

102 32/2021

J - 9941/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 398148

Cap
21/12/2021
5002687251/21

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

Cap
Addl. District Sub-Registrar,
Siliguri-II at Bagdegra

21 DEC 2021

(1) Kuslal Mukherjee

(2) Kanhan Mukhopadhyay

(3) Anudharmatma Saha

UNITY BUILDERS
Saha
PARTNER

UNITY BUILDERS
Bhola Majumdar
PARTNER

GENERAL POWER OF ATTORNEY
AFTER DEVELOPMENT OF
AGREEMENT

क/ग

(1) KUSHAL MUKHERJEE

(2) KANKAN MUKHOPADHYAY

(3) SHUDDHASATTWA GUHA

UNITY BUILDERS
Eiran
PARTNER

UNITY BUILDERS
Bhola Majumdar
PARTNER

KNOW ALL MEN BY THESE PRESENTS that We ,are (1)**SRI KUSHAL MUKHERJEE**, Son of Late Kamal Kanti Mukhopadhyay, **I.T. PAN. BDBPM6684B, Aadhaar No.2961 7244 1947**, (1) **MR. KANKAN MUKHOPADHYAY**, Son of Sri Kaushik Mukhopadhyay, **Aadhaar No.7781 9828 3819 & (3) MR. SHUDDHASATTWA GUHA**, Son of Sri Subrata Guha & Manidipa Guha, **Aadhaar No.5019 0136 4155, PAN : DCWPG0436B**, all are Hindu by religion, Indian by Nationality, Owner No. 1 Business , Owner No.2 & 3 Student by Occupation, Owner Nos. 1 & 2 resident of Nivedita Road by Lane, P.O. & P.S. Pradhan Nagar, Under ward No.02 of S.M.C., District Darjeeling, Pin – 734003, State of West Bengal, Owner No. 3 Resident of Deshbandhu Para, Deshbandhu Bidyapith Road, P.O. Siliguri Town, P.S. Siliguri, District-Darjeeling, Pin -734004, State of West Bengal - hereinafter called the **"PRINCIPALS /EXECUTANTS"**.

UNITY BUILDERS, A partnership Firm, having it office Ground Floor, Star Royal, Nayabasti, Besides Kali Mandir, P.O. Champasari & P.S Pradhan Nagar, Pin 734403, Dist. Darjeeling, **PAN NO.AAHFU0568L**, represented by its Partners either jointly and/ or severally (1) **SRI SAURABH EIRAN**, Son of Sri Suresh Agarwal, **PAN :- AAYPE6083B, Aadhaar No.5762 8857 6089 & (2) SRI BHOLA MAJUMDAR**, Son of Sri Ramakant Majumdar, **PAN:-AJPPM4043F, Aadhaar No. 5479 4832 2057**, both are Hindu by religion, Business by occupation, Partner No.1 residing at Hat Bazar Masjid Lane, Ward No.15 of Kurseong Municipality, P.O. & P.S. Kurseong , Dist Darjeeling, Pin 734203, Partner No.2 residing at Bhanu Bhakta Sarani Bye Lane, Near Jyotirmoy Atheletic Club, P.O & P.S Pradhan Nagar, Dist Darjeeling, Pin – 734003, West Bengal - hereinafter called the **"ATTORNEY"**

A N D

WHEREAS Kamal Kanti Mukhopadhyay is absolute owner of the land measuring 13 Decimals or 0.13 Acres mentioned in schedule "A", appertaining to and forming part of R.S. Plot No.54, R.S. Khatian No.2/1, J.L.No.83, situated in mouza of Daknikata, Pargana – Patharghata, Police Station – Pradhan Nagar, District – Darjeeling, by virtue a Deed of Sale, executed by Smt. Shantiprova Roy Chowdhury , Wife of Late Binay Kamal Roy Chowdhury & Others, execution on 18.05.1979 at Sub-Registry Office Siliguri, registered in Book No. I, Volume No.60, Pages from 59 to 64,

(1) Kushal Mukherjee

(2) Kamal Mukhopadhyay

(3) Shuddhasattva Guha

UNITY BUILDERS
Suman
PARTNER

UNITY BUILDERS
Shela Mukherjee
PARTNER

being No.3190, for the year of 1979. From the date of such purchased, hereof the aforesaid Kamal Kanti Mukhopadhyay kept the aforesaid land measuring 13Decimals in his actual and physical possession having permanent, heritable, transferable and marketable right, title and interest thereon, free from all encumbrances and charges whatsoever.

A N D

WHEREAS Kamal Kanti Mukhopadhyay has mutated the land in his name to the B.L. & L.R.O. Matigara at Shivmandir and such authority issued Khatian in his name, Vide Khatian No.385 and L.R. Plot No.328 .

A N D

WHEREAS in view of the aforesaid manner the said Kamal Kanti Mukhopadhyay became the absolute and exclusive owner in possession of the said land and during his continuous possession of the said land he died leaving behind his, his two sons namely (1) Sri Kaushik Mukhopadhyay, (2) Sri Kushal Mukhopadhyay & one daughter namely (3) Smt. Manidipa Guha Nee Mukherjee as his only legal heirs and successors to inherit the said landed property left by him each having One Third undivided share therein mentioned in schedule "A".

A N D

WHEREAS 1)Sri Kaushik Mukhopadhyay, (2) Sri Kushal Mukhopadhyay & (3) Smt. Manidipa Guha Nee Mukherjee has mutated the land in their names to the B.L. & L.R.O. Matigara at Shivmandir and such authority issued Khatian in their names, Vide Khatian Nos.1906 ,1907 & 1908 and L.R. Plot No.328 .

A N D

WHEREAS Principal Nos.2 & 3 acquired land measuring 0.08660 Acres, recorded in L.R. Khatian Nos. 1907 & 1908, L.R. Plot No.328, situated within Mouza - Daknikata, , J.L. No.83, Pargana - Patharghata, Ward No.46 of Siliguri Municipal Corporation, by virtue a Deed of Gift, executing by **(1) SRI KAUSHIK MUKHOPADHYAY**, Son of Late Kamal Kanti Mukhopadhyay & **(2) MRS. MANIDIPA GUHA NEE MUKHERJEE**, Wife of Sri Subrata Guha & Daughter of Late Kamal Kanti Mukhopadhyay, registered on 17.09.2021 at A.D.S.R. Bagdogra, recorded in Book No.1, CD

(1) Kunal Mukherjee

(2) Kankar Mukhopadhyay

(3) Mukherjee Subha

UNITY BUILDERS
Saurabh Eiran
PARTNER

UNITY BUILDERS
Subha Mukherjee
PARTNER

Volume No.0403 – 2021, Pages from 167436 to 167461, being No.6559, for the year of 2021.

KNOW ALL MEN BY THESE PRESENTS that we, the above named **PRINCIPALS**, for due our personal inconvenience, and and by an Agreement , dated 21.12.21, registered at A.D.S.R.Siliguri, in book No. I, being No. 9935 for the year 2021 (Development Agreement), the principals have appointed the Attorney as the developer of the said property, in the manner and on the terms and condition contained in the Development Agreement, So, We do hereby **NOMINATE, CONSTITUTE AND APPOINT UNITY BUILDERS, A partnership** Firm, having it office Ground Floor, Star Royal, Nayabasti, Besides Kali Mandir, P.O. Champasari & P.S Pradhan Nagar, Pin 734403, Dist. Darjeeling, **PAN NO.AAHFU0568L**, represented by its **Either** one Partner **(1) SRI SAURABH EIRAN**, Son of Sri Suresh Agarwal, **PAN :- AAYPE6083B, Aadhaar No.5762 8857 6089 and / Or** other partner **(2) SRI BHOLA MAJUMDAR**, Son of Sri Ramakant Majumdar, **PAN:-AJPPM4043F, Aadhaar No. 5479 4832 2057**, both are Hindu by religion, Business by occupation, Partner No.1 residing at Hat Bazar Masjid Lane, Ward No.15 of Kurseong Municipality, P.O. & P.S. Kurseong , Dist Darjeeling, Pin 734203, Partner No.2 residing at Bhanu Bhakta Sarani Bye Lane, Near Jyotirmoy Atheletic Club, P.O & P.S Pradhan Nagar, Dist Darjeeling, Pin – 734003, West Bengal, as our lawful attorney to do the following acts, deeds and things on our behalf in relation to schedule below property that is to say:-

- 1) To look after and manage all affairs in respects of the below Scheduled land. To appear for and represent our before Siliguri Municipal Corporation and Siliguri Jalpaiguri Development Authority.
- 2) To make payment / deposit of khazna, installments and / or any other taxes as may be levied with respect to the aforesaid property by the concerned authority/ies.

(1) Kushal Mukherjee

(2) Kankon Mukhopadhyay

(3) Shuddhasattva Guha

UNITY BUILDERS
Sriram
PARTNER

UNITY BUILDERS
B. In. Alashan
PARTNER

- 3) To take any steps to develop the below scheduled property.
- 4) To receive any postal delivery, summons, notice, letters etc. and to sign any acknowledgement thereof and also to take appropriate steps or to make any reply in relation thereto.
- 5) To engage engineer, architecture, labours, mason and other workers for the purpose of construction of the building of the below schedule land.
- 6) To sign building plan to prepare building plan to deposit the plan to the Siliguri Municipal Corporation or Siliguri Jalpaiguri Development Authority and collect the same after sanction and to deposit the fees for the purpose of sanctioning the said plan by the Siliguri Municipal Corporation or Siliguri Jalpaiguri Development Authority for our and on our behalf.
- 7) To swear any affidavit for the purpose of sanctioning building plan to deposit the same before the Siliguri Municipal Corporation or Siliguri Jalpaiguri Development Authority for our and our behalf.
- 8) To purchase building materials as per choice of the Attorney and to pay.
- 9) To enter into any Agreement for sale with intending purchaser / s on our behalf.
- 10) To receive baina money, balance of the consideration amount against sale of their allocated portion or part of property and to give valid receipt/s thereof and discharge the intending purchaser/s from the payment thereof and to admit such receipt/s before the appropriate Addl. District Sub Registrar, D.S.R. or any other concerned authority /ies and to present

97

(1) Kishal Mukherjee

(2) KanKan Mukhopadhyay

(3) Buddhadasattin Sena

UNITY BUILDERS
Suman
PARTNER

UNITY BUILDERS
Shak Alashin Ja
PARTNER

the sale Deed/s or Gift Deed on our behalf the Registering Authority and admit execution thereof and to sign such other thing for registration of sale deed / s as our said attorney shall consider necessary for properly and legally conveying the property / ies to the purchaser / s as fully and effectually in all respect as we could have done the same ourselves.

- 11) To deliver the possession of the property / ies for and on our behalf as may be required in the circumstances in such manner as may be appropriate and sign any document on our behalf to bind us in this connection.
- 12) Do any act, deed or thing as may be necessary to complete the construction of the proposed G +3 storied building plan on our land fully and particulars described in the schedule below.
- 13) To submit Plans, designs, sketches etc. take him/her/them back with alterations or modifications thereof and /or to renew him/her/them or any before Siliguri Municipal Corporation or Siliguri Jalpaiguri Development Authority or before any other competent authorities in our name and on behalf of us.
- 14) To appear for and represent us before the Revenue Officer(s), in all courts having Civil, Criminal, Original or appellate, revision or special jurisdiction including jurisdiction of Calcutta High Court, Circuit Bench Jalpaiguri, Land Tribunal and other authorities and in all other State and Central Government office(s) or semi-Government office(s) and departments.
- 15) To institute suits or other legal proceedings authorized by law in any Court or Tribunal on behalf of in respect of the matter related with my below schedule land and to sign any plaint, petition or other pleadings, written Statement, verification, vokatatnama, and to execute any decree or order.

(1) Kushal Mukherjee

(2) Kankar Mukhopadhyay

(3) Muddhasatta Saha

UNITY BUILDERS
Saha
PARTNER

UNITY BUILDERS
Saha
PARTNER

- 16) To appoint, engage on my behalf pleaders, advocates or barrister or solicitors whenever my said attorney shall think fit and proper to do so and to discharge and/or terminate his/her/their appointment.
- 17) To apply for and to obtain Electric connection before and from the West Bengal State Electricity Board Distribution Company Limited & to pay electric bill.

AND We hereby agrees to ratify and confirm all and whatever other act or acts our said Attorney shall lawfully do, execute or performed in connection with the any matter related with our schedule below property under and by virtue of this Deed shall be valid and binding on us to all intents and purposes as if done by us personally which we are undertake to ratify and confirm whatever required.

SCHEDULE

All that piece and parcel of land measuring 13Decimals, recorded in R.S. Khatian No. 2/1 , in R.S. Plot No. 54, Corresponding to L.R. Khatian Nos. 1906, 1907 & 1908, L.R. Plot No.328, situated within Mouza – Daknikata J.L. No.83, Pargana – Patharghata, Ward No.46 of **SILIGURI MUNICIPAL CORPORATION**, Road : Narmoda Bagan, Police Station – Pradhan Nagar, District – Darjeeling - 734003, in the State of West Bengal.

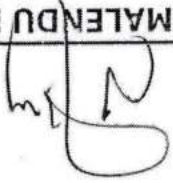
The said land is butted and bounded as follows: -

North : 17ft Wide Pucca Road;
South : Land of Manos Kamal Roy Chowdhury
East : Land of Smt. Aarati Chakraborty;
West : 5 Ft. Road & land of Ratan Banik.

IN WITNESSES WHEREOF we are the above named principal do hereunto set and subscribed our hand on this General Power of Attorney on this the 21st day of December, 2021.

Enrl. No. F 810/777 of 2004
Advocate, Siliguri

(NIRMALENDU ROY)



Identified by me

Signature of the Executants

(1) Shuddhaman Gurja

(2) Kankan Mukhopadhyay

(1) Krishna Mukherjee

(2) Manisha Bhattacharya
W/o Subrata Gurja
17, Vidyapati Road
Sankarapara
Siliguri
734004.

Executants

(1) Krishna Mukherjee
(2) Kankan Mukhopadhyay
(2) Shuddhaman Gurja

Attested by us












Signature of the Attorney

UNITY BUILDERS
PARTNER
Shri Kankan

UNITY BUILDERS












(1) Kankan Mukhopadhyay
S/O Late Kankat Mukherjee
3A, Nivedita Road,
P. S. Bhawan Nagar, Siliguri
P. O. Bhawan Nagar
P. O. Post code: 734003.

WITNESSES:-

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Kushal Mukherjee</i>	Left Hand					
	Right Hand					












Kushal Mukherjee

Signature with date

		Thumb	Fore Finger	Middle Finger	R.ing Finger	Little Finger
 <i>Kankar Mukho Padhyay</i>	Left Hand					
	Right Hand					












Kankar Mukho Padhyay

Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Shuddhasatna Saha</i>	Left Hand					
	Right Hand					












Shuddhasatna Saha

Signature with date

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

Unity Builders
PARTNER

UNITY BUILDERS
Seira
PARTNER
Signature with date

		Thumb	Fore Finger	Middle Finger	R.ing Finger	Little Finger
	Left Hand					
	Right Hand					

PARTNER

UNITY BUILDERS
Alayna
Signature with date
PARTNER

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

Signature with date

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KUSHAL MUKHERJEE

KAMAL KANTI MUKHERJEE

10/06/1958
Permanent Account Number
BDBPM6684B

Kushal Mukherjee

Signature



26032010

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटायें :
आयकर पैन सेवा इकाई, एन एस डी एस
टीसरी मंजिल, सफायर चेंबर्स,
बानेर टेलिफोन एक्चेंज के नजदीक,
बानेर, पुना - 411 045

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Kushal Mukherjee



भारत सरकार

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No. : 1215/91293/33350

13/01/2014

To
Kushal Mukherjee
कुशल मुखर्जी
34NIVEDITA ROAD BY LANE
PRADHAN NAGAR
Siliguri (M. Corp)
Pradhan Nagar, Darjeeling
West Bengal - 734003



KL757522745FT

75752274



आपका आधार क्रमांक / Your Aadhaar No. :

2961 7244 1947

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



कुशल मुखर्जी
Kushal Mukherjee
पिता : कमलकान्ती मुखर्जी
Father : Kamalkanti Mukherjee


जन्म तिथि/DOB: 10/06/1958
पुरुष / Male

2961 7244 1947



आधार - आम आदमी का अधिकार

Kushal Mukherjee


Unique Identification Authority of India
 Address: NIVEDITA ROAD
 BY LANE, PRADHAN
 NAGAR, Siliguri (M. Corp)
 Darjeeling, Pradhan Nagar,
 West Bengal, 734003

1800 500 1947
 1947
 help@uidai.gov.in
 www.uidai.gov.in

7781 9828 3819

KanKan Mukhopadhyay

ভারত সরকার - মধ্যবর্তী সার্ভিস আধিকার

ভারত সরকার
 Government of India

পিতা : কেশব মুখোপাধ্যায়
 KanKan Mukhopadhyay
 Father : Kausik Mukhopadhyay

প্ৰকৃতি : পুরুষ / Male
 প্ৰসঙ্গ : /DOB: 07/07/2003

7781 9828 3819



Shubhlinganna Guha

शुभलिंगण गुहा
GOVT. OF INDIA

INCOME TAX DEPARTMENT
Permanent Account Number Card

शुभलिंगण गुहा
DCWP60436B

शुभलिंगण गुहा
SHUBHLINGANNA GUHA

शुभलिंगण गुहा
SUBHATA GUHA

शुभलिंगण गुहा
Date of Birth /
28/05/2001

शुभलिंगण गुहा
Signature /
28/05/2001

शुभलिंगण गुहा
28/05/2001





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাতুল্কির আই ডি / Enrollment No.: 1215/71144/00746

To
শুদ্ধসত্ত্ব গুহ
Shuddhasattwa Guha.
DESHBANDHU BIDYAPITH ROAD
SILIGURI TOWN
Siliguri Town
siliguri Town
Siliguri Darjeeling
West Bengal 734004

14/06/2014
150659130



ML506591300FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5019 0136 4155

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শুদ্ধসত্ত্ব গুহ
Shuddhasattwa Guha
পিতা : সুরত গুহ
Father : SUBRATA GUHA
জন্মতারিখ / DOB : 28/05/2001
পুরুষ / Male



5019 0136 4155

আধার - সাধারণ মানুষের অধিকার

Shuddhasattwa Guha

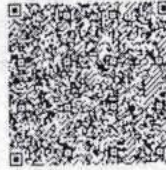
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAHFU0568L



नाम / Name
UNITY BUILDERS

21102021

निगमन / गठन की तारीख
Date of Incorporation / Formation
22/09/2021

Seiran
UNITY BUILDERS

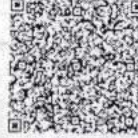
Seiran
PARTNER



भारत सरकार
Government of India



सौरभ ऐरन
Saurabh Eiran
जन्म तिथि / DOB : 29/11/1988
पुरुष / Male



5762 8857 6089

आधार - आम आदमी का अधिकार

Saurabh



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: आत्मज: सुरेश अगारवाल, हाट
बजार, मस्जिद लाइन, वार्ड नं. 15,
खरसाइंग, दार्जीलिंग, खरसाइंग,
पश्चिम बंग, 734203

Address: S/O: Suresh Agarwal, Hat
Bazar, Masjid Line, Ward No.15, Kurseong,
Darjeeling, Kurseong, West Bengal,
734203

5762 8857 6089

1947
1000 300 1947

help@uidai.gov.in

www.uidai.gov.in


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BHOLA MAJUMDAR
RAMAKANT MAJUMDAR

17/01/1971
Permanent Account Number
AJPPM4043F

Signature



Bhola Majumdar

আমার আধার, আমার পরিচয়

7679 8597 3469



পুরুষ / Male
জন্ম তারিখ / DOB : 16/08/1968
Father : Kamalanti Mukhopadhyay
পিতা : কামলান্দি মুখোপাধ্যায়
Kaushtik Mukhopadhyay
কৌশিক মুখোপাধ্যায়

Government of India

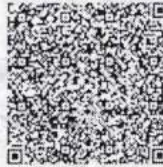
ভারত সরকার



আমার আধার, আমার পরিচয়

7679 8597 3469

আমার আধার সংখ্যা / Your Aadhaar No. :



To
কৌশিক মুখোপাধ্যায়
Kaushtik Mukhopadhyay
34 NIVEDITA ROAD BY LANE
PRADHAN NAGAR
Siliguri (M. Corp)
Pradhan Nagar
Siliguri Dangeeling
West Bengal 734003
363302109
16/01/2014
MA635021696FT

ভালিকাঙ্কিত আইডি / Enrollment No.: 0000/00272/86927

Government of India

Unique Identification Authority of India

ভারত সরকার

ভারত সরকার

সিআইডি



ভারত সরকার



Kaushtik Mukhopadhyay

Major Information of the Deed



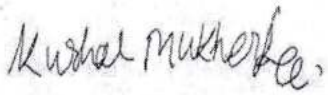
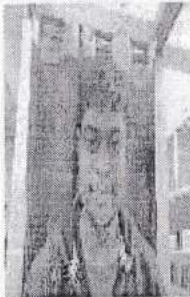

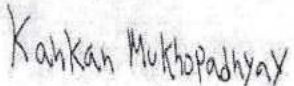


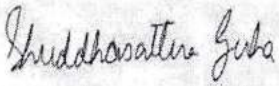
Deed No :	I-0403-09941/2021	Date of Registration	21/12/2021
Query No / Year	0403-8002687251/2021	Office where deed is registered	
Query Date	21/12/2021 1:45:38 PM	0403-8002687251/2021	
Applicant Name, Address & Other Details	N Roy Siliguri Court, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9733013586, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 89,34,542/-		
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]:- 040309935/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Municipality: SILIGURI MC, Road: Narmada Bagan, Mouza: Daknikata(sheet-3 & 4), Pin Code : 734003

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-328	LR-1906	Bastu	Bastu	0.0434 Acre		29,82,762/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-328	LR-1907	Bastu	Bastu	0.0433 Acre		29,75,890/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-328	LR-1908	Bastu	Bastu	0.0433 Acre		29,75,890/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			13Dec	0 /-	89,34,542 /-	
	Grand Total :				13Dec	0 /-	89,34,542 /-	



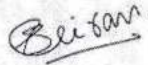


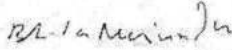
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr KUSHAL MUKHERJEE Son of Late KAMAL KANTI MUKHOPADHAY Executed by: Self, Date of Execution: 21/12/2021 , Admitted by: Self, Date of Admission: 21/12/2021 ,Place : Office			
	21/12/2021	LTI 21/12/2021	21/12/2021	
NIVEDITA ROAD BY LANE, City:- Not Specified, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BDxxxxxx4B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/12/2021 , Admitted by: Self, Date of Admission: 21/12/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr KANKAN MUKHOPADHYAY (Presentant) Son of Mr KAUSHIK MUKHOPADHYAY Executed by: Self, Date of Execution: 21/12/2021 , Admitted by: Self, Date of Admission: 21/12/2021 ,Place : Office			
	21/12/2021	LTI 21/12/2021	21/12/2021	
NIVEDITA ROAD BY LANE, City:- Not Specified, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, Applied for Form 60,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/12/2021 , Admitted by: Self, Date of Admission: 21/12/2021 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr SHUDDHASATTWA GUHA Son of Mr SUBRATA GUHA Executed by: Self, Date of Execution: 21/12/2021 , Admitted by: Self, Date of Admission: 21/12/2021 ,Place : Office			
	21/12/2021	LTI 21/12/2021	21/12/2021	
DESHBANDHU PARA, City:- Not Specified, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: DCxxxxxx6B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/12/2021 , Admitted by: Self, Date of Admission: 21/12/2021 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	UNITY BUILDERS Block/Sector: PRADHAN NAGAR, City:- Not Specified, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734003 , PAN No.:: AAxxxxxx8L,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
	Mr SOURABH EIRAN Son of Mr SURESH AGARWAL Date of Execution - 21/12/2021, , Admitted by: Self, Date of Admission: 21/12/2021, Place of Admission of Execution: Office			
		Dec 21 2021 2:26PM	LTI 21/12/2021	21/12/2021
	City:- Not Specified, P.O:- KURSEONG, P.S:-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 Status : Representative, Representative of : UNITY BUILDERS (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Mr BHOLA MAZUMDER Son of Mr RAMAKANTA MAZUMDER Date of Execution - 21/12/2021, , Admitted by: Self, Date of Admission: 21/12/2021, Place of Admission of Execution: Office			
		Dec 21 2021 2:26PM	LTI 21/12/2021	21/12/2021
	BHANU BHAKTA SARANI BY LANE, City:- Not Specified, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx3F,Aadhaar No Not Provided Status : Representative, Representative of : UNITY BUILDERS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KOUSHIK MUKHAPADHYAY Son of Late KAMAL KANTI MUKHERJEE 34 NIVIDITA ROAD, City:- , P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003			
	21/12/2021	21/12/2021	21/12/2021
Identifier Of Mr KUSHAL MUKHERJEE, Mr KANKAN MUKHOPADHYAY, Mr SHUDDHASATTWA GUHA, Mr SOURABH EIRAN, Mr BHOLA MAZUMDER			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr KUSHAL MUKHERJEE	UNITY BUILDERS-1.44667 Dec
2	Mr KANKAN MUKHOPADHYAY	UNITY BUILDERS-1.44667 Dec
3	Mr SHUDDHASATTWA GUHA	UNITY BUILDERS-1.44667 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr KUSHAL MUKHERJEE	UNITY BUILDERS-1.44333 Dec
2	Mr KANKAN MUKHOPADHYAY	UNITY BUILDERS-1.44333 Dec
3	Mr SHUDDHASATTWA GUHA	UNITY BUILDERS-1.44333 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr KUSHAL MUKHERJEE	UNITY BUILDERS-1.44333 Dec
2	Mr KANKAN MUKHOPADHYAY	UNITY BUILDERS-1.44333 Dec
3	Mr SHUDDHASATTWA GUHA	UNITY BUILDERS-1.44333 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Pradhan Nagar, Municipality: SILIGURI MC, Road: Narmada Bagan, Mouza: Daknikata(sheet-3 & 4), Pin Code : 734003

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 328, LR Khatian No:- 1906	Owner:কুশাল মুখার্জী, Gurdian:কমল কান্তি মুখার্জী, Address:নিজ , Classification:ডাঙ্গা, Area:0.04340000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 328, LR Khatian No:- 1907	Owner:কৌশিক মুখার্জী, Gurdian:কমল কান্তি মুখার্জী, Address:নিজ , Classification:ডাঙ্গা, Area:0.04330000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 328, LR Khatian No:- 1908	Owner:মনিদিপা মুখার্জী, Gurdian:কমল কান্তি মুখার্জী, Address:নিজ , Classification:ডাঙ্গা, Area:0.04330000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 040309941 / 2021

On 21-12-2021

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 14:10 hrs on 21-12-2021, at the Office of the A.D.S.R. BAGDOGRA by Mr KANKAN MUKHOPADHYAY , 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 89,34,542/-

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

Execution is admitted on 21/12/2021 by 1. Mr KUSHAL MUKHERJEE, Son of Late KAMAL KANTI MUKHOPADHAY, NIVEDITA ROAD BY LANE, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Service, 2. Mr KANKAN MUKHOPADHYAY, Son of Mr KAUSHIK MUKHOPADHYAY, NIVEDITA ROAD BY LANE, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Student, 3. Mr SHUDDHASATTWA GUHA, Son of Mr SUBRATA GUHA, DESHBANDHU PARA, P.O: SILIGURI TOWN, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Student

Indetified by Mr KOUSHIK MUKHAPADHYAY, , , Son of Late KAMAL KANTI MUKHERJEE, 34 NIVEDITA ROAD, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Service

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

Execution is admitted on 21-12-2021 by Mr SOURABH EIRAN, PARTNER, UNITY BUILDERS, Block/Sector: PRADHAN NAGAR, City:- Not Specified, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734003

Indetified by Mr KOUSHIK MUKHAPADHYAY, , , Son of Late KAMAL KANTI MUKHERJEE, 34 NIVEDITA ROAD, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Service

Execution is admitted on 21-12-2021 by Mr BHOLA MAZUMDER, PARTNER, UNITY BUILDERS, Block/Sector: PRADHAN NAGAR, City:- Not Specified, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734003

Indetified by Mr KOUSHIK MUKHAPADHYAY, , , Son of Late KAMAL KANTI MUKHERJEE, 34 NIVEDITA ROAD, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Service

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 2485, Amount: Rs.50/-, Date of Purchase: 18/12/2021, Vendor name: B SAHA



Yogen Tshering Bhutia
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 0403-2021, Page from 254248 to 254274
being No 040309941 for the year 2021.



Digitally signed by YOGEN TSHERING
BHUTIA
Date: 2021.12.29 16:20:08 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2021/12/29 04:20:08 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.