

3405

I- 3137/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 305658

2/1033419

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

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

11 5 SEP 2020

Santam Chatterjee

Darjeeling Real Estate Agents & Developers
Eliseth Kumar Aggarwal
Partner

GENERAL POWER OF ATTORNEY

(AFTER EXECUTION OF DEVELOPMENT AGREEMENT)



NON JUDICIAL STAMP

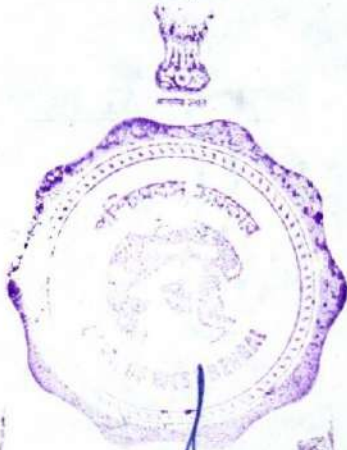
Sl. No. 574 Dated 28/8/2020

Sold To Santanu Chakraborty

Address Radhanagar, etc

Stamp Value of Rs. 100/- Rupees Hundred

R Chaki
(RITA CHAKI)
Stamp Vendor
Licence No. 347 / RM
A.U.S.R. Office, Bagdogra
Darjeeling



Addl. Dist. Registrar
Bagdogra, Darjeeling

15 SEP 2020



Santanu Chakraborty

Darjeeling Real Estate Agents & Developers
Nisith Kumar Agarwal
Partner

KNOW ALL MEN BY THESE PRESENTS, that I, SRI SANTANU CHAKRABORTY, [I.T. PAN : ABUPC3679C] [AADHAAR No. 950649545433] Son of Sri Shibatosh Chakraborty, Hindu by faith, Indian by nationality, legal practitioner by occupation, resident of Matri-Asish, Patel Road, Siliguri, Ward No. III (S.M.C.), P.O. & P.S. Pradhan Nagar, Dist. Darjeeling, in the State of West Bengal, hereinafter called the PRINCIPAL, do hereby nominate, constitute and appoint M/S. DARJEELING REAL ESTATE AGENTS & DEVELOPERS, [I.T.PAN: AAJFD0844L] a Partnership firm, having its office address at Neelkamal Plaza, Hill Cart Road, Siliguri, within P.O. & P.S Siliguri, Dist. Darjeeling, in the State of West Bengal, represented by one of its Partners SRI NISITH KUMAR AGARWAL, Son of Late Bhimraj Agarwal, Hindu by religion, Indian by nationality, Business by Occupation, resident of Shyama Kunj, Punjabi para, P.O. Haider para, P.S. Bhaktinagar, Dist. Jalpaiguri, in the State of West Bengal, as my TRUE AND LAWFUL ATTORNEYS to do all acts, deeds and things as hereinafter appearing.

WHEREAS one Smt. Kaushalya Devi Minda, wife of Late Chananmall Minda and her sister-in-law namely Smt. Raliya Devi Minda (since deceased), Wife of Govind Ram Minda had acquired the absolute joint ownership with respect to all that 0.62 Acre of land in R.S. Plot No.351 corresponding to L.R. Plot No.388, recorded in Khatian No.358, within Mouza Bairatishal, under P.S. Siliguri (now Matigara), Dist. Darjeeling, by way of purchase from the recorded owner of the land namely Honglal @ Hanglal Singh, Son of Gayshal Singh, through a deed of conveyance being document No. I- 4507 for the year 1963 registered at the office of the Sub-Registrar, Siliguri.

AND WHEREAS subsequently the above named Smt. Kaushalya Devi Minda and Smt. Raliya Devi Minda (since deceased) had amicably and mutually partitioned the aforesaid land between themselves by meets and bounds and thereafter said Smt. Kaushalya Devi Minda had handed over the physical possession of the all that 19 Katha or 0.31 Acre of land i.e. the entire land from her part to and in favour of one Sri Shibatosh Chakraborty (i.e. the father of the Principal hereof) in the year 1970 and the above named Smt. Raliya Devi Minda (since deceased) had also handed over the physical possession of the all that 13 Katha of land out of her part of 19 Katha of land in favour of said Sri Shibatosh Chakraborty (i.e. the father of the Principal hereof) in the year 1970 and the remaining portion of land measuring 6 Katha belonging to said Smt. Raliya Devi Minda (since deceased) remained in her khas possession.

AND WHEREAS thereafter the above named Smt. Kaushalya Devi Minda on 27.08.2013 sold and transferred her all that entire 0.31 Acre or about 19 Katha of land unto and in favour of Sri Santanu Chakraborty (i.e. the Principal hereof) and his younger brother Sri Susanta Chakraborty, Son of Shibatosh Chakraborty, through a deed of conveyance being document No. I- 8095 for the year 2013 registered at the office of the A.D.S.R. Siliguri-II at Bagdogra. And by dint of such registered deed of conveyance the Principal hereof and his said brother namely Sri Susanta Chakraborty had become the absolute co-owners in khas, actual and physical possession of the aforesaid 0.31 Acre or 19 Katha of land having with permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS in the meanwhile the above named Smt. Raliya Devi died intestate leaving behind her two sons namely Sri Braham Minda and Sri Manish Minda, both sons of Late Govindram Minda who accordingly as per the provisions of the Hindu Succession Act, 1956 inherited the said landed property and became the sole and absolute co-owners thereof free from all encumbrances and charges whatsoever.





অধি. ডিস্ট-সাব রেজিস্ট্রার
সিগুরা-১, বাগদোগা, ডিস্ট দার্জিলিং

15 SEP 2020

Santanu Chakraborty

Darjeeling Real Estate Agents & Developers
Sri Nisith Kumar Agarwal
Partner

AND WHEREAS thereafter the above named Sri Braham Minda and Sri Manish Minda through two separate deed of conveyance being document No. I- 7415 for the year 2014 and I-7995 for the year 2014, both the documents registered at the office of the A.D.S.R. Siliguri-II at Bagdogra, transferred all that 13 Katha (i.e. 6.5 Katha + 6.5 Katha) of land unto and in favour of the Principal hereof. And by dint of said two registered deed of conveyance the Principal hereof has become the absolute owner in khas, actual and physical possession of the aforesaid 13 Katha of land having with permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS on 08.09.2020 the above named Sri Susanta Chakraborty, Son of Shibatosh Chakraborty i.e. the younger brother of the Principal hereof has transferred his part of 0.155 Acre of land i.e. undivided 50% share in the all that above mentioned 0.31 Acre of land in favour of the Principal hereof through a Deed of Gift registered at the office of the A.D.S.R. Siliguri-II at Bagdogra.

AND WHEREAS previously on 13.03.2006 the Principal hereof has also acquired the absolute ownership of all that adjoining 0.33 Acre or 1 Bigha of land in L.R. Plot No.391, recorded in Khatian No.5/1 & 83/1, within Mouza Bairatishal, J.L. No.70, under P.S. Matigara, Dist. Darjeeling, by way of purchase from Sri Arjun Chandra Roy and Sri Gokul Chandra Roy, both sons of Sri Bharat Chandra Roy, through a deed of conveyance being document No. I- 6660 for the year 2006 registered at the office of the A.D.S.R. Siliguri-II at Bagdogra. And by dint of aforesaid registered deed of conveyance the Principal hereof has become the sole and absolute owner in khas, actual and physical possession of the aforesaid 0.33 Acre or 1 Bigha or 20 Katha of land having with permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS in the aforesaid manner the Principal hereof has become the sole, absolute and exclusive owner in actual, khas and physical possession of all that entire 19 Katha + 13 Katha + 20 Katha = **52 Katha or 0.858 Acre** of land in L.R. Plot Nos. 388 (area measuring 0.528 Acre) & 391 (area measuring 0.33 Acre) within Mouza Bairatishal, under P.S. Matigara, Dist. Darjeeling as described in the Schedule herein below, free from all encumbrances and charges whatsoever. And the said entire land has been duly recorded in L.R. Khatian being Nos.7262 & 7263 as on this date.

WHEREAS the Principal hereto referred above has become the absolute owner in khas, actual and physical possession of all that above referred **52 Katha or 0.858 Acre** of land as described in the Schedule herein below has decided to develop the said landed property according to the Building Plan to be sanctioned by the appropriate authority, but not being in a position to put her contemplation and scheme into action due to shortage of fund and lack of experience, was in search of a developer who could construct the residential cum commercial complex in the said land and accordingly the Principal hereof has entered in to a Deed of Development Agreement with **M/S. DARJEELING REAL ESTATE AGENTS & DEVELOPERS**, [I.T.PAN: AAJFD0844L] a Partnership firm, having its office address at Neelkamal Plaza, Hill Cart Road, Siliguri, within P.O. & P.S Siliguri, Dist. Darjeeling, in the State of West Bengal, represented by one of its Partners **SRI NISITH KUMAR AGARWAL**, Son of Late Bhimraj Agarwal, resident of Shyama Kunj, Punjabi para, P.O. Haider para, P.S. Bhaktinagar, Dist. Jalpaiguri, in the State of West Bengal, and thereby engaged and appointed the said partnership firm to develop the below scheduled property as per sanctioned building plan on certain terms and conditions and the said **Deed of Development Agreement** has been registered at the office of the A.D.S.R. Siliguri-II at





Addl. Dist-Sub Registrar
Siliguri-II at Bagdogra, Dist Darjeeling

15 SEP 2020

Santanu Chandra

Bagdogra, Dist. Darjeeling, being document No. I- 3136 for the year 2020 dated 08th day of September, 2020.

NOW THEREFORE, in terms of the said Deed of Development Agreement for smooth working and execution of the construction work as well as for transferring the residential units/car parking spaces etc. out of the Developer's allocation as already agreed up on I, **SRI SANTANU CHAKRABORTY**, Son of Sri Shibatosh Chakraborty, being the Principal named above, do hereby further appoint, nominate and constitute **M/S. DARJEELING REAL ESTATE AGENTS & DEVELOPERS**, [I.T.PAN: AAJFD0844L] a Partnership firm, having its office address at Neelkamal Plaza, Hill Cart Road, Siliguri, within P.O. & P.S Siliguri, Dist. Darjeeling, in the State of West Bengal, represented by one of its Partners **SRI NISITH KUMAR AGARWAL**, Son of Late Bhimraj Agarwal, resident of Shyama Kunj, Punjabi para, P.O. Haider para, P.S. Bhaktinagar, Dist. Jalpaiguri, in the State of West Bengal, to do all acts, deeds and things in respect of construction and completion of proposed multi storied building on the below scheduled land for me in my name and on my behalf jointly and or severally (i.e. either both the partners jointly or any of the partner named above may severally have right to represent the said developer partnership firm) in the manner as hereunder:

- 1) To do any act or thing as may be necessary to carry out and complete the proposed building(s) on my land as described in the schedule below.
- 2) To appear before any Authority, local body or any other office or offices under the State Government and also under the Central Government and to represent me with full authority and to present, file and sign any document in connection with my below schedule property.
- 3) To submit Plans, designs, sketches etc. take them back with alterations or modifications thereof and/or to renew the same before the appropriate authority or competent authorities in my name and on my behalf.
- 4) To engage on my behalf Architect(s)/Engineer(s) and also Labourer Contractor/Thikadar and all other skilled persons as per requirement in respect of construction of the proposed building in the below scheduled land and further to dismiss them whenever my said Attorney shall think it proper to do so.
- 5) To advertise in any manner for sale of flats, shops and car parking spaces etc. in respect of Developer's allocation as already agreed upon in the proposed building in the below scheduled land.
- 6) To appear and act in all courts, civil, criminal or revenue, Original and Appellate and in any other office or before any authority and to institute Civil Suits or Criminal cases or any other legal proceedings sign, verify and file plaint, written statements, executions and petitions and to swear affidavits and also to sign, file and present appeals and to give evidence on my behalf in any Court or office in respect of any matter relating to my below scheduled property.

Darjeeling Real Estate Agents & Developers
Partner
Nisith Kumar Agarwal





1st Deputy Registrar
Registrar's Office, Durgam Chatterjee

15 SEP 2020

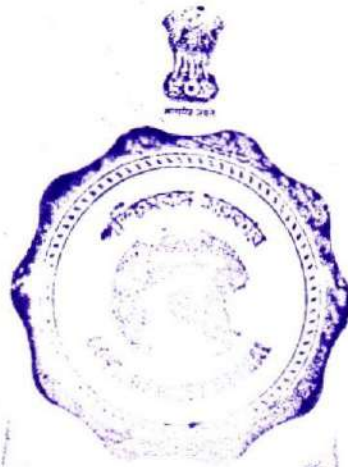
Santam Choudhary

Darjeeling Real Estate Agents & Developers
Partner
Alexith Kumar Ghosh

- 7) To appoint on my behalf Advocate/Advocates or Tax Consultant whenever necessary in respect of any matter relating to the below scheduled land and to dismiss them whenever my said Attorney shall think it proper to do so.
- 8) To compromise, compound or withdraw any case or refer any matter or case to Arbitration arising out of any matter relating to the said property.
- 9) To withdraw and receive documents or money from any Court or office or opposite party whether in execution or otherwise in connection with any such suits, cases or assessment proceedings relating to the below scheduled land.
- 10) To negotiate on terms for and to agree to and enter into and execute agreement for sale or any other agreement and other documents for me and on my behalf for the developer's area.
- 11) To receive the advance money or part consideration and/or the entire consideration from the Purchaser/s of the Flat/unit/car parking space, Servant Quarter etc. in the proposed building upon the said landed property and to give valid receipt and discharge for the same, without any liability on my part for the same in Developer's area.
- 12) To sign and execute and deliver in my names and on my behalf all Deed of Sale or Deed of Conveyance in respect of said residential Flats/Shops/units/car parking spaces, Servant Quarters etc. together with proportionate share of the said land **out of the Developer's area/allocation as already agreed upon**, and to do all that is necessary in order to convey, grant and assign the said property 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 me and the Purchaser or Purchasers.
- 13) To endorse and sign on the Deed or Deeds of Conveyance with respect to of said residential flat(s)/unit(s)/Shop(s)/parking space/s, servant's quarters etc. together with proportionate share of the said land out of the Developer's area/allocation as agreed upon, on my behalf in proper and effectual manner upon receipt of the full consideration money from the Purchaser or Purchasers as agreed up on between them and further to present for registration and admit due execution of the said Deed or Deeds before the registering authority and to get the same duly registered for and on my behalf in respect of aforesaid property.
- 14) To hand over the possession of the said property to the purchaser(s) and also mutate the same in the name of the purchaser(s) in all the offices/records concerned.
- 15) To apply and get electric connection and water connection.

GENERALLY for me, on my 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 and we do hereby ratify and agree to ratify and confirm all acts and deeds whatsoever the said Attorney/s shall do or cause to be done by virtue hereof, as if the things done by me to all intents and purposes being personally presents even notwithstanding the facts that no special powers in that behalf is contained in these presents.





Addl. Dist. Sub. Registrar
Sikarbi Hall Bangalore Dist. Durgalaya

15 SEP 2020

SCHEDULE OF THE PROPERTY

ALL THAT PIECE OF PARCEL OF LAND MEASURING 52 Katha or 0.858 Acre, appertaining to and forming part of L.R. Plot Nos. 388 (area measuring 0.528 Acre) & 391 (area measuring 0.33 Acre), recorded in the L.R. Khatian No.7262 & 7263, within Mouza Bairatishal, Pargana Patharghata, J.L No.70, within P.S. Matigara, District Darjeeling.

The entire land in plot no 388 is butted and bounded as follows:

- By North : Boundary Wall of North Bengal University;
- By South : Land in L.R. Plot No 389 & 390
- By East : 30' Wide Panchyat Road
- By West : Boundary Wall of North Bengal University;

The entire land in plot no 391 is butted and bounded as follows:

- By North : Land in L.R. Plot No 389 & 390
- By South : Land in L.R. Plot No 392
- By East : 30' Wide Panchyat Road
- By West : Land in L.R. Plot 391 & Boundary Wall of North Bengal University;

IN WITNESSES WHEREOF, the above named Principals do hereunto set and subscribed her hands and seal on this the 08th day of September, 2020 at Siliguri.

WITNESSES:

1. Jagmohan Poddar
Jagmohan Poddar
S/o - Sri Rohit Poddar
Malken Pally
P.O. S.P.S. - Siliguri
Dist: Darjeeling
2. Aditya Agarwal
S/o Sri. Krishan Kumar
Agarwal,
Punjabi Para,
P.O. E' P.S. Siliguri,
Dist - Darjeeling.

Santam Chaurabarty
PRINCIPAL

Nisith Kumar Agarwal
Darjeeling Real Estate Agents & Developer
Partner

SIGNATURE OF THE ATTORNEY

Attested by me:

PRINCIPAL

Drafted as per the instructions of the parties and explained the contents to them and printed in my chamber.

Debdip Dutta
Debdip Dutta
Advocate, Siliguri

08/09/2020

[DEBDIP DUTTA]

Advocate, Siliguri

Enrol. No. WB/762/ 2003



Addl. Dist-Sub Registrar
Siliguri-II at Bagdogra, Dist Darjeeling

15 SEP 2020



Santanu Chakraborty

FINGER PRINTS OF : SRI SANTANU CHAKRABORTY

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Santanu Chakraborty
SIGNATURE



FINGER PRINTS OF : SRI NISITH KUMAR AGARWAL

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Darjeeling Real Estate Agents & Developers
Nisith Kumar Agarwal
Partner

Darjeeling Real Estate Agents & Developers
Nisith Kumar Agarwal
SIGNATURE Partner



Offl. Dist-Sub Registrar
Siliguri, Jalpaiguri, Dist Darjeeling

15 SEP 2020

समस्त लेखा संख्या

PERMANENT ACCOUNT NUMBER

ADUPC3679C



नाम / NAME

SANTANU CHAKRABORTY

पिता का नाम / FATHER'S NAME

SHIBATOSH CHAKRABORTY

जन्म तिथि / DATE OF BIRTH

22-02-1971

हस्ताक्षर / SIGNATURE

Santanu Chakraborty

S. Chakraborty

आयकर आयुक्त, प.ई.-11

COMMISSIONER OF INCOME TAX, W.B. - II

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
बीरगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found kindly inform/return to the issuing authority :

Assistant Commissioner of Income-tax,

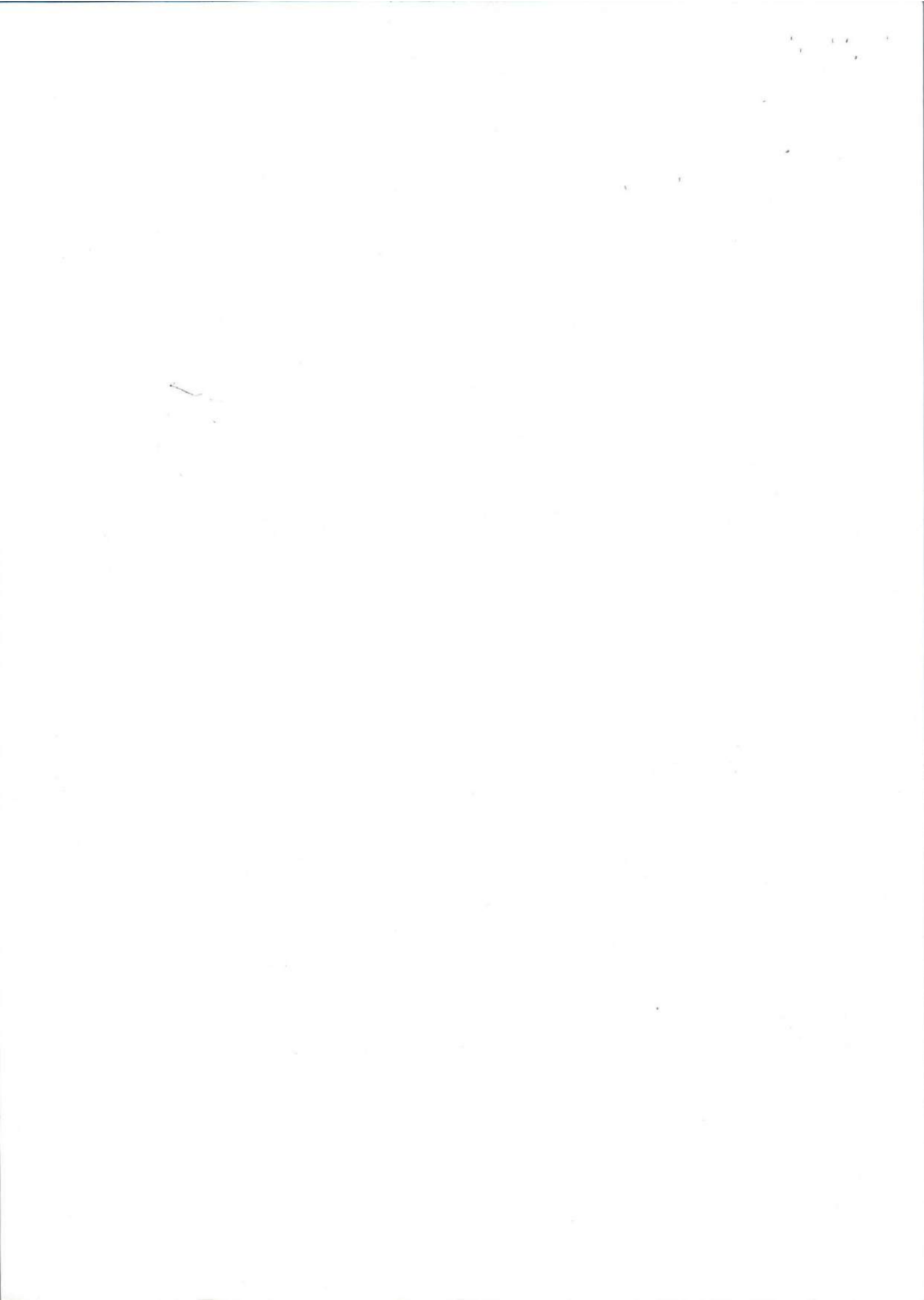
P-7,

Beerghose Square,

Calcutta-700 069.

Santanu Chakraborty

Santanu Chakraborty





ভারত সরকার

Government of India

স্বাক্ষর



9506 4954 5433



স্বাক্ষরিত মানুষের জমিকার



Unique Identification Authority of India

Address: 23/58 MATREP
45/15B PATE ROAD
Sector 14, Con. Paschim
Nagar, Gurgaon, West
Bengal 724103

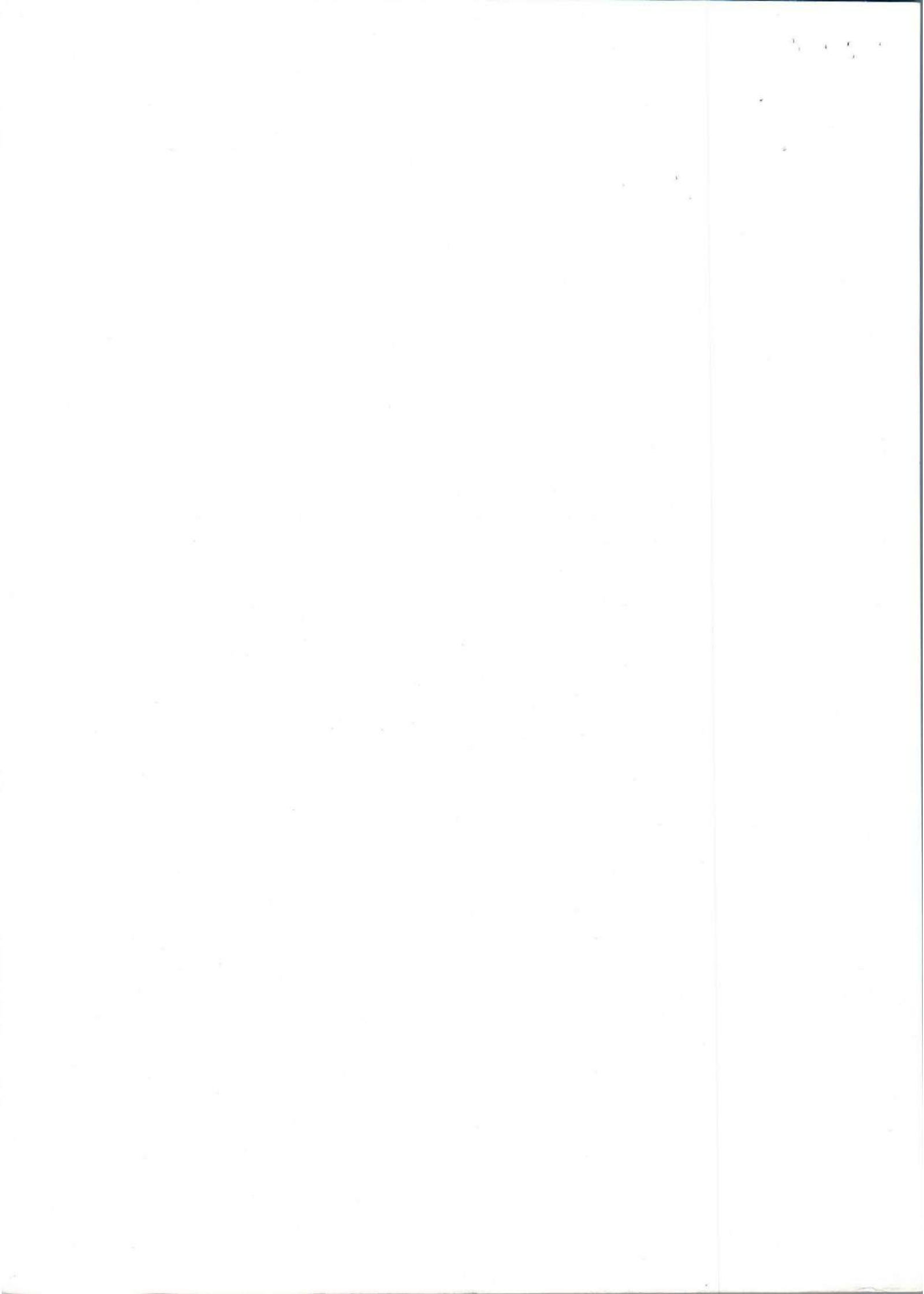
9506 4954 5433



Santanu Chatterjee



Darjeeling Real Estate Agents & Developers
Eliseth Kumar Gaur
Partner



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NISITH KUMAR AGARWAL
BHIM RAJ AGARWAL

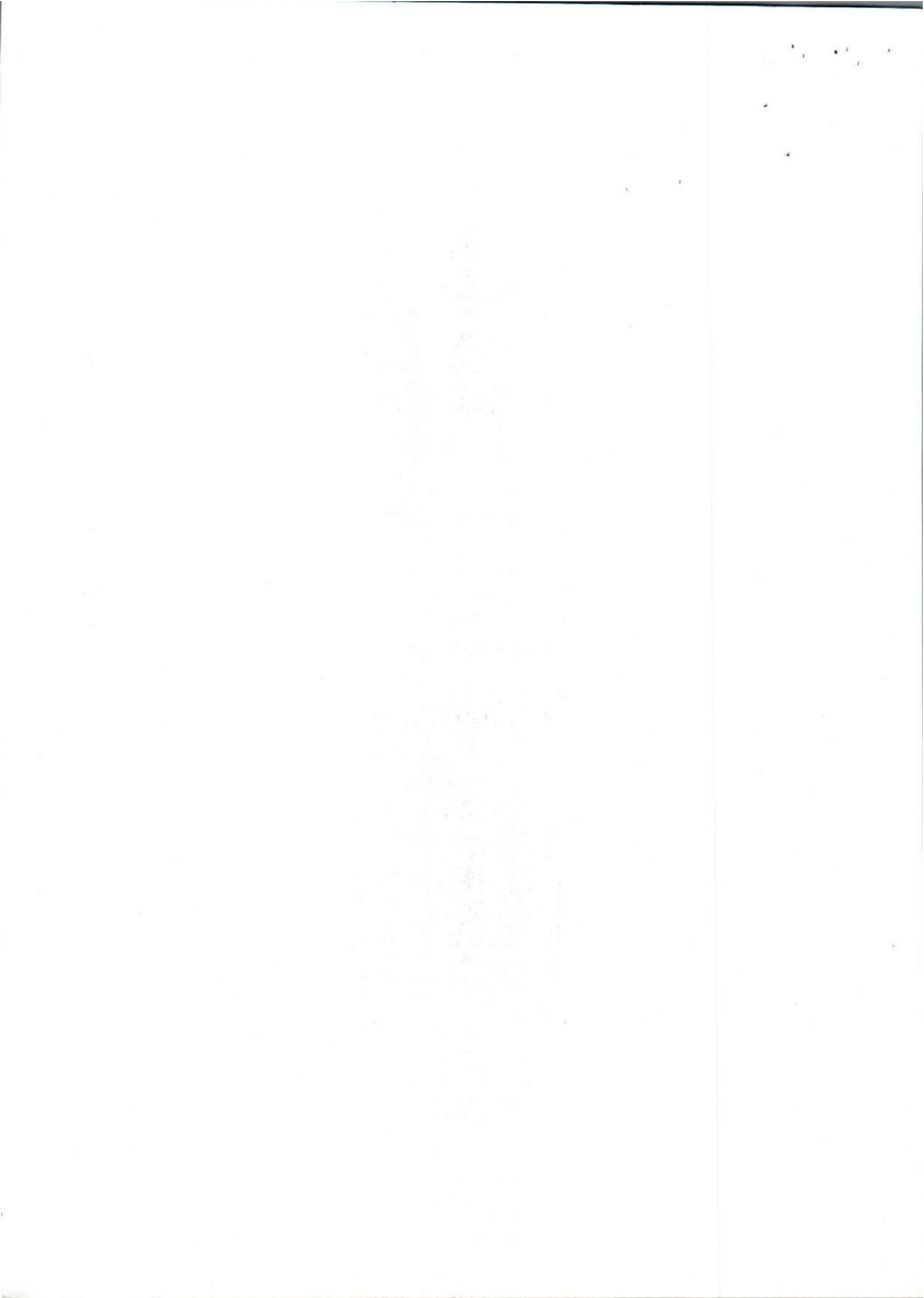
12/01/1972
Permanent Account Number
ACCPA8183G

Nisith Kumar Agarwal
Signature



10082016

Nisith Kumar Agarwal





Duplicate

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/04/025/0696112



নির্বাচকের নাম : নিশীথ কুমার
আগরওয়াল
Elector's Name : Nishith Kumar Agarwal
পিতার নাম : শিবরাজ
আগরওয়াল
Father's Name : Shibiraj Agarwal
লিঙ্গ/Sex : পুরুষ M
জন্ম তারিখ
Date of Birth : 12/01/1972

WB/04/025/0596112

ঠিকানা:
গুরুনানক সারানি, সিলিগুরি কর্পোরেশন, সিলিগুরি,
কার্জিলিং- 734001

Address:
GURUNANAK SARANI, SILIGURI (M
CORP.), SILIGURI, DARJEELING- 734001

Date: 10/04/2013

26. নির্বাচনী নিয়ম প্রকৃত্তি আইন, ১৯৫০-এর অধীনস্থিত
আইন অনুযায়ী

Facsimile Signature of the Electoral
Registration Officer for

26-Siliguri Constituency

১. এই পরিচয় পত্র মূল প্রকৃত্তি আইন, ১৯৫০-এর অধীন
স্থিত আইন অনুযায়ী প্রস্তুত করা হয়েছে এবং এটি
নির্বাচনী নিয়ম প্রকৃত্তি আইন, ১৯৫০-এর অধীন
স্থিত।
2. In case of change of address, election roll Card, fill
in the relevant form for re-creating roll cards in the
roll at the changed address and to obtain the card
with same number.

Nishith Kumar Agarwal



ভারত সরকার
Government of India



নিশিথ কুমার আগরওয়াল
Nisith Kumar Agarwal
পিতা : ভিমরাজ অগরওয়াল
Father : BHIMRAJ AGARWAL
জন্মতারিখ / DOB : 12/01/1972
পুরুষ / Male



4913 0922 2381



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

শ্যামা কুঁজ ওয়াড 40, প্রনামি
স্কুল রোড লাস্ট, শিলিগুড়ি,
শিলিগুড়ি (পৌরসভা),
সেবকরোড, জলপাইগুড়ি, পশ্চিম
বঙ্গ, 734001

Address:

shyama kunj ward number 40,
PRANAMI school road last,
SILIGURI, Siliguri (M.Corp.),
Sevoke Road, Jalpaiguri, West
Bengal, 734001

4913 0922 2381



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Nisith Kumar Agarwal



Addl. Dist-Sub Registrar
Siliguri-II at Bagdogra, Dist Darjeeling

Major Information of the Deed



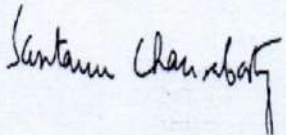
Deed No :	I-0403-03137/2020	Date of Registration	15/09/2020
Query No / Year	0403-2001033419/2020	Office where deed is registered	
Query Date	29/08/2020 10:48:54 AM	0403-2001033419/2020	
Applicant Name, Address & Other Details	Debdip Dutta Nazrul Sarani, Opposite Akash Nursing Home, Ashrampara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 8927368550, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney			
Set Forth value	Market Value		
	Rs. 2,76,63,636/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks			

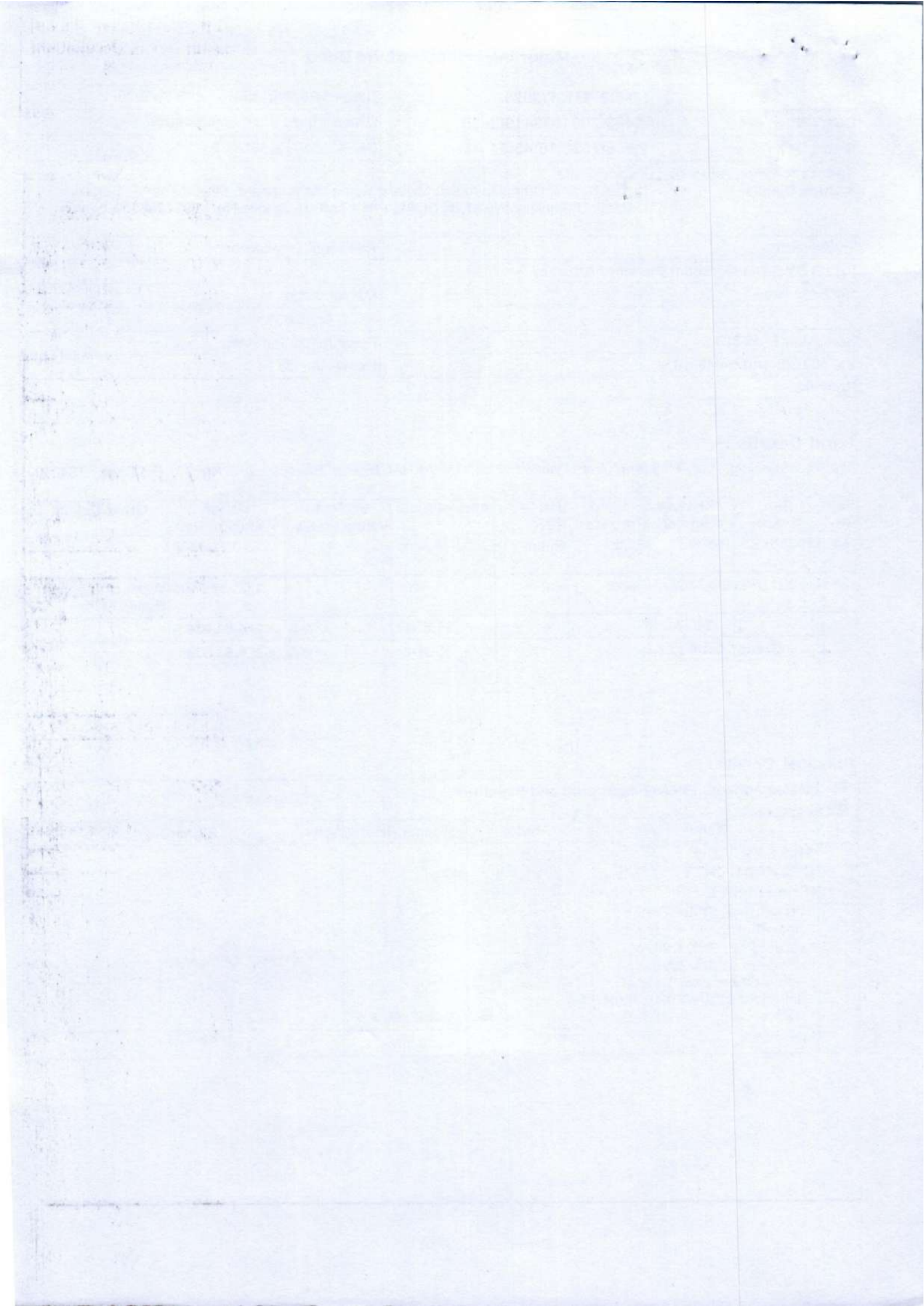
Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Bairatishal, JI No: 70, 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-388 (RS :-)	LR-7262	Bastu	Rupni	0.528 Acre		1,70,23,776/-	
L2	LR-391 (RS :-)	LR-7262	Bastu	Rupni	0.33 Acre		1,06,39,860/-	Width of Approach Road: 30 Ft.,
		TOTAL :			85.8Dec	0 /-	276,63,636 /-	
		Grand Total :			85.8Dec	0 /-	276,63,636 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SANTANU CHAKRABORTY (Presentant) Son of Shri Shibatosh Chakraborty Executed by: Self, Date of Execution: 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office			
		15/09/2020	LTI 15/09/2020	15/09/2020



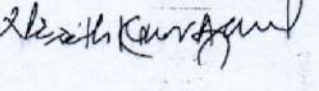


Mañri-Asish, Patel Road, Siliguri, Ward No. III (S, P.O:- Pradhannagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: ABxxxxxx9C, Aadhaar No: 95xxxxxxxx5433, Status :Individual, Executed by: Self, Date of Execution: 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office

Attorney Details :

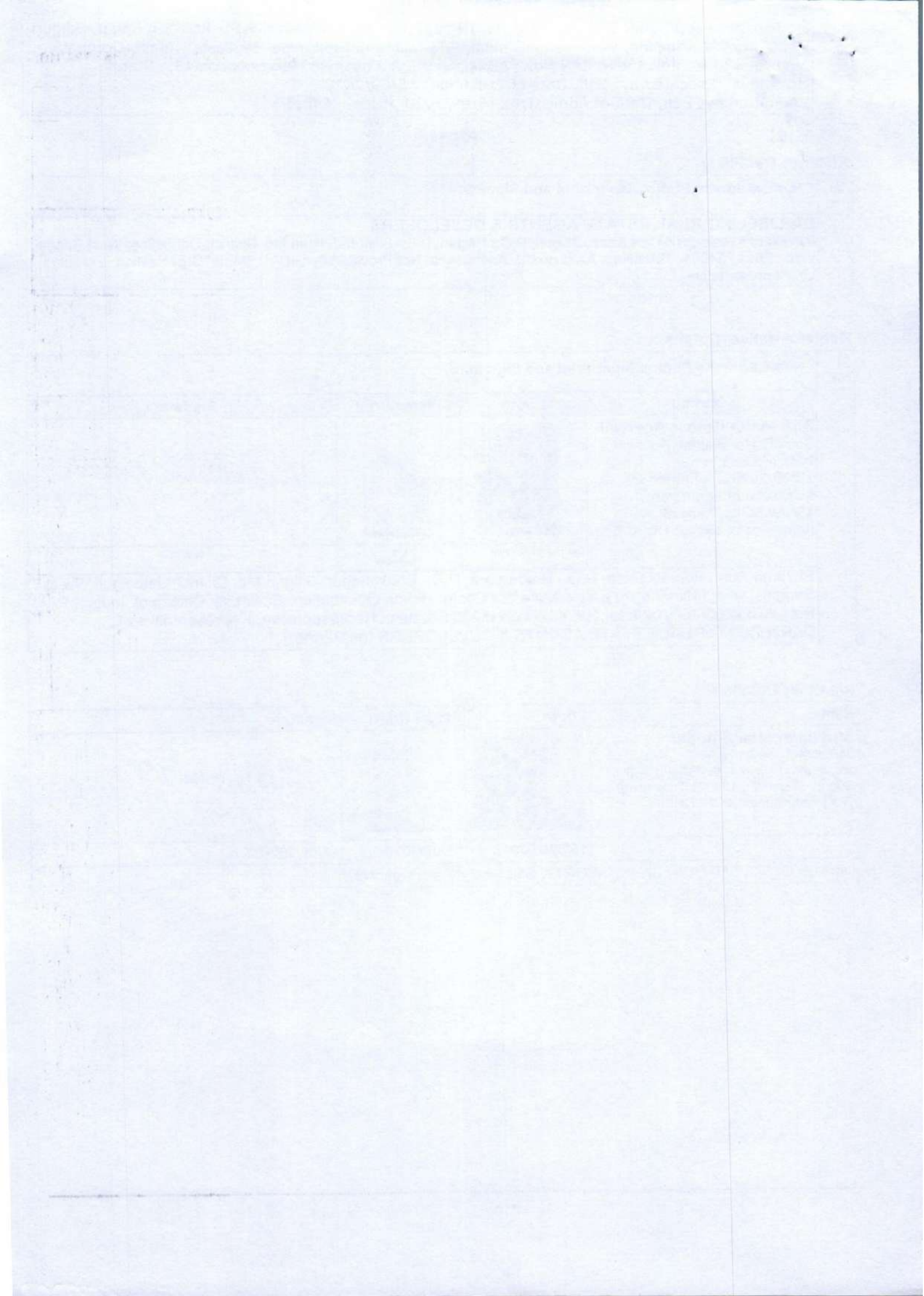
SI No	Name,Address,Photo,Finger print and Signature
1	DARJEELING REAL ESTATE AGENTS & DEVELOPERS Neelkamal Plaza, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Nisith Kumar Agarwal Son of Late Bhimraj Agarwal Date of Execution - 15/09/2020, , Admitted by: Self, Date of Admission: 15/09/2020, Place of Admission of Execution: Office			
		Sep 15 2020 12:03PM	LTI 15/09/2020	15/09/2020
	Shyama Kunj, Punjabi Para, P.O:- Haiderpara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3G, Aadhaar No: 49xxxxxxxx2381 Status : Representative, Representative of : DARJEELING REAL ESTATE AGENTS & DEVELOPERS (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Jagmohan Poddar Son of Shri Rohit Poddar Millanpally, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005			
	15/09/2020	15/09/2020	15/09/2020
Identifier Of Shri SANTANU CHAKRABORTY, Shri Nisith Kumar Agarwal			



Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Bairatishal, JI No: 70, Pin Code : 734010

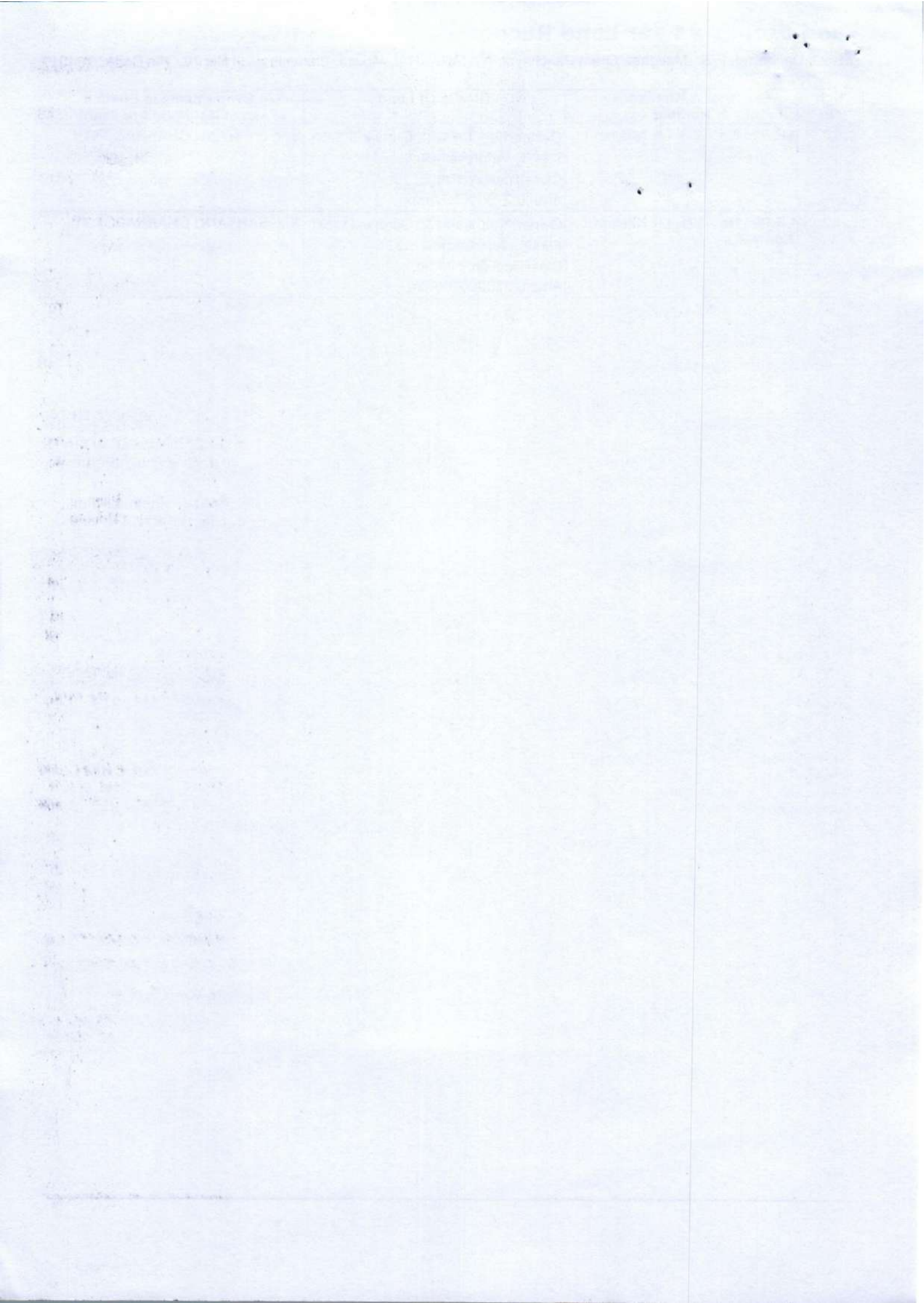
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 388, LR Khatian No:- 7262	Owner: শান্তনু চক্রবর্তী, Gurdian: শিবভো চক্রবর্ত, Address: নিজ , Classification: রূপনী, Area: 0.37000000 Acre,	Shri SANTANU CHAKRABORTY
L2	LR Plot No:- 391, LR Khatian No:- 7262	Owner: শান্তনু চক্রবর্তী, Gurdian: শিবভো চক্রবর্ত, Address: নিজ , Classification: কারখানা, Area: 0.33000000 Acre,	Shri SANTANU CHAKRABORTY

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On 15-09-2020

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

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

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

Presented for registration at 11:52 hrs on 15-09-2020, at the Office of the A.D.S.R. BAGDOGRA by Shri SANTANU CHAKRABORTY ,Executant.

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 2,76,63,636/-

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

Execution is admitted on 15/09/2020 by Shri SANTANU CHAKRABORTY, Son of Shri Shibatosh Chakraborty, Matri-Asish, Patel Road, Siliguri, Ward No. III (S, P.O: Pradhannagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Advocate

Indetified by Shri Jagmohan Poddar, , Son of Shri Rohit Poddar, Millanpally, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

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

Execution is admitted on 15-09-2020 by Shri Nisith Kumar Agarwal, Partner, DARJEELING REAL ESTATE AGENTS & DEVELOPERS (Partnership Firm), Neelkamal Plaza, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Indetified by Shri Jagmohan Poddar, , Son of Shri Rohit Poddar, Millanpally, Siliguri, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private 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 0/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/09/2020 1:55PM with Govt. Ref. No: 192020210074041568 on 03-09-2020, Amount Rs: 7/-, Bank: SBI EPay (SBlePay), Ref. No. 4098828856209 on 03-09-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

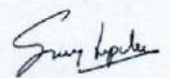
Certified that required Stamp Duty payable for this document is Rs. 40,000/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,900/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 574, Amount: Rs.100/-, Date of Purchase: 28/08/2020, Vendor name: Rita Chaki

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/09/2020 1:55PM with Govt. Ref. No: 192020210074041568 on 03-09-2020, Amount Rs: 39,900/-, Bank: SBI EPay (SBlePay), Ref. No. 4098828856209 on 03-09-2020, Head of Account 0030-02-103-003-02



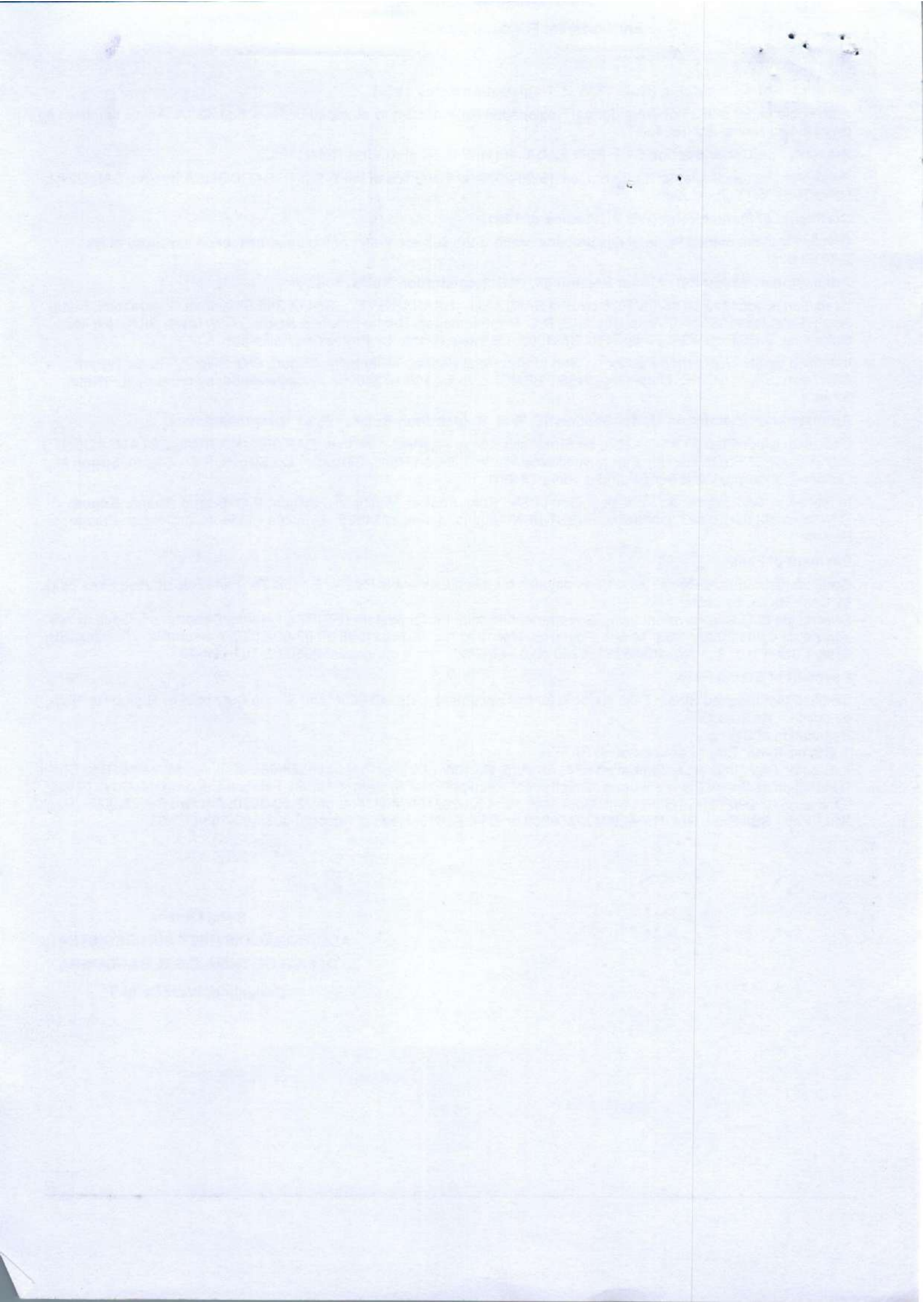
Suraj Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Rita Chaki
 28/08/2020
 B
 B

B
 B

GRIPS
 03/09/2020

Rita Chaki
 28/08/2020
 B
 B



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2020, Page from 76805 to 76822

being No 040303137 for the year 2020.



Digitally signed by SURAJ LEPCHA
Date: 2020.09.15 15:42:31 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 2020/09/15 03:42:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)

