

20043/21

I. 10023/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AD 414897

8-12-21  
8-25-4902/21



Bishoi Biswas  
Shefali Biswas

**DEVELOPMENT POWER**  
**AFTER**  
**REGISTRATION DEVELOPMENT**  
**AGREEMENT**

THIS INDENTURE IS MADE ON THIS THE 25<sup>th</sup> DAY OF  
 DECEMBER, TWO THOUSAND TWENTY-ONE.

**BETWEEN**

Page 1 of 8

Certified that the Document is admitted to  
 Registration and the Signature Sheet and  
 the Endorsement Sheet attached to this  
 Document are part of this Document.

Addl. District Sub-Registrar  
 Bhakti Nagar, Jalpaiguri

DEC 2021

S.L. NO. 37679 Date 2, 3, 2021  
PURCHASER Prabir Biswas & Another  
Full Address Siliguri  
Total Value 100/-  
Stamp Purchased from JPG Treasury-1

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



Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

07 DEC 2021



Prabir Biswas  
Shefali Biswas

- 2 -

KNOW ALL MEN BY THESE PRESENTS, that We, (1) **SRI PRABIR BISWAS**, PAN- AGXPB9379G, Son of Sri Paresh Chandra Biswas and (2) **SMT. SHEFALI BISWAS**, PAN- AKDPB0205D, Wife of Sri Prabir Biswas, both are Indian by nationality, Hindu by religion, Business & Housewife by occupation respectably, resident of Suryasen Colony, Block-B, Post Office Siliguri Town, Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri (W.B.), PIN- 734004 - hereinafter called the "**PRINCIPALS**" send greetings.

WHEREAS one (1) Mrinalini Dey (now deceased), Wife of Late Hirnya Dey @ Hiranya Dey and (2) Arati Dey (now deceased), Wife of Late Dharendra Dey became the joint owners of land measuring 5(Five) Decimals, recorded in R.S. Khatian No. 421, in R.S. Plot No. 99(P), Layout Plot No. 329, situated within Mouza Dabgram, J.L. No. 2(Two), R.S. Sheet No. 14, Pargana Baikunthapur, Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri, by virtue of a registered Deed of Gift (Patta), executed by the Addl. District Magistrate & Addl. Collector, Jalpaiguri, for and on behalf of the Governor, Refugee Relief and Rehabilitation Department, Government of West Bengal and registered at the office of the Additional District Registrar, Jalpaiguri on 21.04.1994, recorded in Book No. I, Volume No. II, Pages from 321 to 324, being Document No. 206 for the year 1994 and since the date of such transfer the abovenamed Mrinalini Dey and Arati Dey jointly had been enjoying and possessing the said land, each having undivided 50% share therein, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS thereafter Mrinalini Dey died intestate on 22.07.2002 leaving behind her six sons namely Sri Parimal Dey, Sri Ashit Dey, Sri Subhas Dey, Sri Pravash Ch. Dey, Sri Amar Dey, Sri Pradip Dey and four daughters namely Smt. Shova Bhowmick (Dey), Wife of Late Naresh Ch. Bhowmick, Smt. Gita Rani Dey, Wife of Kanu Dey, Smt. Bina Das (Dey), Wife of Khagen Das and Arati Dey (now deceased), Wife of Late Dharendra Dey as her only legal heirs and successors as per provision of Hindu Succession Act, 1956. Accordingly, the abovenamed legal heirs of Late Mrinalini Dey jointly inherited the undivided 50% share of the aforesaid land



Birebaji Biswas  
Shefali Biswas

- 3 -

measuring 5(Five) Decimals left by the deceased Mrinalini Dey, each having undivided 1/10<sup>th</sup> share therein, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS thereafter Arati Dey died intestate on 26.07.2010 leaving behind her one son Sri Prabir Kr. Dey as her only legal heir and successor as per provision of Hindu Succession Act, 1956. Accordingly, said Sri Prabir Kr. Dey inherited the land left by her deceased mother Arati Dey (i.e. undivided 50% share of the aforesaid land measuring 5(Five) Decimals alongwith the 1/10<sup>th</sup> share of 50% share of the aforesaid land measuring 5(Five) Decimals), having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS being joint owners in such possession the abovenamed Sri Parimal Dey, Sri Ashit Dey, Sri Subhas Dey, Sri Pravash Ch. Dey, Sri Amar Dey, Sri Pradip Dey, Smt. Shova Bhowmick (Dey), Smt. Gita Rani Dey, Smt. Bina Das (Dey) and Sri Prabir Kr. Dey jointly sold and transferred the land measuring 5(Five) Decimals together with tin shed old dilapidated residential structure standing therein to and in favour of us (the First Parties hereof), by virtue of a registered Deed of Sale being Document No. 3440 for the year 2010, recorded in Book No. I, CD Volume No. 8, Pages from 5015 to 5028, registered at the office of the District Sub-Registrar, Jalpaiguri on 02.09.2010 and since the date of such purchase we are in actual, khas and physical possession of the said land and structure having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS we have also recorded our names with the relevant Record of Rights at the office of the B.L. & L.R.O. Rajganj and two separate L.R. Khatian has been opened in our names being L.R. Khatian No. 27 in the name of Sri Prabir Biswas and L.R. Khatian No. 28 in the name of Smt. Shefali Biswas, in L.R. Plot No. 200,

Birebly Biswas  
Shefali Biswas

- 3 -

measuring 5(Five) Decimals left by the deceased Mrinalini Dey, each having undivided 1/10<sup>th</sup> share therein, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS thereafter Arati Dey died intestate on 26.07.2010 leaving behind her one son Sri Prabir Kr. Dey as her only legal heir and successor as per provision of Hindu Succession Act, 1956. Accordingly, said Sri Prabir Kr. Dey inherited the land left by her deceased mother Arati Dey (i.e. undivided 50% share of the aforesaid land measuring 5(Five) Decimals alongwith the 1/10<sup>th</sup> share of 50% share of the aforesaid land measuring 5(Five) Decimals), having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS being joint owners in such possession the abovenamed Sri Parimal Dey, Sri Ashit Dey, Sri Subhas Dey, Sri Pravash Ch. Dey, Sri Amar Dey, Sri Pradip Dey, Smt. Shova Bhowmick (Dey), Smt. Gita Rani Dey, Smt. Bina Das (Dey) and Sri Prabir Kr. Dey jointly sold and transferred the land measuring 5(Five) Decimals together with tin shed old dilapidated residential structure standing therein to and in favour of us (the First Parties hereof), by virtue of a registered Deed of Sale being Document No. 3440 for the year 2010, recorded in Book No. I, CD Volume No. 8, Pages from 5015 to 5028, registered at the office of the District Sub-Registrar, Jalpaiguri on 02.09.2010 and since the date of such purchase we are in actual, khas and physical possession of the said land and structure having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

WHEREAS we have also recorded our names with the relevant Record of Rights at the office of the B.L. & L.R.O. Rajganj and two separate L.R. Khatian has been opened in our names being L.R. Khatian No. 27 in the name of Sri Prabir Biswas and L.R. Khatian No. 28 in the name of Smt. Shefali Biswas, in L.R. Plot No. 200,



Birendra Biswas  
Shefali Biswas

- 4 -

within Mouza Dabgram, J.L. No. 2(Two), L.R. Sheet No. 153, Pargana Baikunthapur, Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri.

AND WHEREAS we have desired to develop our below scheduled land by constructing a P+3 storied residential building thereon according to the Building plan approved by the appropriate authority.

AND WHEREAS we are not in a position to undertake constructional work on our said land due to lack of supervising capacity, scarcity of necessary fund, finance, resources, experience, energy and some other unavoidable circumstances and as such on 07/12/2021, we have entered into an agreement in writing with **NEW WORLD CONSTRUCTION**, PAN- AAJFN9729J, a Partnership Firm, having its Office at Ramesh Majumder Sarani, Near Dadabhai Sporting Club, Deshbandhupara, Post Office Siliguri Town, Police Station Siliguri, District Darjeeling (W.B.), PIN- 734004, represented by its partners (1) **SRI SANJIB CHAKRABOTY**, PAN- ACBPC8099C, Son of Late Chitta Ranjan Chakraborty, (2) **SMT. GITASHRI GANGULY**, PAN- ACZPG2023N, Wife of Sri Subrata Ganguly and (3) **SMT. RITA CHAKRABOTY**, PAN- AFSPC1855Q, Wife of Sri Goutam Chakraborty, all are Hindu by religion, Indian by Nationality, Business by occupation, No. 1 & 3 resident of Deshbandhupara, Post Office Siliguri Town, Police Station Siliguri, District Darjeeling (W.B.), PIN-734004 and No. 2 resident of Suryasen Colony, Post Office Siliguri Town, Police Station Bhaktinagar, District Jalpaiguri (W.B.), PIN-734004, the Developer, to develop our below scheduled land by constructing a P+3 storied residential building on certain terms and conditions and the said Deed of Agreement was registered before the Addl. District Sub-Registrar, Siliguri-II at Bagdogra, Dist. Darjeeling, being Deed/Document No. 10001, dated 07/12/2021, entered in Book No. 1, for the year 2021.

NOW, THEREFORE, in terms of the said agreement for smooth working and execution of the constructional work, we, the abovenamed Principals, do hereby appoint, nominate and constitute **SRI SANJIB CHAKRABOTY**, PAN- ACBPC8099C, Son of Late Chitta Ranjan Chakraborty, Hindu by religion, Indian by



Gyabon Biswas  
Shefali Biswas

- 5 -

Nationality, Business by occupation, resident of Deshbandhupara, Post Office Siliguri Town, Police Station Siliguri, District Darjeeling (W.B.), PIN-734004, one of the partner of **NEW WORLD CONSTRUCTION**, PAN- AAJFN9729J, a Partnership Firm, having its Office at Ramesh Majumder Sarani, Near Dadabhai Sporting Club, Deshbandhupara, Post Office Siliguri Town, Police Station Siliguri, District Darjeeling (W.B.), PIN- 734004, as our **TRUE AND LAWFUL ATTORNEY** to do all acts, deeds and things in respect of completion of construction of P+3 storied residential building on the below scheduled land and for sale the allocation of the Developer for us, in our names and on our behalf in the manner as under:

1. To do any act, deed or thing as may be necessary to complete the construction of the proposed P+3 storied residential building on our land, fully and particularly described in the schedule below.
2. To sign and submit Building Plan, Designs, sketches etc and take back the same after approval/sanction with alterations or modifications thereof and/or to renew the same from the Siliguri Jalpaiguri Development Authority or before any other competent authorities in our names and on our behalf to develop our below scheduled land.
3. To appear and represent us before all Courts, Civil, Criminal, Revenue, Collectorate, Settlement, Land Reforms, L.A., Treasury, Registry and Sub-Registry Office, electricity department and before all other Offices of the Govt. or any Private Concern throughout India.
4. To bring, commence, prosecute or defend and carry through the judgment and execution all actions, suits or any class of legal proceedings including appeals, revisions, review and reference through out India for us and in our names and on our behalf and for such purposes to appoint Pleaders, Advocates and/or any class of Legal Practitioners and in connection thereof to sign Notices, Plaints, Written Statement, Verification, Affidavit, Vokalatnama, Petitions

Biswajit Biswas  
Shefali Biswas

- 6 -

including the petition of compromise and to compromise such actions, suits or other legal proceedings as aforesaid and to accept notices, summons for us and on our behalf.

5. To negotiate and fix price with the intending purchaser or purchasers on terms for and to agree and enter into and execute any agreement for sale or any other agreement and other documents for us, in our names and on our behalf in respect of the Developer's area/allocation, specifically mentioned in the registered Development Agreement.
6. To receive from the intending purchaser or purchasers any earnest money and/or advance and also the balance of consideration money and to give proper and valid receipt and discharge for the same without any liability on our part for the Developer's area/allocation, specifically mentioned in the registered Development Agreement.
7. To sign, execute and deliver for us in our names and on our behalf Deed or Deeds of Conveyance, Deed of Rectification/Declaration in respect of the Developer's area/allocation, and to do all that is necessary in order to convey, grant and assign the Developer's area/allocation, unto the Purchaser or Purchasers in the manner and upon the terms, conditions and covenants to be contained in the Indenture or Indentures to be made by and between us and the Purchaser or purchasers except owners' allocation.
8. To endorse and sign on the Deed or Deeds of Conveyance, Deed of Rectification/Declaration with respect to the Developer's area/allocation on our behalf in proper and effectual manner upon receipt of the full consideration from the Purchaser or Purchasers.
9. To present for registration and admit due execution of the said Deed or Deeds of Conveyance, Deed of Rectification/Declaration before the registering authority and to get the same duly registered for and on behalf of us in respect of the Developer's area/allocation.



Gourbi Biswas  
Shefali Biswas

- 7 -

10. To handover the possession of the Flat/Flats/Garages/Car Parking spaces to the transferee/s whenever so required in respect of the Developer's area/allocation.

GENERALLY for us, in our names and on our behalf to do all acts, deeds, matters and things as may be required to give effect to the true meaning and intent of these presents, **WE DO HEREBY RATIFY AND AGREE TO RATIFY AND CONFIRM** all acts and deeds whatsoever our said Lawful Attorney shall do or cause to be done by virtue of these presents.

#### SCHEDULE

All that piece or parcel of homestead land measuring 5(Five) Decimals, recorded in R.S. Khatian No. 421 corresponding to L.R. Khatian No. 27 & 28, in R.S. Plot No. 99(P) corresponding to L.R. Plot No. 200, Layout Plot No. 329, situated within Mouza Dabgram, J.L. No. 2(Two), R.S. Sheet No. 14 corresponding to L.R. Sheet No. 153, Pargana Baikunthapur, Police Station New Jalpaiguri, Addl. District Sub-Registry Office Bhaktinagar, situated at Suryasen Colony, Block-B, within the limits of Siliguri Municipal Corporation Ward No. 34, Sub-Division & District Jalpaiguri in the state of West Bengal.

The said land measuring 5(Five) Decimals is butted and bounded as follows: -

North : Boundary wall of Sishu Uddan;  
South : Land & house of Dilip Bhattacharjee;  
East : 20 feet wide Pucca Road (Suryasen Colony Road);  
West : 12 feet wide Pucca Road (Unmentioned Road).

Separate Sheet containing the Fingerprints of the Principals and the Attorney is annexed herewith forming part of these presents.

IN WITNESS WHEREOF, We, the Principals hereof do hereunto set our hands on this the 7<sup>th</sup> day of December, 2021.

**WITNESSES:**

1) Biswas Paul,  
S/o - Sali Ramani Motar Paul Biswas Biswas.  
Deshbandhu Para  
Siliguri, Daranguly  
Pin - 734004.

shufali Biswas  
(SIGNATURE OF THE PRINCIPALS)

2)  
Sukanta Goswami  
S/o, Late Anil Kr. Goswami  
Swya Son Colony,  
Siliguri - 734004.

Jamjib Choudhury  
(SIGNATURE OF THE ATTORNEY)

Attested by us:












Biswas Biswas.  
shufali Biswas  
(PRINCIPALS)

Drafted as per instruction of the Principals, readover and explained by me and printed in my chamber:












Arunava Dewaja  
(**ARUNAVA DEWANJEE**)  
Advocate, Siliguri  
Enrolment No. F/368/223/2015














# FINGER IMPRESSION SHEET

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Babir Biswas</i>	LEFT HAND					
	RIGHT HAND					

*Babir Biswas*  
SIGNATURE

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Shefali Biswas</i>	LEFT HAND					
	RIGHT HAND					

*Shefali Biswas*  
SIGNATURE

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Sanjib Chaturvedi</i>	LEFT HAND					
	RIGHT HAND					

FOREIGN WORLD CONSTR.

*Sanjib Chaturvedi*  
SIGNATURE Partner



**ELECTION COMMISSION OF INDIA**

ভারতের নির্বাচন কমিশন

IDENTITY CARD

MHX2259802

পরিচয় পত্র



Elector's Name

Prabir Biswas

নির্বাচকের নাম

প্রবির বিশ্বাস

Father's Name

Paresh

পিতার নাম

পরেশ

Sex

M

লিঙ্গ

পুং

Age as on 1.1.2000

23

১.১.২০০০-এ বয়স

২৩

Prabir Biswas

Address

Suryasen Colony (Block-B)

Bhaktinagar

Jalpaiguri 734404

ঠিকানা

সুর্যাসেন কলোনি (ব্লক-বি)

ভক্তিনগর

জলপাইগুড়ি ৭৩৪৪০৪



Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন আধিকারিক

For 21-Rajganj(SC)

Assembly Constituency

২১-রাজগঞ্জ(তপঃ)

বিধানসভা নির্বাচন ক্ষেত্র

Place Jalpaiguri

স্থান জলপাইগুড়ি

Date 15.09.2000

তারিখ ১৫.০৯.২০০০





ভাৰতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1215/91408/64249

To  
PRABIR BISWAS  
প্রবীর বিশ্বাস  
18/07/2014  
SURYASEN COLONY BLOCK B  
SILIGURI BAZAR  
WARD NO-34  
Siliguri (M. Corp.)  
siliguri Town, Jalpaiguri  
West Bengal - 734004  
9832010139



KL941838969FT

94183896



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4834 2115 2362**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



প্রবীর বিশ্বাস  
PRABIR BISWAS  
পিতা : পশেশ চন্দ্র বিশ্বাস  
Father : PARESH CH. BISWAS

জন্মতারিখ / DOB: 13/10/1976  
পুরুষ / Male

**4834 2115 2362**



আধার - সাধারণ মানুষের অধিকার

Prabir Biswas

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRABIR BISWAS

PARESH CHANDRA BISWAS

13/10/1976

Permanent Account Number


AGXPB9379G

*Prabir Biswas*



Signature

*Prabir Biswas,*



  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

**IDENTITY CARD**      MHX2721983  
 পরিচয় পত্র


Elector's Name      Shefali Biswas  
 নির্বাচকের নাম      শেফালী বিশ্বাস  
 Husband's Name      Prabir Biswas  
 স্বামীর নাম      প্রবীর বিশ্বাস

Sex      F  
 লিঙ্গ      স্ত্রী  
 Age as on 1.1.2003      22  
 ১.১.২০০৩-এ বয়স      ২২

shefali Biswas

Address:  
 Suryasen Coloni (Blaka-Bi) Bhaktinagar Jalpaiguri  
 734405

ঠিকানা:  
 সূর্যসেন কলোনী (ব্লক-বি) ভক্তিনগর জলপাইগুড়ি ৭৩৪৪০৫



Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 21-Rajganj (SC)  
 বিধানসভা নির্বাচন ক্ষেত্র : ২১-রাজগঞ্জ (তপশিলী জাতি)  
 District: Jalpaiguri      জেলা: জলপাইগুড়ি  
 Date: 21.06.2003      তারিখ: ২১.০৬.২০০৩

140/0512



ভারত সরকার  
Government of India



শেফালী বিশ্বাস  
Shefali Biswas  
পতি : প্রবীর বিশ্বাস  
Husband : PRABIR BISWAS  
জন্মতারিখ / DOB : 02/01/1980  
মহিলা / Female



7179 9527 0913

আধার - সাধারণ মানুষের অধিকার

Shefali Biswas



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা: ওয়ার্ডনং 34, সূর্যসেন  
কলোনী ব্লক বি, সিলিগুড়ি  
(পৌরসভা), সিলিগুড়ি টাউন,  
জলপাইগুড়ি, পশ্চিম বঙ্গ, 734004

Address: WARD 34, SURYASEN  
COLONY BLOCK B, Siliguri  
(M.Corp.), siliguri Town,  
Jalpaiguri, West Bengal, 734004

7179 9527 0913

1947  
1800 300 1947

help@uidai.gov.in

www.  
www.uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHEFALI BISWAS

RAM KRISHNA SARKAR

02/01/1980

Registration Account Number

AKDPB0205D

*Shefali Biswas*

Signature




01022006

*Shefali Biswas*

**ELECTION COMMISSION OF INDIA**  
**चुनाव आयोग**

IDENTITY CARD  
**चुनाव आयोग**

VIB/04/025/0843290



Electors Name : Chakraborty Sanjib  
**चुनाव आयोग**

Father/Mother/  
 Husband's Name : Chittaranjan  
**चुनाव आयोग**

Sex : Male  
**चुनाव आयोग**

Age as on 01.01.93 : 26  
**चुनाव आयोग**

*Sanjib Chakraborty*

Address :  
 Madhya Dehbandhu Park  
 Siliguri  
 Darjeeling  
 West Bengal  
 India

*Sanjib*

Electoral Registration Officer  
 For Siliguri Assembly Constituency  
 Siliguri

Place : Siliguri  
 Dist : Darjeeling  
 Date : 27.2.95  
 Office : 29-2-95



ভারত সরকার

সংগীত চক্রবর্তী  
**Sanjib Chakraborty**  
 পিতা : চিত্তরঞ্জন চক্রবর্তী  
 Father : Chittaranjan Chakraborty

জন্মতারিখ / DOB: 01/01/1968  
 পুরুষ / Male

**3064 7074 7215**

আধার - সাধারণ মানুষের অধিকার

*Sanjib Chakraborty*

ভারত সরকার

Address: RAMESH MAJUMDAR SARANI, WARD NO 29, DESHBANDHU PARA, Siliguri ( M. Corp), siliguri Town, Darjeeling, West Bengal, 734004

**3064 7074 7215**

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT  
SANJIB CHAKRABORTY



भारत सरकार  
GOVT OF INDIA

CHITTARANJAN CHAKRABORTY

01/01/1968  
Permanent Account Number

ACBPC8099C

Sanjib - Chak  
Chakraborty  
Signature



51032016

Sanjib Chakraborty





ভারতের নির্বাচন কমিশন  
ELECTION COMMISSION OF INDIA

MHX3639051

পরিচয় পত্র  
IDENTITY CARD



নির্বাচকের নাম গীতশ্রী গাঙ্গুলী  
Elector's Name Gitashri Ganguli

স্বামীর নাম সুরভ গাঙ্গুলী  
Husband's Name Subrata Ganguli

লিঙ্গ স্ত্রী  
Sex F  
১.১.২০০৬ এ বয়স ৪১  
Age as on 1.1.2006 41

ঠিকানা:

সুর্যসেন কালনী-ব্লক বি ভক্তিনগর জলপাইগুড়ি ৭৩৪৪০৫

Address:

Suryasen Kaloni B Bhaktinagar Jalpaiguri 734405

নির্বাচক নিবন্ধন আধিকারিক  
Facsimile Signature  
Electoral Registration Officer

বিধানসভা নির্বাচন ক্ষেত্র : ২১-রাজগঞ্জ (তপশিলী জাতি)

Assembly Constituency: 21-Rajganj (SC)

জেলা: জলপাইগুড়ি

District: Jalpaiguri

তারিখ: ২৭.১০.২০০৬

Date: 27.10.2006

107/5647

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACZPG2023N



नाम /NAME

GITASREE GANGULY

पिता का नाम /FATHER'S NAME

UTPAL ROY

जन्म तिथि /DATE OF BIRTH

04-05-1968

हस्ताक्षर /SIGNATURE

*(Handwritten signature)*

*(Handwritten signature)*

आयकर आयुक्त, प.बं.-II

COMMISSIONER OF INCOME-TAX, W.B. - II





ভারত সরকার

Government of India



শিতাশ্রী গাঙ্গুলী  
GITASHRI GANGULY  
পতি : সুরত গাঙ্গুলী  
Husband : Subrata Ganguly

জন্মতারিখ / DOB: 04/05/1968  
মহিলা / Female

6834 9553 6968



আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: এইচ নং বি এল বি  
সুর্যসেন কলোনি, ওয়ার্ড  
শিলিগুড়ি (পৌরসভা), শিলিগুড়ি টাউন  
জলপাইগুড়ি, পশ্চিম বঙ্গ,

Address: H NO 67 BL B,  
SURYASEN COLONY,  
WARD 34, Siliguri (M. Corp.),  
Jaipauri, siliguri Town,  
West Bengal, 734004

6834 9553 6968

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Gitashri Ganguly

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RITA CHAKRABORTY

RAMANI MOHAN PAUL

02/01/1972

Permanent Account Number

AFSPC1855Q

*Rita  
Chakraborty*  
Signature



17032014

इस कार्ड के खाने / पाने पर कृपया सूचित करें / लोटस :  
आयकर पैन सेवा इकाई एनएसडी  
5 वीं मंजिल, मन्त्री स्टर्लिंग प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

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

*Rita Chakraborty*





**ELECTION COMMISSION OF INDIA**  
ভারতের নির্বাচন কমিশন

**IDENTITY CARD**  
পরিচয় পত্র

WB/04/025/0783619



Elector's Name : Chakraborty Rita  
নির্বাচকের নাম : চক্রবর্তী রীতা  
Father/Mother/  
Husband's Name : Goutam  
পিতা/মাতা/স্বামীর নাম : গৌতম  
Sex : Female  
লিঙ্গ : স্ত্রী  
Age as on 1.1.1995 : 22  
১.১.১৯৯৫ -এ বয়স : ২২

Address :  
**South Deshbandhupara**  
**Siliguri**  
**Darjeeling**

ঠিকানা :  
দক্ষিণ দেশবন্ধুপাড়া  
শিলিগুড়ি  
দার্জিলিং

Facsimile Signature of  
Electoral Registration Officer  
নির্বাচক-নিবন্ধন আধিকারিক

For Siliguri Assembly Constituency  
শিলিগুড়ি বিধানসভা নির্বাচন ক্ষেত্র

Place : Siliguri  
স্থান : শিলিগুড়ি  
Date : 27.2.95  
তারিখ : ২৭.২.৯৫



ভারত সরকার

Government of India



রীতা চক্রবর্তী

Rita Chakraborty

পতি : গৌতম চক্রবর্তী

Husband : Goutam Chakraborty

জন্মতারিখ / DOB: 02/01/1972

মহিলা / Female



7265 6580 6220

আধার - সাধারণ মানুষের অধিকার



আধার

ভারত সরকার

Government of India

ঠিকানা: বনফুল সরনী, দেশবন্ধু পাড়া  
-, শিলিগুড়ি (পৌরসভা), শিলিগুড়ি টাউন  
দার্জিলিং, পশ্চিম বঙ্গ,

Address: BANFUL SARANI,  
DESHBANDHUPARA,  
Siliguri ( M. Corp), siliguri  
Town, Darjeeling, West  
Bengal, 734004

7265 6580 6220



www

Rita Chakraborty





**ELECTION COMMISSION OF INDIA**

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/04/025/0783711



Elector's Name : Paul Bikash

নির্বাচকের নাম : পাল বিকাশ

Father/Mother/

Husband's Name : Ramani Mohan

পিতা/মাতা/স্বামীর নাম : রমনী মোহন

Sex : Male

লিঙ্গ : পুরুষ

Age as on 1.1.1995 24

১.১.১৯৯৫ -এ বয়স : ২৪

*Paul Bikash*

Address :

**South Deshbandhupara**

**Siliguri**

**Darjeeling**

ঠিকানা

দক্ষিণ দেশবন্ধুপাড়া

শিলিগুড়ি

দার্জিলিং

Facsimile Signature of  
Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For Siliguri Assembly Constituency

শিলিগুড়ি বিধানসভা নির্বাচন ক্ষেত্র

Place : **Siliguri**

স্থান : শিলিগুড়ি

Date : **27.2.95**

তারিখ : **২৭.২.৯৫**

### Major Information of the Deed



Deed No :	I-0711-10023/2021	Date of Registration	07/12/2021
Query No / Year	0711-8002549023/2021	Office where deed is registered	
Query Date	07/12/2021 2:25:30 PM	0711-8002549023/2021	
Applicant Name, Address & Other Details	Arunava Dewanjee Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832072185, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 35,79,547/-	Rs. 35,79,547/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 071110011/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Jalpaiguri, P.S:- New Jalpaiguri, Municipality: SILIGURI MC, Road: Surya Sen Colony, Road Zone : (Block B -- Block B) , Mouza: Dabgram Sheet No - 14, Pin Code : 734004

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-99	RS-421	Bastu	Bastu	5 Dec	35,79,547/-	35,79,547/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					<b>5Dec</b>	<b>35,79,547 /-</b>	<b>35,79,547 /-</b>	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>PRABIR BISWAS</b> <b>(Presentant)</b> Son of PARESH CHANDRA BISWAS Executed by: Self, Date of Execution: 07/12/2021 , Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Office			
		07/12/2021	LTI 07/12/2021	07/12/2021



SURYASEN COLONY,BLOCK B

WARD 34, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx9G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/12/2021



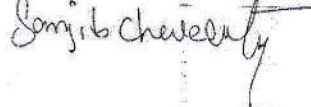


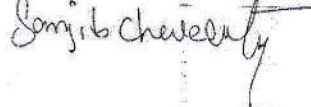


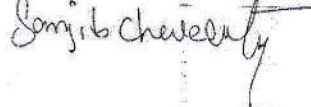
, Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>Smt SHEFALI BISWAS</b> Wife of Shri PRABIR BISWAS Executed by: Self, Date of Execution: 07/12/2021 , Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Office			
	07/12/2021	LTI 07/12/2021	07/12/2021	
SURYASEN COLONY, BLOCK B,WARD34, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx5D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/12/2021 , Admitted by: Self, Date of Admission: 07/12/2021 ,Place : Office				




#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NEW WORLD CONSTRUCTION</b> RAMESH MAJUMDER SARANI,DESHBANDHUPARA, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 , PAN No.:: AAxxxxxx9J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"><thead><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr></thead><tbody><tr><td><b>Shri SANJIB CHAKRABORTY</b> Son of Late CHITTA RANJAN CHAKRABORTY Date of Execution - 07/12/2021, , Admitted by: Self, Date of Admission: 07/12/2021, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td>Dec 7 2021 3:00PM</td><td>LTI 07/12/2021</td><td>07/12/2021</td><td></td></tr></tbody></table>	Name	Photo	Finger Print	Signature	<b>Shri SANJIB CHAKRABORTY</b> Son of Late CHITTA RANJAN CHAKRABORTY Date of Execution - 07/12/2021, , Admitted by: Self, Date of Admission: 07/12/2021, Place of Admission of Execution: Office				Dec 7 2021 3:00PM	LTI 07/12/2021	07/12/2021	
Name	Photo	Finger Print	Signature										
<b>Shri SANJIB CHAKRABORTY</b> Son of Late CHITTA RANJAN CHAKRABORTY Date of Execution - 07/12/2021, , Admitted by: Self, Date of Admission: 07/12/2021, Place of Admission of Execution: Office													
Dec 7 2021 3:00PM	LTI 07/12/2021	07/12/2021											
RAMESH MAJUMDER SARANI,DESHBANDHUPARA,WARD29, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9C,Aadhaar No Not Provided Status : Representative, Representative of : NEW WORLD CONSTRUCTION (as PARTNER)													

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bikash Paul</b> Son of Late Ramani Mohan Paul Deshbandhu Para, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004			
	07/12/2021	07/12/2021	07/12/2021
Identifier Of PRABIR BISWAS, Smt SHEFALI BISWAS, Shri SANJIB CHAKRABORTY			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	PRABIR BISWAS	NEW WORLD CONSTRUCTION-2.5 Dec
2	Smt SHEFALI BISWAS	NEW WORLD CONSTRUCTION-2.5 Dec



**Endorsement For Deed Number : I - 071110023 / 2021**

**On 07-12-2021**

**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 13:39 hrs on 07-12-2021, at the Office of the A.D.S.R. BHAKTINAGAR by PRABIR BISWAS , 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 35,79,547/-

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

Execution is admitted on 07/12/2021 by 1. PRABIR BISWAS, Son of PARESH CHANDRA BISWAS, SURYASEN COLONY,BLOCK B

WARD 34, P.O: SILIGURI TOWN, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 2. Smt SHEFALI BISWAS, Wife of Shri PRABIR BISWAS, SURYASEN COLONY, BLOCK B,WARD34, P.O: SILIGURI TOWN, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession House wife

Indetified by Mr Bikash Paul, , , Son of Late Ramani Mohan Paul, Deshbandhu Para, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

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

Execution is admitted on 07-12-2021 by Shri SANJIB CHAKRABORTY, PARTNER, NEW WORLD CONSTRUCTION, RAMESH MAJUMDER SARANI,DESHBANDHUPARA, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004

Indetified by Mr Bikash Paul, , , Son of Late Ramani Mohan Paul, Deshbandhu Para, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

**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 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 34649, Amount: Rs.100/-, Date of Purchase: 02/03/2021, Vendor name: Jaya Rani Das

*M. Lama*  
Tulsi Lama  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2021, Page from 276152 to 276182

being No 071110023 for the year 2021.



Digitally signed by TULSI LAMA  
Date: 2021.12.13 20:24:50 +05:30  
Reason: Digital Signing of Deed.

*Tulsi Lama*

(Tulsi Lama) 2021/12/13 08:24:50 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.