

Sl. NO. - 3440/2022

I- 3125/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 535346

8/ 2689821/2022

Chyngda
14-03
29/09/22

Anath chandra Paul
Ajit Kumar Paul
অজিত কুমার
Mita Paul
Arijana Paul
Rita Paul

... Paul

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

CONTD.....P/2.
... TO THIS DOCUMENT

ADDL. DISTRICT REGISTRAR
SILIGUR

29/09/22

87A

Anath Chandra Paul
Ajit Kumar Paul
Swadesh Paul
Mita Paul.
Anjana Paul
Rita Paul

Sudipta Pal,

TO ALL TO WHOM THESE PRESENTS SHALL COME WE,

1. **SRI ANATH CHANDRA PAUL**, (PAN-AEHPP5159E), Son of Late Abani Mohan Paul, Indian by Nationality, Hindu by religion, resident of 20, Satyajit Roy Sarani, Ward No. 39 of Siliguri Municipal Corporation, Post Office Rabindra Sarani, Police Station Bhaktinagar, District Jalpaiguri, PIN-734006,
2. **SRI AJIT KUMAR PAUL**, (PAN-AFHPP8541B) Son of Late Abani Mohan Paul, Indian by Nationality, Hindu by religion, resident of Najrul Sarani, Hakimpara, Ward No. 15 of Siliguri Municipal Corporation, Post Office & Police Station Siliguri, District Darjeeling, PIN-734001,
3. **SMT. NAMITA PAUL**, Wife of Late Swadesh Paul, Indian by Nationality, Hindu by religion, Housewife by occupation, resident of Najrul Sarani, Hakimpara, Ward No. 15 of Siliguri Municipal Corporation, Post Office & Police Station Siliguri, District Darjeeling, PIN-734001,
4. **SMT. MITA PAUL**, Wife of Sri Bhupendra Chandra Paul and Daughter of Late Swadesh Paul, Indian by Nationality, Hindu by religion, Housewife by occupation, resident of East Chayanpara, Post Office Ghogomali, Police Station Bhaktinagar, District Jalpaiguri, PIN-734006,
5. **SMT. ANJANA PAL**, (PAN-DUMPP3049D) Wife of Sri Dipak Pal and Daughter of Late Swadesh Paul, Indian by Nationality, Hindu by religion, Housewife by occupation, resident of Mahananda Pally, Sukanta Smriti Songha Club, Post Office Jhaljhulia Railway Colony, Police Station English Bazar, District Malda, PIN-732102,
6. **SMT. RITA PAUL**, Wife of Sri Ratan Paul and Daughter of Late Swadesh Paul, Indian by Nationality, Hindu by religion, Housewife by occupation, resident of Najrul Sarani, Hakimpara, Ward No. 15 of Siliguri Municipal Corporation, Post Office & Police Station Siliguri, District Darjeeling, PIN-734001,
7. **SMT. SUDIPTA PAL**, (PAN-DZJPP3744R) Wife of Sri Biswanath Pal and Daughter of Late Swadesh Paul, Indian by Nationality, Hindu by religion, Housewife by occupation, resident of Gour Road, Taltola, Post Office Mokdumpur, Police Station English Bazar, District Malda, PIN-732103, in the state of West Bengal - hereinafter collectively called the **PRINCIPALS**,

Anath chandra Paul
Ajit-Kumar Paul
Sudipta Paul
Mita Paul.
Anjana Paul
Rita Paul

Sudipta Paul

WHEREAS we, the Principals hereof are the joint owners of land measuring 5(Five) Kathas, fully described in the Schedule below, having permanent, heritable, transferable right, title interest therein.

A N D

WHEREAS it is pertinent to mention herein that (1) Smt. Namita Paul, (2) Smt. Anjana Pal and (3) Smt. Sudipta Pal (the Executants Nos. 3, 5 & 7 hereof), due to their personal inconvenience had executed a General Power of Attorney in respect of their respective share in the aforesaid land which has been registered at the Office of the District Sub-Registrar Malda, being Document No. 5931 for the year 2022 and thereby appointed **SRI SUBANKAR PAUL**, Son of Sri Ratan Paul, resident of Najrul Sarani, Hakimpara, Ward No. 15 of Siliguri Municipal Corporation, Post Office & Police Station Siliguri, District Darjeeling, PIN-734001, to do the acts, deeds and things stated therein.

A N D

WHEREAS thereafter (1) Sri Anath Chandra Paul, (2) Sri Ajit Kumar Paul, (3) Smt. Mita Paul, (4) Smt. Rita Paul and Sri Subankar Paul, being the Constituted attorney of (1) Smt. Namita Paul, (2) Smt. Anjana Pal and (3) Smt. Sudipta Pal, entered into a Development Agreement with the Developer **STEEL BUILDERS**, (PAN-BBVPS4096R) a Proprietorship Firm, having its Office at Sachitra Paul Sarani, Haiderpara, Ward No. 39 of Siliguri Municipal Corporation, Post Office Rabindra Sarani, Police Station Bhaktinagar, District Jalpaiguri, Pin-734006, represented by its Proprietor **SRI PINTU SAHA**, Son of Late Nishith Saha, Indian by Nationality, Hindu by religion, Business by occupation, resident of Najrul Sarani, Ashrampara, Near Swamiji Club, Ward No. 39 of Siliguri Municipal Corporation, Post Office Rabindra Sarani, Police Station Bhaktinagar, District Jalpaiguri, Pin-734006 and the said Development Agreement has been registered before the **Addl. District Sub-Registrar Siliguri being Deed No. 1452 for the year 2022.**

A N D

Ananta chandra sae
Ajit Kumar Paul

disposition

Rita Paul.

Arijana Paul.

Rita Paul

Sudipta Paul.

WHEREAS for the purpose of effectually developing the aforesaid property fully and particularly mentioned and described in the Schedule hereunder and for smooth progress of construction of the building thereon it has become necessary to appoint **SRI PINTU SAHA**, Son of Late Nishith Saha, resident of Najrul Sarani, Ashrampara, Near Swamiji Club, Ward No. 39 of Siliguri Municipal Corporation, Post Office Rabindra Sarani, Police Station Bhaktinagar, District Jalpaiguri, Pin-734006 who is the Proprietor of **STEEL BUILDERS**, (PAN-BBVPS4096R) a Proprietorship Firm, having its Office at Sachitra Paul Sarani, Haiderpara, Ward No. 39 of Siliguri Municipal Corporation, Post Office Rabindra Sarani, Police Station Bhaktinagar, District Jalpaiguri, Pin-734006, as our true and lawful Constituted Attorney for doing and/or performing the acts, deeds and things on the terms and conditions as contained in the said registered Development Agreement dated 10.06.2022.

A N D

WHEREAS accordingly, we, the Executants above named do hereby appoint **SRI PINTU SAHA**, Son of Late Nishith Saha, Indian by Nationality, Hindu by religion, Business by occupation, resident of Najrul Sarani, Ashrampara, Near Swamiji Club, Ward No. 39 of Siliguri Municipal Corporation, Post Office Rabindra Sarani, Police Station Bhaktinagar, District Jalpaiguri, Pin-734006, Proprietor of **STEEL BUILDERS**, a Proprietorship Firm, having its Office at Sachitra Paul Sarani, Haiderpara, Ward No. 39 of Siliguri Municipal Corporation, Post Office Rabindra Sarani, Police Station Bhaktinagar, District Jalpaiguri, Pin-734006, as our true and lawful Attorney for and on our behalf to do and/or perform the acts, deeds and things as stated hereinafter.

NOW THIS POWER OF ATTORNEY WITNESSETH as follows:-

1. To enter upon the piece and parcel of demarcated land measuring 5(Five) Kathas (hereinafter called the said property) and to take measurements, survey and dimensions of the said property.

Ananth Chandran Paul
Ajit Kumar Paul

Disappointed

Mita Paul.

Anjana Paul

Rita Paul

Signature Date

2. To enter into any Agreement or Agreements for Sale or Sale Deed in respect of the Flats, Garages and parking areas together with proportionate share of land upon which the proposed building to be constructed on such terms and conditions as the said Attorney may think fit and proper out of the Developer's allocation only as envisaged in the Development Agreement.
3. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts necessary for developing the said property and constructing the said building.
4. To take all steps necessary for preparation of building plan Survey, Soil Test, Appointment of Architects and Structural Engineers and/or Surveyors and to apply and obtain the sanctioned plan of the proposed building.
5. To get the modification, if any, of the building plan approved and sanctioned by the appropriate sanctioning authority and thereafter to sign and apply for and obtain such modification of the sanctioned building plan for constructions of building at the said property and also for getting clearances from all government departments and authorities including Fire Brigade, Deputy Commissioner of Police (Traffic) and the Authorities of Urban Land Ceiling and Department, as may be necessary.
6. To appoint dismiss and re-appoint contractors, sub-contractors, architects, overseers, surveyors, engineers, staff and experts to supervise, look after manage and do the development work and construction work and all work incidental to the construction of the said building at the said property.
7. To represent us before the appropriate registering authority for the purpose of registration of any Deed or Deeds or any other document or documents as may be found necessary and also to admit the execution thereof.

Anath Chandra Paul

Ajit Kumar Paul

Alita Paul

Mita Paul

Anjana Paul

Rita Paul

Sudipta Paul

8. To get the building plan/plans prepared by the architect and to sign and apply for and obtain sanction of building plan (including the revisions and modifications thereof) for the new building at the said property and also for getting clearances from all government departments and authorities.
9. To purchase and acquire, the building materials, installations, fittings and fixtures and other articles necessary for construction of the said building.
10. To sign and apply for sanction of drainage plan, supply of water, sinking of tube well, supply of electricity, installation of transformer, (if necessary) and other utilities, as may be necessary for the convenience and enjoyment of the residential apartments in the said building to be constructed at the said property.
11. To lay-down drainage pipes, sewerage lines, underground electricity lines and other similar lines from the building to be constructed up to the road side and/or mains of the said services and to bear and pay the costs of the same.
12. To sign plans and all papers, statements, undertakings declarations and to lodge the same with the Siliguri Municipal Corporation, Siliguri Jalpaiguri Development Authority and other necessary Authorities for having such plan sanctioned, modified and/or altered by the said sanctioning authority.
13. To sign and furnish any boundary declaration in respect of the aforesaid property, if required, and get the said boundary declaration duly registered before the appropriate Registering Authority.
14. To appear and represent me before the necessary Authorities including Municipal Corporation, Fire Brigade, the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, WB Police Traffic and other Departments in connection with the sanction of the plan and/or modification and/or alteration of the

Ananth chandra Paul
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Mita Paul.
Anjana Paul.
Rita Paul

Sudipta Paul.

sanctioned plans and further to appear before any other authority or authorities for the said purpose.

15. To pay all fees, costs, charges and incur all expenses in connection with the sanction and/or modification of the plan for the building at the said property from the date of dismantling the old building/s standing thereon.
16. To obtain the sanction plan and such other orders and permission from the necessary authorities as be expedient for sanction and/or modification and/or alteration of the sanctioned plan and to take and receive delivery of the same and all other papers and documents as be required by the necessary authority or authorities.
17. To present for execution and registration agreements and/or conveyances for sale or lease and/or transfer of the individual units out of the developer's allocation and for such purpose, to appear before the appropriate authority including Registrar and Sub-Registrar of Assurances.
18. To appear before all appropriate authority including Notary Public, Registrar and Sub-Registrar of Assurances, Executive and District Magistrates and any other statutory authority in connection with the enforcement of all the powers and authority as contained herein.
19. To institute and defend all actions and proceedings that may arise in connection with and/or concerning the said building to be constructed on the said premises and to bear and pay the expenses thereof and to sign Vakalatnamas and also to sign verify and affirm all pleadings, plaints, written statements, petitions, affidavits, memorandum, cross objections and other instruments required to be filed in connection with the said matters and to enter compromises and refer the disputes to arbitration and enter into arbitration arguments as may be thought fit and proper by the said Attorney.

Aneth chandra Paul
Ajit Kumar Paul

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Mita Paul.

Anjana Paul.

Rita Paul

Sudipta Paul.

20. To appoint and discharge Lawyers, give instructions adduce written and oral evidence and to take all necessary steps in the said proceedings and actions, as aforesaid.
21. To pay and incur all fees, costs, charges and expenses of the said actions and proceedings.
22. To obtain the requisite finance for purposes of development of the Project, both from banks, financial institutions and/or private parties and in that regard create any mortgage, lien or charge over the Property and the Project in favour of such banks, financial institutions and/or private parties. Developers therein shall however repay all liabilities and remove any mortgage, charge or lien over the Property and the Project at the earliest opportunity and shall further keep the Owner saved, harmless and indemnified in respect of any claims or losses that the Owner may have to face in this regard.
23. To pay municipal and other rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property or any part thereof and to appear before any officer of the aforesaid Municipality or any Court or Tribunal for assessment of valuation and other purposes.
24. To sign and enter all correspondence with outsiders, Government Departments, local Municipality and other Authorities and to represent me before all officers and before the Arbitrators Courts, Tribunals in connection with matters of the said building to be constructed at the said property.
25. To fix sign board in the name of the Developer's Firm, and to make publicity in the newspaper for sale of flats, car parking spaces/shops etc. of the Developer's allocations on the consideration and upon such terms and conditions as the Attorney shall think fit.

Ananth chandra Paul
Ajit Kumar Paul

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Rita Paul.

Anjana Paul.

Rita Paul

Sudipta Paul

26. To enter into an agreement to sell with respect to the Developer's allocation with the intending purchaser/s and to receive earnest money and consideration money from the proposed purchasers.
27. To sell or exchange or let out, lease out, with respect to the Developer's property mentioned in the Development Agreement to any person/party on the terms and conditions at the choice of our attorney.
28. To realize and receive any advance, sale consideration money, Baina, Salami, Premium, Rent, Lease Premium, Lease Rent etc. with respect to the Developer's allocation mentioned in the Development Agreement from any person/party.
29. That all or any amount received by our Attorney on account of sale/lease of the Developer's area shall be the amount of the Developer and we shall have no claim on said amount.

Upon the death or inability of Principals hereof, this Power of Attorney shall not become infructuous, in such event, it shall be the responsibility of their legal heirs to execute additional General Power of Attorney in favour of the Attorney.

AND GENERALLY to do all acts, deeds and things as will be necessary for implementing the said Agreement and for raising and completing the construction of the building on the land of the said property and for disposing of and dealing with the respective shares of flats in the proposed building and also the undivided share in the corresponding thereto in the said building **AND** we hereby confirm and ratify and do agree and undertake to ratify and confirm all the said acts, deeds and things that shall be done by our Constituted Attorney as our own acts, deeds and things as if we were personally present and doing the same.

Anath Chandras Paul
Ajit-Kumar Paul
Mishra Paul
Mita Paul.
Anjana Paul.
Rita Paul

Sudipta Paul.

Nothing herein stated hereinabove shall however construe to confer any right upon the constituted attorney herein to enter in any agreement of sale, lease or transfer in respect of the units falling under **OWNERS' ALLOCATION** as defined in the Development Agreement.

SCHEDULE OF THE LAND

ALL THAT PIECE OR PARCEL of vacant land measuring 5(Five) Kathas, recorded in R.S. Khatian No. 7331, appertaining to and forming part of R.S. Plot No. 9908, within Mouza **SILIGURI**, J.L. No. 110(88), Pargana Baikunthapur, Sub-Division Siliguri, situated at Nazrul Sarani Road from Bidhan Road to Swamiji More (Pakurtala More – Swamiji More) in Ward No. 15 of Siliguri Municipal Corporation, under Police Station, Sub-Division & Addl. District Sub-Registry Office Siliguri, District Darjeeling, in the state of West Bengal.

The aforesaid land is butted and bounded as follows :

- By the North : 35 ft. wide S.M.C. Road;
- By the South : House of Suradhani Mallick;
- By the East : House of Manoranjan Dey;
- By the West : House of Shanti Mukherjee.

A separate sheet containing the finger print of the Executants, the Attorney and Identifier is annexed herewith forming part of these presents.

Anath chandra Paul
Ajit Kumar Paul

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Mita Paul.

Anjana Paul.

Rita Paul

Sudipta Paul

IN WITNESS WHEREOF we have executed and signed these presents on this 29th day of September, Two Thousand Twenty Two.

WITNESSES:

1. Zubair Paul.

S/O - Ratan Paul.

Hakimpara Nagkul

Saruni, S/O

734001

2. Abhijit Paul

S/O - BHUPEN PAUL

ENSE CHAYAN PARA

DIST - JALPAIGURI - 734006

Steel Builders

Rumi Sen

Engg. B.Sc.

Signature of the Attorney

Attested by us:

Anath chandra Paul

Ajit Kumar Paul

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Mita Paul.

Anjana Paul.

Rita Paul

Sudipta Paul

Signature of the Principals

Drafted by me as per the instructions of the Parties & printed in my office.












Sudama Mahato

(SUDAMA MAHATO)

Advocate, Siliguri












Enrolment No. WB-1170/2001

EXECUTANT SHEET

		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Anath Chandra Paul</i>	LEFT HAND					
	RIGHT HAND					

Anath Chandra Paul

 SIGNATURE

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

Ajit Kumar Paul












 SIGNATURE

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Ananta Prasad</i>	LEFT HAND					
	RIGHT HAND					

Ananta Prasad

 SIGNATURE

EXECUTANT SHEET

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Mita Paul	LEFT HAND					
	RIGHT HAND					












Mita Paul.

SIGNATURE

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Anjana Paul	LEFT HAND					
	RIGHT HAND					

Anjana Paul.

SIGNATURE

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Rita Paul	LEFT HAND					
	RIGHT HAND					

Rita Paul












SIGNATURE

EXECUTANT SHEET

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Sw	LEFT HAND					
	RIGHT HAND					

Sudipta Paul
SIGNATURE

CLAIMANT SHEET

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Pankaj Sar	LEFT HAND					
	RIGHT HAND					

Steel Builders
Pankaj Sar
Proprietor
SIGNATURE

IDENTIFIER PHOTO SHEET

PHOTO



Zubair Khan

LEFT THUMB IMPRESSION



Zubair Khan

SIGNATURE OF THE IDENTIFIER

Income-tax Rules, 1962

FORM NO. 60

[See second proviso to rule 111B]

Form for declaration to be filed by an individual or person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

1	First Name	Smt NAMITA			
	Middle Name				
	Surname	PAUL			
2	Date of Birth/Incorporation of Declarant	01-01-1947			
3	Father's Name (in case individual)				
	First Name	Late N			
	Middle Name				
	Surname	PAUL			
4	Flat/Room No.	5	Floor No.		
6	Name of premises	7	Block Name/No.		
8	Road/Street/Lane	9	Area/Locality		
			City		
10	Town/City	11	District	12	State
	Siliguri Mc		District-Darjeeling,		WEST BENGAL
13	Pin code	14	Telephone Number (With STD)	15	Mobile Number
	734001				9474331505
16	Amount of Transaction (Rs.)	50,00,000/-			
17	Date of transaction	07-09-2022			
18	In case of transaction in joint names, number of persons involved in the transaction	8			
19	Mode of transaction:				
20	Aadhaar Number issued by UIDAI (if available)				
21	If applied for PAN and it is not yet generated enter date of application and acknowledgement number				
22	If PAN not applied, fill estimated total income (including income of spouse, minor child etc. as per section 64 of income-tax Act, 1961) for the financial year in which the above transaction is held.				
	a	Agricultural income (Rs.)	0/-		
	b	Other than agricultural income (Rs.)	0/-		
23	Details of document being produced in support of identity in column 1 (Refer instruction overleaf)	AADHAR card	810526624361	UIDAI	
24	Details of document being produced in support of address in Columns 4 to 13 (Refer instruction overleaf)	AADHAR card	810526624361	UIDAI	

Verification

I, Smt Namita Paul do hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my/our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax, 1961) computed in accordance with the provisions of Income-tax Act, 1961 for the financial Year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Verified today, the 23rd day of Sept 2022

Place:

Siliguri

1/2/2022
(Signature of declarant)

Income-tax Rules, 1962

FORM NO. 60

[See second proviso to rule 111B]

Form for declaration to be filed by an individual or person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

1	First Name	Smt NAMITA			
	Middle Name				
	Surname	PAUL			
2	Date of Birth/Incorporation of Declarant	01-01-1947			
3	Father's Name (In case individual)				
	First Name	Late N			
	Middle Name				
	Surname	PAUL			
4	Flat/Room No.	5	Floor No.		
6	Name of-premises	7	Block Name/No.		
8	Road/Street/Lane	9	Area/Locality		
			City		
10	Town/City	11	District	12	State
	Siliguri Mc		District:-Darjeeling,		WEST BENGAL
13	Pin code	14	Telephone Number (With STD)	15	Mobile Number
	734001				9474331505
16	Amount of Transaction (Rs.)	50,00,000/-			
17	Date of transaction	07-09-2022			
18	In case of transaction in joint names, number of persons involved in the transaction	8			
19	Mode of transaction				
20	Aadhaar Number issued by UIDAI (if available)				
21	If applied for PAN and it is not yet generated enter date of application and acknowledgement number				
22	If PAN not applied, fill estimated total income (including income of spouse, minor child etc. as per section 64 of income-tax Act, 1961) for the financial year in which the above transaction is held.				
	a	Agricultural income (Rs.)	0/-		
	b	Other than agricultural income (Rs.)	0/-		
23	Details of document being produced in support of identify in column 1 (Refer Instruction overleaf)	AADHAR card	810526624361	UIDAI	
24	Details of document being produced in support of address in Columns 4 to 13 (Refer Instruction overleaf)	AADHAR card	810526624361	UIDAI	

Verification

I, Smt Namita Paul do hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my/our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax, 1961) computed in accordance with the provisions of Income-tax Act, 1961 for the financial Year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Verified today, the 23rd day of Sept 2022

Place: Siliguri

Namita Paul
(Signature of declarant)

Income-tax Rules, 1962
FORM NO. 60

[See second proviso to rule 111B]

Form for declaration to be filed by an individual or person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

1	First Name	Smt MITA			
	Middle Name				
	Surname	PAUL			
2	Date of Birth/Incorporation of Declarant	14-11-1962			
3	Father's Name (in case individual)				
	First Name	Late SWADESH			
	Middle Name				
	Surname	PAUL			
4	Flat/Room No.	5	Floor No.		
6	Name of premises	7	Block Name/No.		
8	Road/Street/Lane	9	Area/Locality		
			City		
10	Town/City	11	District	12	State
	Not Specified		District:-Jalpaiguri,		WEST BENGAL
13	Pin code	14	Telephone Number (With STD)	15	Mobile Number
	734006				6294547932
16	Amount of Transaction (Rs.)	50,00,000/-			
17	Date of transaction				07-09-2022
18	In case of transaction in joint names, number of persons involved in the transaction				8
19	Mode of transaction				
20	Aadhaar Number issued by UIDAI (if available)				
21	If applied for PAN and it is not yet generated enter date of application and acknowledgement number				
22	If PAN not applied, fill estimated total income (including income of spouse, minor child etc. as per section 64 of income-tax Act, 1961) for the financial year in which the above transaction is held.				
	a	Agricultural income (Rs.)	0/-		
	b	Other than agricultural income (Rs.)	0/-		
23	Details of document being produced in support of identity in column 1 (Refer Instruction overleaf)	AADHAR card	736499389263	UIDAI	
24	Details of document being produced in support of address in Columns 4 to 13 (Refer Instruction overleaf)	AADHAR card	736499389263	UIDAI	

Verification

I, Smt. Mita Paul do hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my/our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax, 1961) computed in accordance with the provisions of Income-tax Act, 1961 for the financial Year in which the above transaction is held will be less than maximum amount not chargeable to tax.
Verified today, the 23rd day of Sept, 2022

Place: Siliguri

Mita Paul.
(Signature of declarant)

Income-tax Rules, 1962

FORM NO. 60

[See second proviso to rule 111B]

Form for declaration to be filed by an individual or person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

1	First Name	Smt RITA		
	Middle Name			
	Surname	PAUL		
2	Date of Birth/Incorporation of Declarant	01-01-1966		
3	Father's Name (in case individual)			
	First Name	Late SWADESH		
	Middle Name			
	Surname	PAUL		
4	Flat/Room No.	5	Floor No.	
6	Name of premises	7	Block Name/No.	
8	Road/Street/Lane	9	Area/Locality	
			City	
10	Town/City	11	District	12
	Siliguri Mc		District-Darjeeling,	WEST BENGAL
13	Pin code	14	Telephone Number (With STD)	15
	734001			Mobile Number
				9800106897
16	Amount of Transaction (Rs.)	50,00,000/-		
17	Date of transaction	07-09-2022		
18	In case of transaction in joint names, number of persons involved in the transaction	8		
19	Mode of transaction:			
20	Aadhaar Number issued by UIDAI (if available)			
21	If applied for PAN and it is not yet generated enter date of application and acknowledgement number			
22	If PAN not applied, fill estimated total income (including income of spouse, minor child etc. as per section 64 of income-tax Act, 1961) for the financial year in which the above transaction is held.			
a	Agricultural income (Rs.)	0/-		
b	Other than agricultural income (Rs.)	0/-		
23	Details of document being produced in support of identity in column 1 (Refer Instruction overleaf)	AADHAR card	576264038365	UIDAI
24	Details of document being produced in support of address in Columns 4 to 13 (Refer Instruction overleaf)	AADHAR card	576264038365	UIDAI

Verification

I, Smt. Rita Paul do hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my/our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax, 1961) computed in accordance with the provisions of Income-tax Act, 1961 for the financial Year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Verified today, the 29th day of Sept 2022

Place: Siliguri

Rita Paul
(Signature of declarant)

Major Information of the Deed

Deed No.	I-0402-03125/2022	Date of Registration	29/09/2022
Query No./Year	0402-8002689821/2022	Office where deed is registered	
Query Date	07/09/2022 1:48:16 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	SUDAMA MAHATO SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001. Mobile No : 9434461808, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs. 50,00,000/-	Market Value	Rs. 1,89,00,004/-
Stamp duty Paid (SD)	Rs. 50/- (Article:48(g))	Registration Fee Paid	Rs. 7/- (Article:E)
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040201452/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		







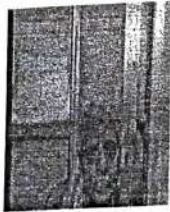

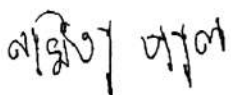
Land Details :









District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: Nazrul Sarani Road from Bidhan Road to Swamiji Mor, Road Zone : (Pakurtala More -- Swamiji More (Jalpaiguri District)) , Mouza: Siliguri, , Ward No: 15 Pin Code : 734001

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-9908	RS-7331	Bastu	Bastu	5 Katha	50,00,000/-	1,89,00,004/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					8.25Dec	50,00,000 /-	189,00,004 /-	

ails :

Name, Address, Photo, Finger print and Signature

	Name	Photo	Finger Print	Signature
	Shri ANATH CHANDRA PAUL (Presentant) Son of Late ABANI MOHAN PAUL Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office	 29/09/2022	 LTI 29/09/2022	 29/09/2022
20, SATYAJIT ROY SARANI, WARD NO. 39, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AExxxxxx9E, Aadhaar No: 56xxxxxxx3231, Status :Individual, Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office				
2	Shri AJIT KUMAR PAUL Son of Late ABANI MOHAN PAUL Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office	 29/09/2022	 LTI 29/09/2022	 29/09/2022
NAJRUL SARANI , HAKIM PARA, WARD NO. 15, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AFxxxxxx1B, Aadhaar No: 28xxxxxxx8767, Status :Individual, Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office				
3	Smt NAMITA PAUL Wife of Late SWADESH PAUL Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office	 29/09/2022	 LTI 29/09/2022	 29/09/2022
NAJRUL SARANI, HAKIM PARA, WARD NO. 15, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 81xxxxxxx4361, Status :Individual, Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office				



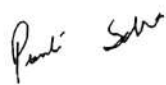
Name	Photo	Finger Print	Signature
PAUL Shri BHUPENDRA NDRA PAUL Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office	 29/09/2022	 LTI 29/09/2022	M/s Paul. 29/09/2022
EAST CHAYAN PARA, City:- Not Specified, P.O:- GHOGOMALI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 73xxxxxxxx9263, Status :Individual, Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
5 Smt ANJANA PAUL Wife of DIPAK PAL Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office	 29/09/2022	 LTI 29/09/2022	Anjana Paul. 29/09/2022
MAHANANDA PALLY, City:- Not Specified, P.O:- JHALJHALI, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DUxxxxxx9D, Aadhaar No: 99xxxxxxxx6014, Status :Individual, Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
6 Smt RITA PAUL Wife of Shri RATAN PAUL Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office	 29/09/2022	 LTI 29/09/2022	Rita Paul 29/09/2022
NAJRUL SARANI, HAKIM PARA, WARD NO. 15, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 57xxxxxxxx8365, Status :Individual, Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
7 Smt SUDIPTA PAL Wife of Shri BISWANATH PAL Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office	 29/09/2022	 LTI 29/09/2022	Sudipta pal. 29/09/2022

TALTALA, City:- Not Specified, P.O:- MOKDUMPUR, P.S:-English Bazar, District:-Malda,
 gal, India, PIN:- 732103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen
 PAN No.:: DZxxxxxx4R, Aadhaar No: 62xxxxxxx5232, Status :Individual, Executed by:
 Date of Execution: 29/09/2022
 Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	STEEL BUILDERS SACHITRA PAUL SARANI, HAIDERPARA, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 , PAN No.:: BBxxxxx6R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri PINTU SAHA Son of Shri NISHITH SAHA Date of Execution - 29/09/2022, , Admitted by: Self, Date of Admission: 29/09/2022, Place of Admission of Execution: Office			
		Sep 29 2022 2:23PM	LTI 29/09/2022	29/09/2022
	NAJRUL SARANI, ASHRAM PARA, WARD NO. 39, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BBxxxxx6R, Aadhaar No: 78xxxxxxxx9127 Status : Representative, Representative of : STEEL BUILDERS (as PROPRIETOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SUBANKAR PAUL Son of Shri RATAN PAUL NAJRUL SARANI, HAKIM PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001			
	29/09/2022	29/09/2022	29/09/2022
Identifier Of Shri ANATH CHANDRA PAUL, Shri AJIT KUMAR PAUL, Smt NAMITA PAUL, Smt MITA PAUL, Smt ANJANA PAUL, Smt RITA PAUL, Smt SUDIPTA PAL, Shri PINTU SAHA			

ty for L1.

	To. with area (Name-Area)
ANATH CHANDRA PAUL	STEEL BUILDERS-2.75055 Dec
Shri AJIT KUMAR PAUL	STEEL BUILDERS-2.74973 Dec
Smt NAMITA PAUL	STEEL BUILDERS-0.549945 Dec
4 Smt MITA PAUL	STEEL BUILDERS-0.549945 Dec
5 Smt ANJANA PAUL	STEEL BUILDERS-0.549945 Dec
6 Smt RITA PAUL	STEEL BUILDERS-0.549945 Dec
7 Smt SUDIPTA PAL	STEEL BUILDERS-0.549945 Dec

Endorsement For Deed Number : I - 040203125 / 2022

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

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

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

Presented for registration at 14:03 hrs on 29-09-2022, at the Office of the A.D.S.R. SILIGURI by Shri ANATH CHANDRA PAUL, 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 1,89,00,004/-

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

Execution is admitted on 29/09/2022 by 1. Shri ANATH CHANDRA PAUL, Son of Late ABANI MOHAN PAUL, 20, SATYAJIT ROY SARANI, WARD NO. 39, P.O: RABINDRA SARANI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Retired Person, 2. Shri AJIT KUMAR PAUL, Son of Late ABANI MOHAN PAUL, NAJRUL SARANI, HAKIM PARA, WARD NO. 15, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Retired Person, 3. Smt NAMITA PAUL, Wife of Late SWADESH PAUL, NAJRUL SARANI, HAKIM PARA, WARD NO 15, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 4. Smt MITA PAUL, Wife of Shri BHUPENDRA CHANDRA PAUL, EAST CHAYAN PARA, P.O: GHOGOMALI, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession House wife, 5. Smt ANJANA PAUL, Wife of DIPAK PAL, MAHANANDA PALLY, P.O: JHALJHAL Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732102, by caste Hindu, by Profession House wife, 6. Smt RITA PAUL, Wife of Shri RATAN PAUL, NAJRUL SARANI, HAKIM PARA, WARD NO. 15, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 7. Smt SUDIPTA PAL, Wife of Shri BISWANATH PAL, GOUR ROAD, TALTALA, P.O: MOKDUMPUR, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732103, by caste Hindu, by Profession House wife
Indetified by Shri SUBANKAR PAUL, , , Son of Shri RATAN PAUL, NAJRUL SARANI, HAKIM PARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, 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 29-09-2022 by Shri PINTU SAHA, PROPRIETOR, STEEL BUILDERS, SACHITRA PAUL SARANI, HAIDERPARA, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006

Indetified by Shri SUBANKAR PAUL, , , Son of Shri RATAN PAUL, NAJRUL SARANI, HAKIM PARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, 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 4438, Amount: Rs.50.00/-, Date of Purchase: 27/09/2022, Vendor name: S S Goon

Syngden

Sangha Ratna Syngden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal