of Siliguri Municipal Corporation, Post Office & Police Station Siliguri, District Darjeeling in the State of West Bengal, PIN-734001 - hereinafter called the "**PRINCIPALS**" send greetings.

WHEREAS one Basanti Rani Dutta @ Basanti Dutta, Wife of Sri Naresh Chandra Dutta during her lifetime acquired by purchase of land measuring 8 Decimals or 5 Kathas, recorded in R.S. Khatian No. 3235, in R.S. Plot No. 11402, within Mouza Siliguri, J.L. No. 110, Pargana Baikunthapur, under Police Station Siliguri, District Darjeeling, by virtue of a registered Deed of Sale, registered on 15.07.1966, being Document No. 3814 for the year 1966, registered in Book No. I, Volume No. 40, Pages from 234 to 236, registered in the office of the then Sub-Register, Siliguri, District Darjeeling, purchased from one Sri Satish Chandra Roy, Son of Late Hari Mohan Roy of Rabindra Nagar, Siliguri, Police Station Siliguri, District Darjeeling and since the date of such purchase said Basanti Rani Dutta @ Basanti Dutta was in actual, khas and physical possession of the said land having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS being owner in such possession said Basanti Rani Dutta @ Basanti Dutta died intestate on 12.12.2004 and her husband namely Naresh Chandra Dutta also died before her death leaving behind her four sons namely **SWAPAN DUTTA** (now deceased), **SRI TAPAN DUTTA** (the Principal No. 2 hereof), **SRI RATAN DUTTA** (the Principal No. 3 hereof) & **SRI TAPASH DUTTA**

Khushi Paul

Swapan Dutta

Basanti Dutta

Tapashi Nandi

Tapash Dutta

Sutapa Dutta

Samagata Dutta (Basu)

(the Principal No. 5 hereof) and two daughters namely **SMT. KHUSHI PAUL @ KHUSHI PAUL (DUTTA)** (the Principal No. 1 hereof) & **SMT. TAPASHI NANDI @ TAPASHI NANDI (DUTTA)** (the Principal No. 4 hereof) as her only legal heirs and successors as per provisions of the Hindu Succession Act, 1956. Accordingly, the abovenamed legal heirs of Late Basanti Rani Dutta @ Basanti Dutta jointly inherited the aforesaid land measuring 8 Decimals or 5 Kathas, each having undivided $1/6^{\text{th}}$ share therein, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever and thereafter they have mutated the said land in their names and obtained six separate L.R. Khatians from the concerned Land Reforms Office vide (1) L.R. Khatian No. 7952 lies in the name of Swapan Dutta, (2) L.R. Khatian No. 7953 lies in the name of Principal No. 1 hereof, (3) L.R. Khatian No. 7954 lies in the name of Principal No. 2 hereof, (4) L.R. Khatian No. 7955 lies in the name of Principal No. 3 hereof, (5) L.R. Khatian No. 7956 lies in the name of Principal No. 4 hereof and (6) L.R. Khatian No. 7957 lies in the name of Principal No. 5 hereof, in respect of L.R. Plot No. 6560, arising out of R.S. Plot No. 11402, which is within Mouza Siliguri Purba, J.L. No. 92, Police Station Siliguri, District Darjeeling.

A N D

✓
WHEREAS being owner in such possession said Swapan Dutta, Son of Late Naresh Chandra Dutta and Late Basanti Rani Dutta @ Basanti Dutta died intestate on 28.12.2023 leaving behind him, his wife **SMT. SUTAPA DUTTA** (the Principal No. 6 hereof) and one daughter **SMT. SAMAGATA DUTTA (BASU) @ SAMAGATA DUTTA** (the Principal No. 7 hereof) as his only legal heirs and successors as per provisions of the Hindu Succession Act, 1956. Accordingly, the abovenamed legal heirs of late Swapan Dutta jointly inherited the undivided $1/6^{\text{th}}$ share of the aforesaid land measuring 8 Decimals or 5 Kathas left by the deceased Swapan Dutta, having equal share therein, having permanent, heritable and transferable right, title and interest therein and free from all encumbrances and charges whatsoever.

A N D

Khushi Paul

Tapen Dutta

Ratan Dutta

Tapashi Nandi

Tapash Dutta

Satapa Dutta

Samagata Dutta (Kasin)

WHEREAS by virtue of inheritance, we (the abovenamed Principals) became the absolute joint owner of total land measuring 8 Decimals or 5 Kathas having permanent, heritable and transferable right, title and interest therein and free from all encumbrances and charges whatsoever.

A N D

WHEREAS as per physical measurement it is found that we (the abovenamed Principals) are in actual, khas and physical possession of the land measuring 4 Kathas 13 Chhataks or 3465 Square feet as more fully described in the Schedule "A" below and we have been enjoying and possessing the said land having permanent, heritable and transferable right, title and interest therein and free from all encumbrances and charges whatsoever.

A N D

WHEREAS we (the Principals hereof) have decided to develop the aforesaid land as described in the Schedule below but due to insufficient fund and other sufficient reasons and lack of technical expertise, we, could not construct building on the said plot.

A N D

WHEREAS we (the Principals hereof) have entered into an Development Agreement on 15.07.2024 with **RUP CONSTRUCTION**, PAN- ABGFR6843R, a Partnership Firm, having its office at Meghlal Roy Road, North Chayanpara, Ward No. 37 of Siliguri Municipal Corporation, Post Office – Ghogomali, Police Station – Bhaktinagar, District – Jalpaiguri, in the State of West Bengal, PIN-734006, represented by its two Partners namely (1) **SRI MUKUL SARKAR**, PAN- EKRPS7385K, Son of Sri Manoranjan Sarkar and (2) **SMT. DIPIKA SARKAR**, PAN- HXBPS8165K, Wife of Sri Mukul Sarkar, both are Hindu by religion, Indian by Nationality, Business by occupation, resident of Meghlal Roy Road, North Chayanpara, Ward No. 37 of Siliguri Municipal Corporation, Post Office – Ghogomali, Police Station – Bhaktinagar, District – Jalpaiguri, in the State of West Bengal, PIN-734006 which was duly registered on 15.07.2024 in the office of the Additional District Sub-Registrar, Siliguri, recorded

Khushi Paul
Japan

Ratan Gupta

Tapashi Nandi

Tapash Dutta

Sutapa Dutta
Samagata Dutta (Besa)

as Book No. I, vide Document No. 1689 for the year 2024 for development of the said land by constructing G+3 storied residential-cum-commercial building thereon on the terms and condition and stipulations contained in the said Agreement.

A N D

WHEREAS one of the conditions contained in the said Development agreement is that we shall grant Development Power of Attorney in favour of the Developer to carry out the Development work and also for transfer the Flats, Parking Spaces/Garages, Commercial Spaces to the intending Purchaser/s from the Developer's Allocation as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work. We, therefore appoint **RUP CONSTRUCTION**, PAN- ABGFR6843R, a Partnership Firm, having its office at Meghlal Roy Road, North Chayanpara, Ward No. 37 of Siliguri Municipal Corporation, Post Office – Ghogomali, Police Station – Bhaktinagar, District – Jalpaiguri, in the State of West Bengal, PIN-734006, represented by its two Partners namely (1) **SRI MUKUL SARKAR**, PAN- EKRPS7385K, Son of Sri Manoranjan Sarkar and (2) **SMT. DIPIKA SARKAR**, PAN- HXBPS8165K, Wife of Sri Mukul Sarkar, both are Hindu by religion, Indian by Nationality, Business by occupation, resident of Meghlal Roy Road, North Chayanpara, Ward No. 37 of Siliguri Municipal Corporation, Post Office – Ghogomali, Police Station – Bhaktinagar, District – Jalpaiguri, in the State of West Bengal, PIN-734006, as our true and lawful Attorney(s) for the purpose hereinafter mentioned and vesting them with the power and authorities to act and to perform as herein contained.

Terms and Conditions of Development Power:

1. To look after, manage, control, supervise and protect the said property in such manner as our said Attorney(s) shall think fit and proper.
2. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Completion Plan, Amalgamation Plan, specifications of structure, construction of G+3 storied residential-cum-commercial building in the said property as

Kheerhi Paul

Japan Sultu

Ratan Sultu

Tapashi Nandi

Tapash Dutta

Sutapa Dutta
Samaragata Dutta (Basu)

well as revised or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, Completion Plan, specifications including revised or new plans or Addition Plan, Alteration Plan and to submit the same before the Siliguri Municipal Corporation and Siliguri Jalpaiguri Development Authority for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, Completion Plan, specifications, Amalgamation Plan and also to sign Deed of Rectification, Deed of Declaration, Deed of Amalgamation and also with regard to specification and to receive all Plans including sanctioned Building plan, Addition Plan, Alteration Plan, Completion Plan, Completion certificate etc., from the Siliguri Municipal Corporation upon giving proper acknowledgement and or receipts for the same.

3. To appear before and represent us at the office of the L. & L.R.O., S.D.L.R.O., A.D.M. (L.R.), District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, Service Tax and Income Tax Authority in respect of land and Tax matter and all other acts, statutes, laws, rules and bye-laws in any way in connection with the development of the said property.
4. To negotiate for sale or disposal of the Developer's Allocation as specified in the reference **Development Agreement** and also for development work in respect of entire Scheduled property, described fully herein below, which includes the Owners' Allocation, and Developer's Allocation, fully described in the reference **Development Agreement** and also in respect of the proportionate share in the land in the said property, on which the said G+3 storied residential-cum-commercial building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of our said Attorney(s) and/or in respect of the said G+3 storied residential-cum-commercial building to be constructed in the said property at such price and on such terms and condition as our said Attorney(s) shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at the choice of our said Attorney(s) and/or in respect

Kheerhi Patel

Jagan Sautra

Ratan Surti

Tapashi Nandani

Tapash Dutta

Subrata Dutta

Sanagata Dutta (Basu)

of the said G+3 storied residential-cum-commercial building to be constructed in the said property at such price and on such terms and conditions as our said Attorney(s) shall think fit and proper and for that purpose, to sign, execute and perform all agreement, contracts and other writings and papers relating to the sale, lease or disposal as aforesaid containing such covenants and conditions as our said Attorney(s) shall think fit and proper.

5. To receive all moneys by way of earnest money or initial payment or payments or installments or full payment of consideration money in connection with sale, gift, lease or disposal of Flats, Parking Spaces/Garages, Commercial Spaces etc. or part of the said G+3 storied residential-cum-commercial building, which belongs to the Developer's Allocation as per said Development Agreement as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharges thereof.
6. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, colliers, labourers, durwans and all other persons required for the construction supervision and all other works in connection with the said G+3 storied residential-cum-commercial building in the said property at such wages, remuneration fees or other payments and on such terms and conditions as our said Attorneys shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.
7. To apply to appropriate authorities for cement, iron, steel and other materials required for construction of the said G+3 storied residential-cum-commercial building and to purchase the same at such price and on such terms and conditions as our said Attorney(s) shall think fit and proper.
8. To apply to appropriate authorities for electric connections sanitary connections, water supply connections, drainage and sewerage connections, temporary or permanently for the said G+3 storied residential-cum-commercial building in the said property.

Khushi Paul

Jaganmouli

Ratan Bhatta

Tapashi Nandi

Tapash Dutta

Sutapa Dutta

Somnagar Dutta (Basu)

9. To pay or cause to be paid all Siliguri Municipal Corporation/Siliguri Jalpaiguri Development authority rates, taxes and other outgoing and impositions payable in respect of the said property during the construction of the said G+3 storied residential-cum-commercial building.
10. In terms of the said reference **Development Agreement** and to sign and execute all Deeds of conveyance/sale, gift, rectification, declaration or lease or any type of Deed of transfer, Deed of Tenancy, and all other documents and writings in respect of the newly constructed building or any portion thereof or the flats or units, parking spaces/garages, commercial spaces in the said G+3 storied residential-cum-commercial building, which relates to the Developer's Allocation as mentioned in the Development Agreement stated above as well as the proportionate share of the land in the said property, for sale, lease, mortgage, transfer or disposal of Developer's Allocation on such terms and conditions as our said Attorney(s) shall think fit and proper to admit receipts of consideration and to execute and to register the same according to the provisions of law.
11. In case of acquisition or requisitions either by State Government or Central Government of the said land in the said property as well as the G+3 storied residential-cum-commercial building therein or any portions thereof, to file objections and to apply for compensations and such authorities and to receive all compensation and statutory allowance and to grant proper receipts and for the said purpose, to appoint Advocates, solicitors and lawyers and to sign retainers warrants of Attorneys and Vakalatnama.
12. To make representations to Government, Military Railways public bodies and any other bodies, authorities and persons concerned relating to the said property and/or the said G+3 storied residential-cum-commercial building and all matters relating thereto.

Khushi Patel

Jagan Dutta

Ratan Dutta

Tapashi Nandi

Tapash Dutta

Sutapa Dutta

Samagata Dutta (Basu)

13. To ask, demand sue for recover and receive all moneys, securities for money and things of whatsoever in nature and description now belonging or hereafter to belong to use whether solely or jointly with any other person or persons in connection with the Developer's Allocation in the said property, fully described in reference development agreement, and to give valid and effectual receipts and discharges for the same.
14. To commence, prosecute, defend and continue all actions suits, appeals and other legal proceeding or which may hereafter be commenced by or against us individual or joint capacity in and outside the union or India in any court of justice, civil criminal or Revenue, both appellate and original, in respect of the said property and to appear before all Magistrates and other officers for the recovery of any debt or other sum of money, right, title interest property matter or thing whatsoever now due or payable or deliverable or in anywise belonging to us in respect of the said property by any means or on any means or any account whatsoever to prosecute, defend or discontinue or become non-suited therein to settle, compromise and refer to arbitration any suits, appeal, actions or proceeding to appoint solicitors, council, advocates, pleaders or other legal agents and to sign Vakalatnama and to sign and verify complaints, written statement, petitions and other pleadings and documents to prefer appeals and to apply for reviews and revisions, to apply for execution of decrees and orders to draw money from any court, Accountant General, official receiver or other authorities and to give effectual receipts and discharge for the same and to accept service of writs of summons and other legal process and generally to do and represent us before all courts, Magistrates, and other judicial criminal and revenue authorities in and outside the union of India.
15. To adjust, settle, compromise all disputes, accounts or any other matter regarding our property building or documents, which may arise hereafter between us and any other person, firm or company on such terms as our said Attorney(s) may think fit and proper.

Khushi Paul

Jagan Dutta

Ratan Dutta

Tapashi Nandi

Tapash Dutta

Sutapa Dutta

Samagata Dutta (Basu)

16. To execute and register necessary Deed or Deeds of Conveyance/Sale in favour of the intending purchaser or purchasers on our behalf and to present any such conveyance or conveyances for registration to admit, execute before the registering authority for and to have the said Deed or Deeds of Conveyance registered in respect of the Developer's Allocation in the said property as per Development Agreement stated above and to do all acts, deeds and things which our said Attorney(s) shall consider necessary for conveying the said property or newly constructed G+3 storied residential-cum-commercial building and/or any part thereof on the basis of the aforesaid registered Development Agreement and other things, which our said Attorney(s) shall consider necessary for conveying the said Developer's Allocation in favour of the intending purchaser or purchasers, fully and effectually in all respect as we could do the same by us personally and/or jointly.
17. Generally, to do all other acts, deeds, matters and things whatsoever in and about the said property and the affairs relating thereto as effectually as we, ourselves could do personally.
18. We do hereby ratify and confirm and agree and covenant with our said Attorney(s) shall lawfully do or execute or perform to do or execute or about the premises by virtue hereof and hereby declare that every such act deed matter or things lawfully done or execute or purporting to be lawfully done or executed by our said Attorney(s).
19. We do hereby agree and confirm that our Attorney(s) in every respect if he/she/they wanted to do so **and vice-versa** in respect of every affair of the below mentioned scheduled property including having authority to sign solely as developer(s).

Khushi Paul
Japan
Ratan Jella
Tapashi Nandi
Tapash Dutta
Sutapa Dutta
Samagata Dutta (Basu)

AND GENERALLY to act as our true and lawful Attorney(s) jointly and severally in all matters though not specifically mentioned herein concerning the above matter and we do hereby further agree to ratify and confirm all and whatsoever that our said Attorney shall lawfully do or cause to be done by virtue of this **POWER OF ATTORNEY** and the acts, deeds and things which will be done by our Attorney(s) will be construed as acts, deeds and things done by ourselves.

SCHEDULE OF THE LAND

ALL THAT PIECE OR PARCEL of vacant land measuring 4 Kathas 13 Chhataks or 3465 Square feet, recorded in R.S. Khatian No. 3235 corresponding to L.R. Khatian No. 7953, 7954, 7955, 7956, 7957 & 7952, in R.S. Plot No. 11402 corresponding to L.R. Plot No. 6560, within Mouza Siliguri (now Siliguri Purba), J.L. No. 110 (now 92), Pargana Baikunthapur, under Police Station Siliguri, Addl. District Sub-Registry Office Siliguri, situated at Rabindra Nagar, Ward No. 21 of Siliguri Municipal Corporation, District Darjeeling in the State of West Bengal.

The said land measuring 4 Kathas 13 Chhataks or 3465 Square feet is butted and bounded as follows: -

North	:	Land & house of Ranjan Moitra & Amit Dam;
South	:	Land & house of Satish Chandra Roy;
East	:	27 feet wide S.M.C. Road;
West	:	14 feet wide S.M.C. Road.

Separate sheets containing the fingerprints of the Principals, Attorney & Identifier are annexed herewith forming part of these presents.

IN WITNESS WHEREOF, we have set and subscribe our hands on this **POWER OF ATTORNEY** after understanding the contents in good sense, conscious mind on this the 15th day of July, 2024 at Siliguri.

WITNESSES:

1. Syamal Nandi

(SYAMAL NANDI)
S/O. Sri Ghanashyam Nandi,
17, Promotes Barua Sarani,
Opposite Habus Atta Mill,
Rabindra Nagar, Ward No. 21,
P.O. Rabindra Sarani,
P.S. Siliguri,
Dist. Darjeeling (W.B.),
PIN-734006.

2. Samiran Saha

(SAMIRAN SAHA)
S/O. Late Sudhir Kumar Saha,
Sachitra Paul Sarani,
Haiderpara,
P.O. Haiderpara,
P.S. Bhaktinagar,
Dist. Jalpaiguri (W.B.),
PIN-734006.

Khushi Paul

Tapash Dutta

Ratan Dutta

Tapashi Nandi

Tapash Dutta

Sutapa Dutta

Samagata Dutta (Basu)

(Signature of the Principals)

RUP CONSTRUCTION

Habib

PARTNER

RUP CONSTRUCTION

Shipika Sarkar

PARTNER

(Signature of the Attorney)

Drafted by me as per the instruction of the Principals, readover and explain by me and printed in my office.

Chandan Mansingka

(CHANDAN MANSINGKA)

ADVOCATE, SILIGURI

Enrolment No. F/657/664/1990

FINGER IMPRESSION SHEET **PRINCIPALS**

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Khushi Paul</i>	LEFT HAND					
	RIGHT HAND					

Khushi Paul
SIGNATURE

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Japan Sutta</i>	LEFT HAND					
	RIGHT HAND					

Japan Sutta
SIGNATURE

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Ratan Sutta</i>	LEFT HAND					
	RIGHT HAND					

Ratan Sutta
SIGNATURE

FINGER IMPRESSION SHEET PRINCIPALS

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Tapashi Nandi</i>	LEFT HAND					
	RIGHT HAND					

Tapashi Nandi

SIGNATURE

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Tapash Dutta</i>	LEFT HAND					
	RIGHT HAND					

Tapash Dutta

SIGNATURE

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Sutapa Dutta</i>	LEFT HAND					
	RIGHT HAND					

Sutapa Dutta

SIGNATURE

FINGER IMPRESSION SHEET PRINCIPAL

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Samagata Dutta (Basu)</i>	LEFT HAND					
	RIGHT HAND					

Samagata Dutta (Basu)
SIGNATURE

ATTORNEY

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>[Signature]</i>	LEFT HAND					
	RIGHT HAND					

RUP CONSTRUCTION

[Signature]
PARTNER

SIGNATURE

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Dipika Sarkar</i>	LEFT HAND					
	RIGHT HAND					

RUP CONSTRUCTION

Dipika Sarkar
SIGNATURE PARTNER

FINGER IMPRESSION SHEET

IDENTIFIER

PHOTO	LEFT THUMB IMPRESSION
 <i>Syamal Nandi</i>	

Syamal Nandi

SIGNATURE OF IDENTIFIER

Major Information of the Deed

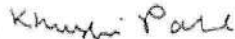
Deed No :	I-0402-01695/2024	Date of Registration	15/07/2024
Query No / Year	0402-8001869849/2024	Office where deed is registered	
Query Date	15/07/2024 2:26:55 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Chandan Mansingka Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832017400, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 1,04,00,000/-		Rs. 1,04,00,000/-	
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]:- 040201689/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

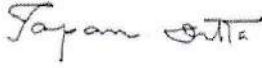
District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: RABINDRA NAGAR, Road Zone : (WARD NO.21 -- WARD NO.21) , Mouza: Siliguri, Pin Code : 734006

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-11402	RS-3235	Bastu	Bastu	4 Katha 13 Chatak	1,04,00,000/-	1,04,00,000/-	Width of Approach Road: 27 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					7.9406Dec	104,00,000 /-	104,00,000 /-	

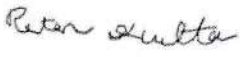
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Khushi Paul, (Alias: Khushi Paul Dutta) (Presentant) Wife of Mr Rajeswar Paul Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office		 Captured	
		15/07/2024	LTI 15/07/2024	15/07/2024

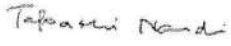
Netaji Pally, Siliguri, Ward No. 22, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX6, PAN No.: BPxxxxxx2C, Aadhaar No: 24xxxxxxxx2198, Status :Individual, Executed by: Self, Date of Execution: 15/07/2024, Admitted by: Self, Date of Admission: 15/07/2024, Place : Office

2	Name	Photo	Finger Print	Signature
	Mr Tapan Dutta Son of Late Naresh Chandra Dutta Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024, Place : Office		 Captured	
	15/07/2024	LTI 15/07/2024	15/07/2024	

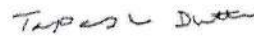
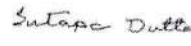
Rabindra Nagar, Siliguri, Ward No. 21, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX4, PAN No.: AFxxxxxx7L, Aadhaar No: 95xxxxxxxx2066, Status :Individual, Executed by: Self, Date of Execution: 15/07/2024, Admitted by: Self, Date of Admission: 15/07/2024, Place : Office

3	Name	Photo	Finger Print	Signature
	Mr Ratan Dutta Son of Late Naresh Chandra Dutta Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024, Place : Office		 Captured	
	15/07/2024	LTI 15/07/2024	15/07/2024	

Rabindra Nagar, Siliguri, Ward No. 21, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX5, PAN No.: DGxxxxxx7J, Aadhaar No: 86xxxxxxxx1704, Status :Individual, Executed by: Self, Date of Execution: 15/07/2024, Admitted by: Self, Date of Admission: 15/07/2024, Place : Office

4	Name	Photo	Finger Print	Signature
	Mrs Tapashi Nandi, (Alias: Tapashi Nandi Dutta) Wife of Mr Shyamal Nandi Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024, Place : Office		 Captured	
	15/07/2024	LTI 15/07/2024	15/07/2024	

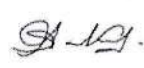
17, Pramotes Barua Sarani, Rabindra Nagar, Siliguri, Ward No. 21, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX2, PAN No.: AExxxxxx1R, Aadhaar No: 57xxxxxxxx1486, Status :Individual, Executed by: Self, Date of Execution: 15/07/2024, Admitted by: Self, Date of Admission: 15/07/2024, Place : Office

5	Name Mr Tapash Dutta Son of Late Naresh Chandra Dutta Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office	Photo  15/07/2024	Finger Print  LTI 15/07/2024	Signature  15/07/2024
Rabindra Nagar, Siliguri, Ward No. 21, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: BExxxxxx0G, Aadhaar No: 27xxxxxxx9941, Status :Individual, Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office				
6	Name Mrs Sutapa Dutta Wife of Late Swapna Dutta Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office	Photo  15/07/2024	Finger Print  LTI 15/07/2024	Signature  15/07/2024
Netaji Pally, Siliguri, Ward No. 22, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: JExxxxxx5K, Aadhaar No: 50xxxxxxx6060, Status :Individual, Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office				
7	Name Mrs Samagata Dutta Basu, (Alias: Samagata Dutta) Daughter of Late Swapna Dutta Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office	Photo  15/07/2024	Finger Print  LTI 15/07/2024	Signature  15/07/2024
Jagadish Chandra Bose Road, Collegepara, Siliguri, Ward No. 17, 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: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: BYxxxxxx6R, Aadhaar No: 40xxxxxxx2375, Status :Individual, Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RUP CONSTRUCTION Meghlal Roy Road, Chayanpara, Ward No. 37, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Date of Incorporation:XX-XX-2XX3 , PAN No.: ABxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Mukul Sarkar Son of Mr Manoranjan Sarkar Date of Execution - 15/07/2024, , Admitted by: Self, Date of Admission: 15/07/2024, Place of Admission of Execution: Office	 Jul 15 2024 3:49PM	 LTI 15/07/2024	Signature  15/07/2024
Meghlal Roy Road, Chayanpara, Ward No. 37, 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, Date of Birth:XX-XX-1XX6 , PAN No.:: EKxxxxxx5K, Aadhaar No: 77xxxxxxxx5862 Status : Representative, Representative of : RUP CONSTRUCTION (as partner)				
2	Name Mrs Dipika Sarkar Wife of Mr Mukul Sarkar Date of Execution - 15/07/2024, , Admitted by: Self, Date of Admission: 15/07/2024, Place of Admission of Execution: Office	 Jul 15 2024 3:50PM	 LTI 15/07/2024	Signature  15/07/2024
Meghlal Roy Road, Chayanpara, Ward No. 37, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: HXxxxxxx5K, Aadhaar No: 23xxxxxxxx3910 Status : Representative, Representative of : RUP CONSTRUCTION (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Syamal Nandi Son of Shri Ghanashyam Nandi Rabindra Nagar, Ward No. - 21, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006	 15/07/2024	 LTI 15/07/2024	 15/07/2024
Identifier Of Mrs Khushi Paul, Mr Tapan Dutta, Mr Ratan Dutta, Mrs Tapashi Nandi, Mr Tapash Dutta, Mrs Sutapa Dutta, Mrs Samagata Dutta Basu, Mr Mukul Sarkar, Mrs Dipika Sarkar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Khushi Paul	RUP CONSTRUCTION-1.32344 Dec
2	Mr Tapan Dutta	RUP CONSTRUCTION-1.32344 Dec
3	Mr Ratan Dutta	RUP CONSTRUCTION-1.32344 Dec
4	Mrs Tapashi Nandi	RUP CONSTRUCTION-1.32344 Dec
5	Mr Tapash Dutta	RUP CONSTRUCTION-1.32344 Dec
6	Mrs Sutapa Dutta	RUP CONSTRUCTION-0.661719 Dec
7	Mrs Samagata Dutta Basu	RUP CONSTRUCTION-0.661719 Dec

Endorsement For Deed Number : I - 040201695 / 2024

On 15-07-2024

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 15:34 hrs on 15-07-2024, at the Office of the A.D.S.R. SILIGURI by Mrs Khushi Paul Alias Khushi Paul Dutta, 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 1,04,00,000/-

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

Execution is admitted on 15/07/2024 by 1. Mrs Khushi Paul, Alias Khushi Paul Dutta, Wife of Mr Rajeswar Paul, Netaji Pally, Siliguri, Ward No. 22, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession House wife, 2. Mr Tapan Dutta, Son of Late Naresh Chandra Dutta, Rabindra Nagar, Siliguri, Ward No. 21, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 3. Mr Ratan Dutta, Son of Late Naresh Chandra Dutta, Rabindra Nagar, Siliguri, Ward No. 21, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 4. Mrs Tapashi Nandi, Alias Tapashi Nandi Dutta, Wife of Mr Shyamal Nandi, 17, Pramotes Barua Sarani, Rabindra Nagar, Siliguri, Ward No. 21, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession House wife, 5. Mr Tapash Dutta, Son of Late Naresh Chandra Dutta, Rabindra Nagar, Siliguri, Ward No. 21, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 6. Mrs Sutapa Dutta, Wife of Late Swapan Dutta, Netaji Pally, Siliguri, Ward No. 22, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession House wife, 7. Mrs Samagata Dutta Basu, Alias Samagata Dutta, Daughter of Late Swapan Dutta, Jagadish Chandra Bose Road, Collegepara, Siliguri, Ward No. 17, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife

Indetified by Shri Syamal Nandi, , Son of Shri Ghanashyam Nandi, Rabindra Nagar, Ward No. - 21, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Retired Person

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

Execution is admitted on 15-07-2024 by Mrs Dipika Sarkar, partner, RUP CONSTRUCTION (Partnership Firm), Meghlal Roy Road, Chayanpara, Ward No. 37, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006

Indetified by Shri Syamal Nandi, , Son of Shri Ghanashyam Nandi, Rabindra Nagar, Ward No. - 21, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Retired Person

Execution is admitted on 15-07-2024 by Mr Mukul Sarkar, partner, RUP CONSTRUCTION (Partnership Firm), Meghlal Roy Road, Chayanpara, Ward No. 37, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006

Indetified by Shri Syamal Nandi, , Son of Shri Ghanashyam Nandi, Rabindra Nagar, Ward No. - 21, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Retired Person

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 12063, Amount: Rs.50.00/-, Date of Purchase: 02/07/2024, Vendor name: J R Das

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 0402-2024, Page from 39637 to 39662

being No 040201695 for the year 2024.



Syangden

Digitally signed by SANGHA RATNA SYANGDEN
Date: 2024.07.19 17:40:54 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 19/07/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.