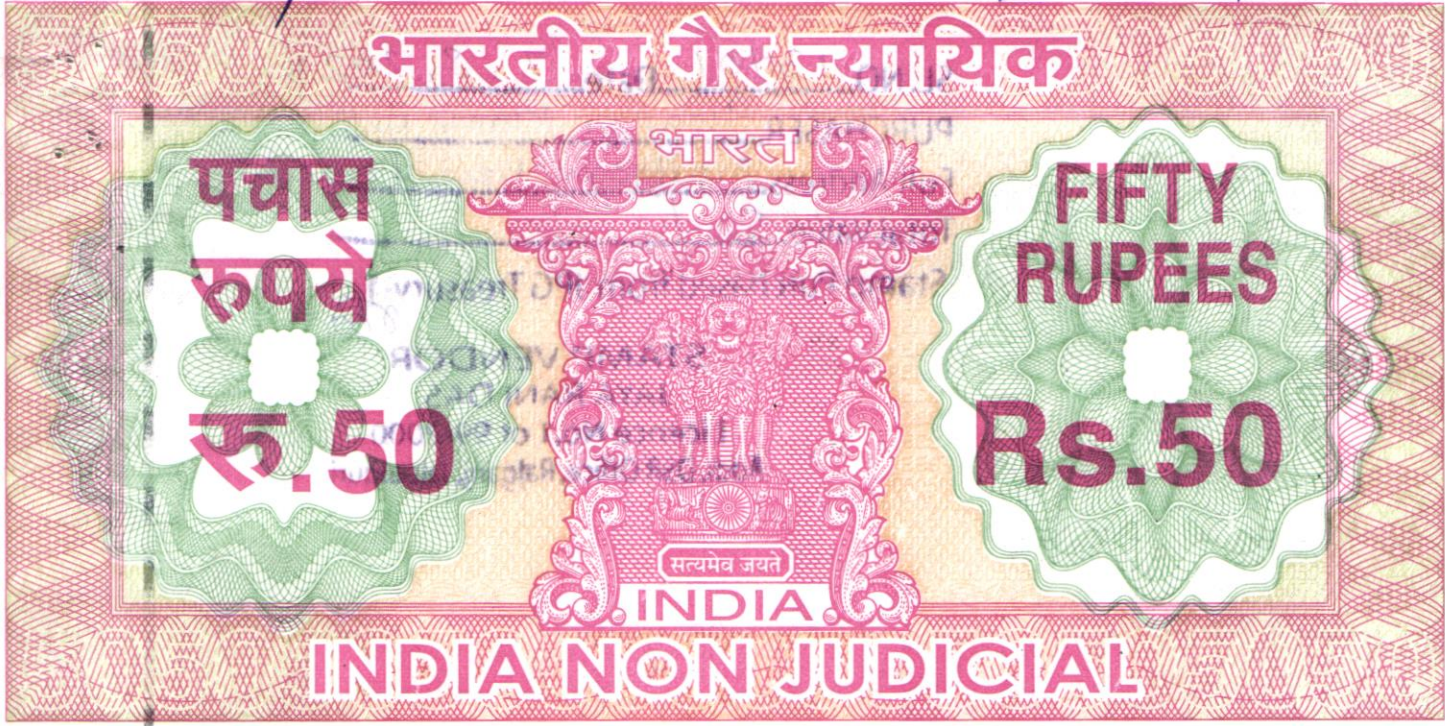


8- 6918/2023

I- 6901/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 235658

25/08/2023
 26/8/2023

Sudip Kumar Das
 Prasenjit Das
 Dhanu Shekhar

BALAJI DEVELOPERS
 Dhanu Agnawal
 Partner

-1-

GENERAL POWER OF ATTORNEY AFTER DEVELOPMENT AGREEMENT

freej

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

Dist. Sub-Registrar
 Agartala at Agartala

25 AUG 2023

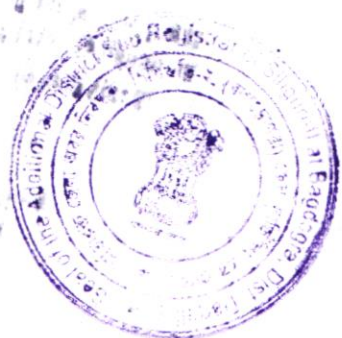
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SL. NO. 13701 Date 7.8.2023
PURCHASER Swapan Kumar Das & another.
Full Address. Matigava Dist. Dooars.
Total Value. 50 /
Stamp Purchased from JPG Treasury-1

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

13701
MATIGAVA
DIST. DOOARS

Stamp
Date
Value



Sub-Registrar
Jalpaiguri

25 AUG 2023

Swapan Kumar Das

Biswajit Das

Ashok Shah

BALAJI DEVELOPERS

Ditin Agarwal
Partner

WHEREAS 1. SRI SWAPAN KUMAR DAS(P.A.No. ACLPD2940B) (Aadhaar No.5651 7218 3670) S/O Late ShambhuNath Das, **2. SRI BISWAJIT DAS**(P. A. No. AEIPD7670K) (Aadhaar No. 5345 0600 5935) S/O Late BijliBhushan Das & **3. SRI ASHOK SHAH**(P. A. No. AILPS6194E) (Aadhaar No. 7554 9105 9484) S/O Sri Bhagwan Shah, all are Hindu by Religion. Business by Occupation, Citizen by Indian, residing at Matigara Bazar, Matigara, P.O & P.S-Matigara, Dist. Darjeeling, Pin-734010, in the State of West Bengal, hereinafter jointly called the herein after referred as **"PRINCIPALS"**.

A).

WHEREAS the Principal No. 1, 2 & 3 are the joint absolute Owners in possession of all that piece and parcel of land measuring 4.3(Four Point Three) Decimals, appertaining to R. S. Plot No. 29 corresponding to L. R. Plot No. 102, recorded in L. R. Khatian Nos. 157 & 162, situated at Mouza-Mathapari, J. L. No. 79, Police Station-Matigara, Pargana-Patharghata, Addl. Dist-Sub-Registry Office Siliguri-II at Bagdogra, Dist-Darjeeling, by Virtue of Deed of Sale, recorded in Book No. 1, CD Volume No. 9, pages from 2718 to 2732, being Document No. 03227, for the year 2012, registered at Addl. Dist-Sub-Registry Office Siliguri-II at Bagdogra, Dist-Darjeeling, executed by **Smt. Bhagirathi Debi & Others** of M. R. Road, Khalpara, Siliguri, P.O & P.S-Siliguri, Dist. Darjeeling and shall ever since then the PrincipalNo. 1, 2 & 3 have been in exclusive and peaceful possession of land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule herein below.

B).

WHEREAS the Principal No. 1, 2 & 3 are also the joint absolute Owners in possession of all that piece and parcel of land measuring 29.4(Twenty Nine Point Four) Decimals, appertaining to R. S. Plot Nos. 13 & 29 corresponding to L. R. Plot Nos. 100, 101 & 102, recorded in L. R. Khatian Nos. 157 & 162, situated at Mouza-Mathapari, J. L. No. 79, Police Station-Matigara, Pargana-Patharghata, Addl. Dist-Sub-Registry Office Siliguri-II at Bagdogra, Dist-Darjeeling,

Contd. To next Sheet



Adml. Dist-Sub Registrar
Siliguri-I at Bagdogra, Dist. Dooars

25 AUG 2023

~~Sachin Anand~~
~~Bhargava~~

~~Sachin Anand~~

BALAJI DEVELOPERS

Nitin Agrawal

Partner

by Virtue of Deed of Sale, recorded in Book No. I, Volume No. 53, pages from 181 to 190, being Document No. 2721, for the year 2003, registered at Addl. Dist-Sub-Registry Office Siliguri-II at Bagdogra, Dist-Darjeeling, executed by **Smt. Panna Devi & Others** of M. R. Road, Khalpara, Siliguri, P.O & P.S-Siliguri, Dist. Darjeeling and shall ever since then the Principal No. 1, 2 & 3 have been in exclusive and peaceful possession of land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule herein below.

C).

WHEREAS the Principal No. 1, 2 & 3 are also the joint absolute Owners in possession of all that piece and parcel of land measuring 11(Eleven) Decimals, appertaining to R. S. Plot No. 29 corresponding to L. R. Plot No. 102, recorded in L. R. Khatian Nos. 157 & 162, situated at Mouza-Mathapari, J. L. No. 79, Police Station-Matigara, Pargana-Patharghata, Addl. Dist-Sub-Registry Office Siliguri-II at Bagdogra, Dist-Darjeeling, by Virtue of Deed of Sale, recorded in Book No. I, being Document No. 3294, for the year 2004, registered at Addl. Dist-Sub-Registry Office Siliguri-II at Bagdogra, Dist-Darjeeling, executed by **Smt. Panna Devi & Others** of M. R. Road, Khalpara, Siliguri, P.O & P.S-Siliguri, Dist. Darjeeling and shall ever since then the Principal No. 1, 2 & 3 have been in exclusive and peaceful possession of land without any act of hindrance or obstruction from anybody and the aforesaid land is fully described in the schedule herein below.

pley

Suryan Khatia

Bismit Das

Suresh Kumar

BALAJI DEVELOPERS

Nitin Agarwal
Partner

AND WHEREAS thereafter Land owners No.1, 2 & 3 recorded the land in their names, in the record of rights at the Office of B.L. & L.R.O, Shivmandir & shall ever since Six New L. R. Khatian, being Khatian No. 422 as well as 1132 is framed in the name of Land owner No.1, being Khatian No. 423 as well as 1131 is framed in the name of Land owner No. 2 & being Khatian No. 424 as well as 1130 is framed in the name of Land owner No. 3, as per provision of W. L. R. Act, 1955.

AND WHEREAS above named Owners in order to have optimum use of their aforesaid landed property decided to develop the said land by constructing a residential building and were in look out of a reputed developer to develop the said property.

AND WHEREAS accordingly after several rounds of discussions and after considering all aspects the above named Owners decided to enter into a registered development agreement with one "**BALAJI DEVELOPERS**"(P. A. No. AAYFB6503F), a partnership firm, having its office at "Sanjeevani Medical", S. F. Road, Siliguri, P.O-Siliguri Bazar, P.S-Siliguri, Dist-Darjeeling, Pin-734005, in the State of West Bengal, represented by one of its partner **SRI NITIN AGARWAL**(P. A. No. APEPA4794E)(Aadhaar No. 3428 0413 5260) S/O Sri Suresh Kumar Agarwal, Hindu by Religion, Business by Occupation, Indian by Nationality, residing at Sreemasarani By Lane, Babupara, Siliguri, P.O-Siliguri Town, P.S-Siliguri, Dist-Darjeeling, Pin-734004, in the State of West Bengal, hereinafter referred as **DEVELOPER/ATTORNEY** and the aforesaid development agreement containing mutually agreed terms and conditions was duly registered with the office of the Additional District Sub Registrar, Siliguri, recorded in Book No. I, being Document No. 6894, for the year 2023, registered at A.D.S.R. Siliguri II at Bagdogra, Dist. Darjeeling.

Contd. To next Sheet

Swapan K. Das.

Biswajit Das

Sri Ashok Shah

BALAJI DEVELOPERS

Nitin Agarwal
Partner

AND WHEREAS in the aforesaid development agreement the above named Owners (Principals/Owners therein) agreed to execute and register a general power of attorney where upon empowering the above named developer "**BALAJI DEVELOPERS**" to delivered its signature on behalf of land owners for the preparation of building plan & other related documents for the development of below schedule landed property and development works in the below schedule Land.

NOW KNOW ALL MEN BY THESE PRESENTS that **1. SRI SWAPAN KUMAR DAS** (P.A.No. ACLPD2940B) (Aadhaar No.5651 7218 3670) S/O Late Shambhu Nath Das, **2. SRI BISWAJIT DAS** (P. A. No. AEIPD7670K) (Aadhaar No. 5345 0600 5935) S/O Late BijliBhushan Das & **3. SRI ASHOK SHAH** (P. A. No. AILPS6194E) (Aadhaar No. 7554 9105 9484) S/O Sri Bhagwan Shah, all are Hindu by Religion, Business by Occupation, Citizen by Indian, residing at Matigara Bazar, Matigara, P.O & P.S-Matigara, Dist. Darjeeling, Pin-734010, in the State of West Bengal, do hereby nominate, appoint and constitute "**BALAJI DEVELOPERS**" (P. A. No. AAYFB6503F), a partnership firm, having its office at "Sanjeevani Medical", S. F. Road, Siliguri, P.O-Siliguri Bazar, P.S-Siliguri, Dist-Darjeeling, Pin-734005, in the State of West Bengal, represented by one of its partner **SRI NITIN AGARWAL** (P. A. No. APEPA4794E) (Aadhaar No. 3428 0413 5260) S/O Sri Suresh Kumar Agarwal, Hindu by Religion, Business by Occupation, Indian by Nationality, residing at Sreema Sarani By Lane, Babupara, Siliguri, P.O-Siliguri Town, P.S-Siliguri, Dist-Darjeeling, Pin-734004, in the State of West Bengal, as our true and lawful Attorney to act for and on our behalf and authorize him to do the following acts and things hereinafter mentioned.

1. To cause and prepare, sign, submit necessary building plans, drawings, elevations plans to the appropriate authorities, S.J.D.A, B.D.O., Panchayat Office or any other concerned office and get the same sanctioned from the appropriate authorities.

Contd. To next Sheet

Sachin K. Desai

Biswajit Das

Sachin K. Desai

BALAJI DEVELOPERS

Nitin Agarwal

Partner

2. To employ architects, engineers, labour contractors, site assistants, office staffs and other required employees for the development and construction of the residential & commercial building on the aforesaid landed property.
3. To enter into agreement with the suppliers of the building materials and other equipments as required for the construction of the same and to take all necessary steps, actions for the construction of the same.
4. To negotiate with the intended purchaser/s and finalize the consideration amount and only enter into agreement to sale jointly in respect both the developer's & Owners allocation as determined in the development agreement and registration shall take place in present of both Owner and Developer.
5. To put the Purchaser/s in possession of the said developer's & owner's allocation as determined in the aforesaid development agreement or any part thereof as the case may be.
6. To cause mutation, where necessary, effected in the Revenue Office/Board and to make such statements personally or through pleader or other Agent to effectuate the aforesaid purpose.
7. The said Attorney shall also be entitled to prosecute or defend any suit, complaint or other proceeding in respect of the aforesaid property and for the aforesaid purpose or purposes, to appoint any pleader or advocate, on our behalf and to prosecute and defend such legal proceeding in or before any Court, Civil, Criminal and Revenue, or Officer or Appellate or Revisional Court or Authority and for such purpose the said Attorney may accept service of summons or notice issued by any Lawful Authority and the said Attorney is also authorized to sign and verify plaints and written Statements for the aforesaid purpose and also to swear affidavits for the aforesaid purpose.

Contd. To next Sheet

Key

Sanyam K. Das.

Biswas Das

Sanyam K. Das

BALAJI DEVELOPERS

Nitin Agarwal

Partner

AND GENERALLY to do all lawful acts necessary for the aforesaid purpose.

AND I HEREBY AGREE that all acts and things lawfully done by our said Attorney shall considered as acts, and things done by us and We undertake to ratify and confirm all and whatsoever our said Attorney will lawfully do and cause to be done by virtue of this POWER OF ATTORNEY relating to the aforesaid property as mentioned in the Schedule Below.

SCHEDULE OF THE LANDED PROPERTY

All that piece or parcel of land measuring **44.7** decimals, appertaining to R. S. Plot Nos. **13 & 29** corresponding to L. R. Plot Nos. **100, 101 & 102**, recorded in L. R. Khatian Nos. **422, 423, 424, 1130, 1131 & 1132**, situated at Mouza-MATHAPARI, J. L. No. **79**, Police Station-Matigara, Pargana-Patharghata, Addl. Dist-Sub-Registry Office Siliguri-II at Bagdogra, Dist-Darjeeling.

The above schedule land is butted and bounded as follows:-

By the North - Land of Smt. Debika Biswas & 10 Ft. wide Non Metal Road

By the South- Sold land of Jawaharlal Prasad & Others

By the East- Land of Niranjana Sarkar & Others

By the West- 100' Ft. Wide Pankhabari Road

My

Scrip m for Dev.

Biswajit Das

Srikanth

BALAJI DEVELOPERS

Nitin Agrawal
PartnerPLOT WISE DETAILS OF ABOVE SCHEDULE

| LAND OWNER NO. | L.R. PLOT NO. | L.R. KHATIAN NO. | AREA IN DEC |
|----------------|---------------|------------------|-------------|
| OWNER NO. 2 | 100 | 423 | 1.7 DEC |
| OWNER NO. 1 | 101 | 422 | 3 DEC |
| OWNER NO. 2 | 101 | 423 | 3 DEC |
| OWNER NO. 3 | 101 | 424 | 4 DEC |
| OWNER NO. 1 | 102 | 422 | 10 DEC |
| OWNER NO. 2 | 102 | 423 | 10 DEC |
| OWNER NO. 3 | 102 | 424 | 9 DEC |
| OWNER NO. 1 | 102 | 1132 | 1 DEC |
| OWNER NO. 2 | 102 | 1131 | 1 DEC |
| OWNER NO. 3 | 102 | 1130 | 2 DEC |
| TOTAL | | | 44.7 DEC |

E. All that **other remaining Flats/area, parking spaces** of the building to be constructed in the Schedule - 'A' land by the Developer according to the sanctioned building plan of the S.J.D.A, B.D.O., Panchayat Office or any other concerned office, together with undivided proportionate share of land and common parts of the building.

Key

IN WITNESS WHERE OF, We have signed this Power of Attorney at Bagdogra on this the 25th day of August 2023

WITNESS:-

1. Abhijit Chakraborty

Abhijit Chakraborty
S/O Late Ashim Chakraborty
R/O-Khalpara, Siliguri
P.O-Siliguri Bazar
P.S-Siliguri
Dist. Darjeeling
Pin-734005

2. Dipankar

S/O Sri Ashok Sen
of Medigara
Dist. Darjeeling

BALAJI DEVELOPERS

Nitin Agarwal
Partner

SIGNATURE OF ATTORNEY

1. Saayan Kumar

2. Biswajit Das

3. Ashok Sen

ATTESTED BY PRINCIPALS

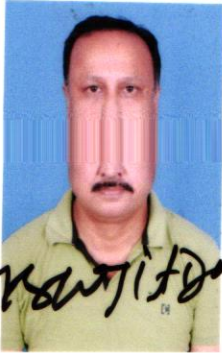










Drafted and Printed in my Office

As per instruction of the party

Manoj Kumar Kedia

(Manoj Kumar Kedia)
Advocate, Siliguri
Regn No. WB/94/1997

PRINCIPAL FINGER PRINT SHEET

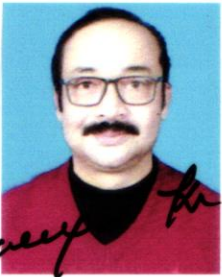










| | | Thumb. | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|--|------------|--|--|---|--|--|
|  <i>Biswasjit Das</i> | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |

Biswasjit Das

Biswasjit Das

Signature

PRINCIPAL FINGER PRINT SHEET

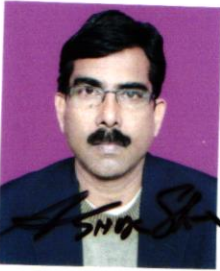










| | | Thumb. | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|------------|---|---|--|---|---|
|  <i>Saayan Das</i> | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |

Saayan Das

Saayan Das

Signature

PRINCIPAL FINGER PRINT SHEET












| | | Thumb. | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|--|------------|---|---|--|---|---|
|  | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |

[Handwritten signature in blue ink]

[Handwritten signature in blue ink]

Signature

ATTORNEY FINGER PRINT SHEET

| | | Thumb. | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|------------|---|---|--|---|---|
|  | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |

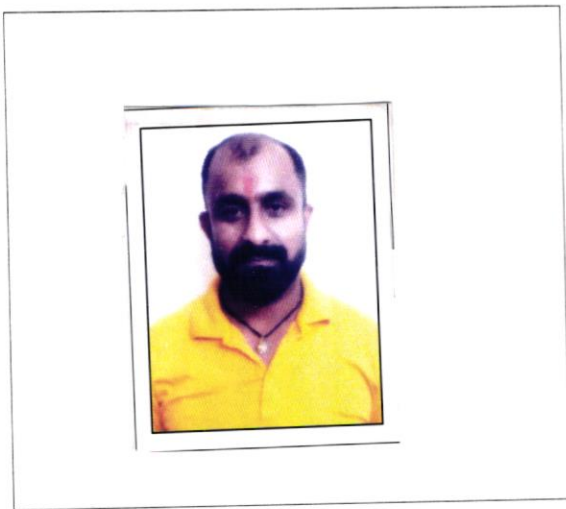
[Handwritten signature in blue ink]

BALAJI DEVELOPERS
Nitin Agarwal
 Partner

BALAJI DEVELOPERS
Nitin Agarwal
 Signature Partner

IDENTIFIER FINGERPRINT SHEET

PHOTO



LEFT THUMB IMPRESSION



Abhijit Chakrabarty

Signature of Identifier

Major Information of the Deed

| | | | |
|---|---|---|------------|
| Deed No : | I-0403-06901/2023 | Date of Registration | 25/08/2023 |
| Query No / Year | 0403-8002181267/2023 | Office where deed is registered | |
| Query Date | 25/08/2023 12:31:27 PM | A.D.S.R. BAGDOGRA, District: Darjeeling | |
| Applicant Name, Address & Other Details | Manoj Kedia Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832016171, Status :Advocate | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | | |
| Set Forth value | Market Value | | |
| | Rs. 1,89,72,468/- | | |
| 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]:- 040306893/2023 | | |




Land Details :



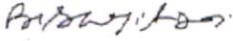


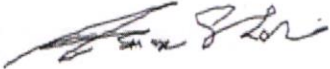
District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-II, Mouza: Mathapari, Pin Code : 734010

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|---|
| L1 | LR-100 | LR-423 | Bastu | Bastu | 1.7 Dec | | 7,21,548/- | Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name : |
| L2 | LR-101 | LR-422 | Bastu | Bastu | 3 Dec | | 12,73,320/- | Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name : |
| L3 | LR-101 | LR-423 | Bastu | Bastu | 3 Dec | | 12,73,320/- | Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name : |
| L4 | LR-101 | LR-424 | Bastu | Bastu | 4 Dec | | 16,97,760/- | Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name : |
| L5 | LR-102 | LR-422 | Bastu | Bastu | 10 Dec | | 42,44,400/- | Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name : |
| L6 | LR-102 | LR-423 | Bastu | Bastu | 10 Dec | | 42,44,400/- | Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name : |

| | | | | | | | | |
|-----|--------|----------------------|-------|-------|----------------|-------------|----------------------|---|
| L7 | LR-102 | LR-424 | Bastu | Bastu | 9 Dec | | 38,19,960/- | Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name : |
| L8 | LR-102 | LR-1132 | Bastu | Bastu | 1 Dec | | 4,24,440/- | Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name : |
| L9 | LR-102 | LR-1131 | Bastu | Bastu | 1 Dec | | 4,24,440/- | Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name : |
| L10 | LR-102 | LR-1130 | Bastu | Bastu | 2 Dec | | 8,48,880/- | Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name : |
| | | TOTAL : | | | 44.7Dec | 0 /- | 189,72,468 /- | |
| | | Grand Total : | | | 44.7Dec | 0 /- | 189,72,468 /- | |

Principal Details :




| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|--|--|--|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri SWAPAN KUMAR DAS Son of Late SHAMBHU NATH DAS Executed by: Self, Date of Execution: 25/08/2023 , Admitted by: Self, Date of Admission: 25/08/2023 ,Place : Office |  <small>25/08/2023</small> |  <small>LTI 25/08/2023</small> |  <small>25/08/2023</small> |
| MATIGARA BAZAR, MATIGARA, City:- , P.O:- MATIGARA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx0B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/08/2023 , Admitted by: Self, Date of Admission: 25/08/2023 ,Place : Office | | | | |

| 2 | Name | Photo | Finger Print | Signature |
|---|---|---|---|---|
| | Shri BISWAJIT DAS Son of Late BIJLI BHUSHAN DAS Executed by: Self, Date of Execution: 25/08/2023 , Admitted by: Self, Date of Admission: 25/08/2023 ,Place : Office |  |  |  |
| | 25/08/2023 | LTI 25/08/2023 | 25/08/2023 | |
| MATIGARA BAZAR, MATIGARA, City:- , P.O:- MATIGARA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx0K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/08/2023 , Admitted by: Self, Date of Admission: 25/08/2023 ,Place : Office | | | | |
| 3 | Name | Photo | Finger Print | Signature |
| | Shri ASHOK SHAH (Presentant) Son of Shri BHAGWAN SHAH Executed by: Self, Date of Execution: 25/08/2023 , Admitted by: Self, Date of Admission: 25/08/2023 ,Place : Office |  |  |  |
| | 25/08/2023 | LTI 25/08/2023 | 25/08/2023 | |
| MATIGARA BAZAR, MATIGARA, City:- , P.O:- MATIGARA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx4E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/08/2023 , Admitted by: Self, Date of Admission: 25/08/2023 ,Place : Office | | | | |

Attorney Details :




| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | BALAJI DEVELOPERS SANJEEVANI MEDICAL, S.F. ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005 , PAN No.:: AAxxxxxx3F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Shri NITIN AGARWAL Son of Shri SURESH KUMAR AGARWAL Date of Execution - 25/08/2023, , Admitted by: Self, Date of Admission: 25/08/2023, Place of Admission of Execution: Office |
| |   Aug 25 2023 12:59PM LTI 25/08/2023 |
| |  25/08/2023 |

SREEMA SARANI BY LANE, BABUPARA, SILIGURI, 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.:: APxxxxxx4E,Aadhaar No Not Provided Status : Representative, Representative of : BALAJI DEVELOPERS (as PARTNER)

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Abhijit Chakraborty Son of Late Ashim Chakraborty Khalpara Siliguri, City:- , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 |  |  |  |
| | 25/08/2023 | 25/08/2023 | 25/08/2023 |
| Identifier Of Shri SWAPAN KUMAR DAS, Shri BISWAJIT DAS, Shri ASHOK SHAH, Shri NITIN AGARWAL | | | |

| Transfer of property for L1 | | |
|------------------------------|-----------------------|---------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri BISWAJIT DAS | BALAJI DEVELOPERS-1.7 Dec |
| Transfer of property for L10 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri ASHOK SHAH | BALAJI DEVELOPERS-2 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri SWAPAN KUMAR DAS | BALAJI DEVELOPERS-3 Dec |
| Transfer of property for L3 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri BISWAJIT DAS | BALAJI DEVELOPERS-3 Dec |
| Transfer of property for L4 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri ASHOK SHAH | BALAJI DEVELOPERS-4 Dec |
| Transfer of property for L5 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri SWAPAN KUMAR DAS | BALAJI DEVELOPERS-10 Dec |
| Transfer of property for L6 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri BISWAJIT DAS | BALAJI DEVELOPERS-10 Dec |
| Transfer of property for L7 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri ASHOK SHAH | BALAJI DEVELOPERS-9 Dec |
| Transfer of property for L8 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri SWAPAN KUMAR DAS | BALAJI DEVELOPERS-1 Dec |
| Transfer of property for L9 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri BISWAJIT DAS | BALAJI DEVELOPERS-1 Dec |

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-II, Mouza: Mathapari, Pin Code : 734010

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---------------------------------------|---|--|
| L1 | LR Plot No:- 100, LR Khatian No:- 423 | Owner:বিশ্বজিত দাস, Gurdian:বি. বি. (মৃত), Address:নিজ , Classification:বাস্তু, Area:0.04000000 Acre, | Owner Name not selected by applicant. |

| | | | |
|-----|--|--|---------------------------------------|
| L2 | LR Plot No:- 101, LR Khatian No:- 422 | Owner:স্বপন দাস, Gurdian:শমুনাথ , Address:নিজ , Classification:বাস্ত, Area:0.03000000 Acre, | Owner Name not selected by applicant. |
| L3 | LR Plot No:- 101, LR Khatian No:- 423 | Owner:বিশ্বজিত দাস, Gurdian:বি. বি. (মৃত), Address:নিজ , Classification:বাস্ত, Area:0.03000000 Acre, | Owner Name not selected by applicant. |
| L4 | LR Plot No:- 101, LR Khatian No:- 424 | Owner:অশোক সা, Gurdian:ভগবান , Address:নিজ , Classification:বাস্ত, Area:0.04000000 Acre, | Owner Name not selected by applicant. |
| L5 | LR Plot No:- 102, LR Khatian No:- 422 | Owner:স্বপন দাস, Gurdian:শমুনাথ , Address:নিজ , Classification:বাস্ত, Area:0.10000000 Acre, | Owner Name not selected by applicant. |
| L6 | LR Plot No:- 102, LR Khatian No:- 423 | Owner:বিশ্বজিত দাস, Gurdian:বি. বি. (মৃত), Address:নিজ , Classification:বাস্ত, Area:0.10000000 Acre, | Owner Name not selected by applicant. |
| L7 | LR Plot No:- 102, LR Khatian No:- 424 | Owner:অশোক সা, Gurdian:ভগবান , Address:নিজ , Classification:বাস্ত, Area:0.09000000 Acre, | Owner Name not selected by applicant. |
| L8 | LR Plot No:- 102, LR Khatian No:- 1132 | Owner:স্বপন কুমার দাস, Gurdian:এস এন, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre, | Owner Name not selected by applicant. |
| L9 | LR Plot No:- 102, LR Khatian No:- 1131 | Owner:বিশ্বজিত দাস, Gurdian:বি বি, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre, | Owner Name not selected by applicant. |
| L10 | LR Plot No:- 102, LR Khatian No:- 1130 | Owner:অশোক সা, Gurdian:ভগবান , Address:নিজ , Classification:বাস্ত, Area:0.02000000 Acre, | Owner Name not selected by applicant. |

On 25-08-2023

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 12:55 hrs on 25-08-2023, at the Office of the A.D.S.R. BAGDOGRA by Shri ASHOK SHAH , 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 1,89,72,468/-

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

Execution is admitted on 25/08/2023 by 1. Shri SWAPAN KUMAR DAS, Son of Late SHAMBHU NATH DAS, MATIGARA BAZAR, MATIGARA, P.O: MATIGARA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by Profession Business, 2. Shri BISWAJIT DAS, Son of Late BIJLI BHUSHAN DAS, MATIGARA BAZAR, MATIGARA, P.O: MATIGARA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by Profession Business, 3. Shri ASHOK SHAH, Son of Shri BHAGWAN SHAH, MATIGARA BAZAR, MATIGARA, P.O: MATIGARA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by Profession Business

Indetified by Abhijit Chakraborty, , , Son of Late Ashim Chakraborty, Khalpara Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

Execution is admitted on 25-08-2023 by Shri NITIN AGARWAL, PARTNER, BALAJI DEVELOPERS, SANJEEVANI MEDICAL, S.F. ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005

Indetified by Abhijit Chakraborty, , , Son of Late Ashim Chakraborty, Khalpara Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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 13401, Amount: Rs.50.00/-, Date of Purchase: 07/08/2023, Vendor name: J R Das



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 0403-2023, Page from 137667 to 137687
being No 040306901 for the year 2023.



Digitally signed by YOGEN TSHERING
BHUTIA
Date: 2023.08.31 12:16:00 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2023/08/31 12:16:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)