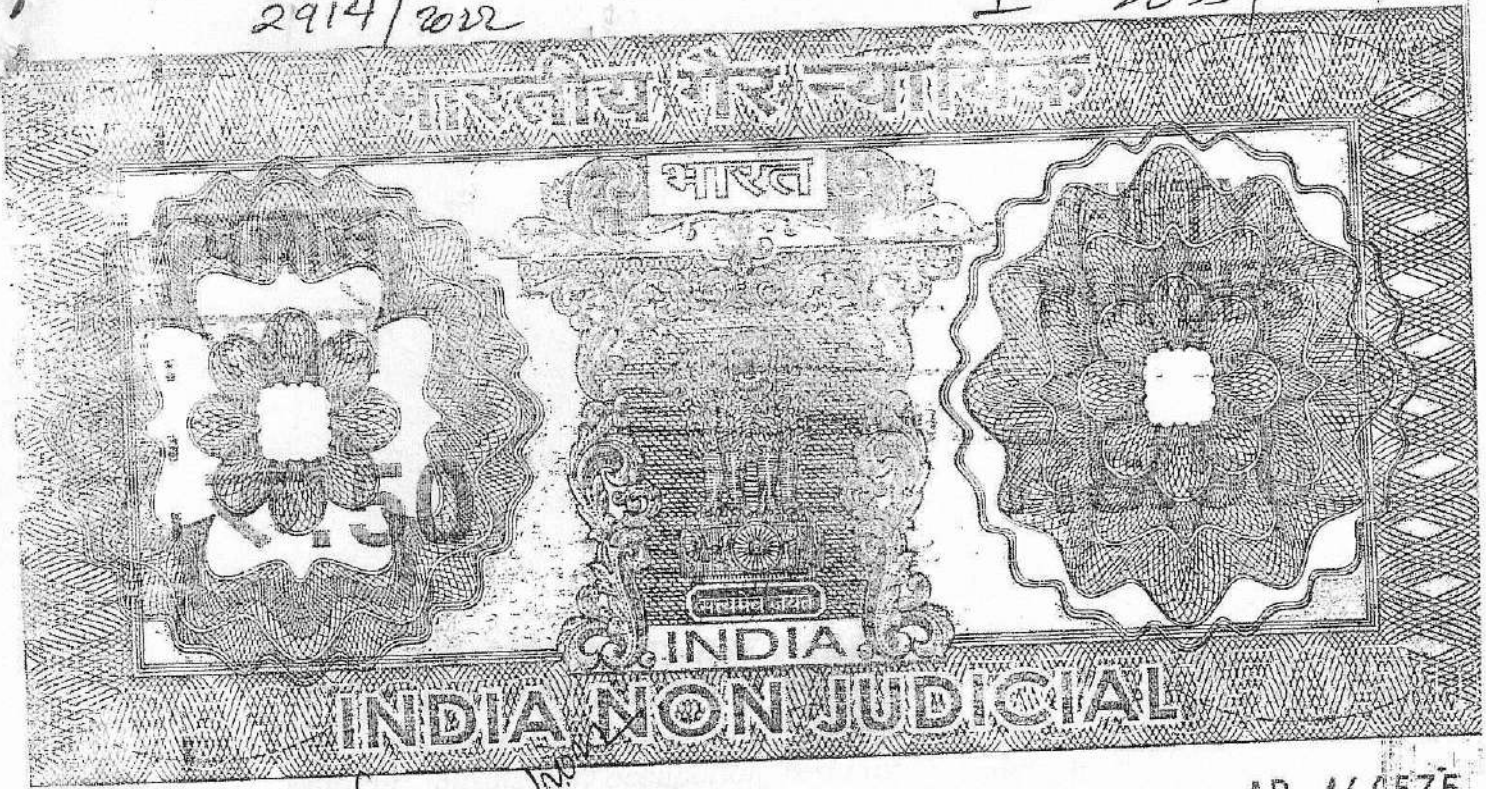


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পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

AB 466535

141
140
NO- 8000 80523/12

M/S. ADITYA BUILDERS
Soni Kumar

PARTNER

M/S. ADITYA BUILDERS

PARTNER

Satish Kumar Mukherjee

Sharbani Mukherjee

Shalin Chakraborty

THE SIGNATURE OF THE PERSON IS VALID TO BE VALIDATED
AND THE SIGNATURE OF THE PERSON IS VALID TO BE VALIDATED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

74
Addl. District Sub-Registrar
Shiguri-II, Bardhaman

74 MAR 2022

GENERAL POWER OF ATTORNEY
(DEVELOPMENT POWER OF ATTORNEY)



✓ Salil Kumar Mukherjee

✓ Shrabani Mukherjee

✓ Shalini Chakraborty

KNOW ALL MEN BY THESE PRESENTS that we, **1. SRI SALIL KUMAR MUKHERJEE, (PAN: ADTPM8388D)**, son of Late Sailendra Nath Mukherjee, Citizen of India, Hindu by religion, business by occupation, residing at Malancha, Military Road, Shivmandir, Post Office- New Rangia, Police Station- Matigara, District- Darjeeling, Pin- 734013, West Bengal, **2. SMT. SHARBARI MUKHERJEE, (PAN: ADJPM8999C)**, wife of Sri Salil Kumar Mukherjee, Citizen of India, Hindu by religion, housewife by occupation, residing at Malancha, Military Road, Shivmandir, Post Office- New Rangia, Police Station- Matigara, District- Darjeeling, Pin- 734013, West Bengal and **3. SMT. SHALINI CHAKRABORTY** alias **SHALINI MUKHERJEE, (PAN: AUWPM0236E)**, daughter of Sri Salil Kumar Mukherjee, Citizen of India, Hindu by religion, housewife by occupation, residing at Malancha, Military Road, Shivmandir, Post Office- New Rangia, Police Station- Matigara, District- Darjeeling, Pin- 734013, West Bengal do hereby nominate and appoint **M/S. ADITYA BUILDERS, PAN: ABUFA6895L**, a Partnership firm having its Office at Halermatha, Post Office- New Rangia, Police Station -Matigara, Dist. Darjeeling, Pin Code-734013, West Bengal, represented by its partners namely **1. SMT. SOMA ROY, PAN: AIOPR0177P**, wife of Sri Debasish Roy, Hindu by religion, business by occupation, Citizen of India, resident of Halermatha, Post Office- New Rangia, Police Station- Matigara, Dist. Darjeeling, Pin Code-734013, West Bengal, **2. SMT. KOYELI BANERJEE, PAN: AEXPC3815N**, wife of Santanu Banerjee, Hindu by religion, business by occupation, Citizen of India, resident of Purbasa, 13/1, Masterda Lane, Ashrampara, Post Office- Siliguri, Police Station- Siliguri, District- Darjeeling, Pin- 734001, West Bengal and **3. SRI SUBIR KUMAR GHOSH, PAN-AIUPG9670N**, son of Late Susanta Kumar Ghosh, Hindu by



✓ Salil Kumar Mukherjee

✓ Shrawan Mukherjee

✓ Shobhi Chakraborty

religion, business by occupation, Citizen of India, resident of 34, Vivekananda Sarani, Post Office- Haltu, Police Station- Garfa, Kolkata-700078, West Bengal to be our lawful Attorney in respect of our landed property mentioned in the schedule hereunder written and we do hereby authorize and empower our said attorney to do execute and perform all acts, deeds and things in our names and on our behalf that is to say:-

1. To work, manage, control supervise the management and develop our landed property as mentioned in the Schedule-1, Schedule-2 and Schedule-3 hereunder written and to use the same for construction purpose of an ownership apartment/building thereon as per building plan to be sanctioned by the **Matigara Panchayet Samity or other authority concerned** at the costs of said attorney.

2. To advertise, negotiate on terms for sale of flat, car parking space and other spaces of the proposed multi storied building to be raised and/or constructed on the land in **Atharakhai Gram Panchayet** with undivided proportionate share in the land in the said premises as per registered Development Agreement dated 14th day of March, 2022 which was registered in the office of the Additional District Sub- Registrar Siliguri-II at Bagdogra being No. 2806....., for the year 2022, made between ourselves and our said attorney/developer and to enter into agreement(s) with the intending purchaser/purchasers for sale of developer's allocation with undivided proportionate share in the land in the said premises during and after construction of the proposed **multi storied building on the land in the said premises.**



✓ Seel Kumar Muleyji

✓ Shankar M. Khosla

✓ Shashi Chawabadi

3. To sign, apply for and obtain connection for electricity and/or water and/or sewerage/ or drainage and/or to make alternations and/or close down and/or have disconnected the same to the respective authority or authorities having jurisdiction for sanctioning the same. And to sign on drainage plan, sewerage plan and to sign and submit the completion certificate, occupancy certificate etc. before the **Matigara Panchayet Samity or other Authority concerned or respective authority or authorities.**

4. To raise construction of the building at the said premises according to the sanction plan which will be sanctioned by the **Matigara Panchayet Samity or other authority concerned** also to prepare and/or get prepared plans for any modifications, additions, alterations, amendments to the sanctioned plan and revisions, amendments to the sanctioned plan and revision thereof and to submit the same with the **Matigara Panchayet Samity or other authority concerned** and/or all and/or any authority or authorities having jurisdiction for sanctioning the same and to have the same sanctioned and/or modified and/or altered and/or amended and/or revised and in connection therewith to make necessary applications, sign, execute and deliver necessary plans, drawings, sketches, elevations, appendices, annexure addendums, declarations, writings, affidavits, deed of gift applications, papers and documents and give undertakings, pay fees, claims, refund, received and acknowledge refund, obtain sanctions and such other orders and permissions as be expedient.

5. To apply for and obtain such permission or permissions as be necessary for obtaining steel, cement, bricks and other construction materials and construction equipment and to acquire the same.



✓ Sabil Kumar Mukherjee

✓ Shobhan Mukherjee

✓ Shobini Chakraborty

6. To pay **Municipal/Panchayet** rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or new building to be constructed thereat.

7. To warn off, prohibit and if necessary, proceed against all trespassers at the said premises or any part thereof and to take appropriate steps whether by action or otherwise and to abate nuisances.

8. To obtain financial assistance from any Nationalized Bank/ Schedule Bank and/or any financial institution or from any private person on the strength of this power of attorney and for the said purpose to sign all relevant papers and/or documents in connection therewith as and when necessary PROVIDED HOWEVER THAT it is made clear that in this respect, owners/principals shall not be liable for repayment of such loan amount or its interest or any charges/ claims or any damages nor owners' allocation shall be affected in any manner.

9. To enter into agreement with intending purchaser or purchasers for sale of flats and car parking spaces or other spaces from Attorney's/Developer's allocation also and to execute such agreement and to receive from intending purchaser or purchasers all earnest money and advance or advances as also the balance of consideration money on completion of such sale or sales of Attorney's allocation/Developer's allocation and to give valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the same money.



✓ Salil Kumar Mukherjee

✓ Shubra Mukherjee

✓ Shalini Chakraborty

10. To receive consideration money, issue money receipt, sign and execute deed of conveyance(s), deed of rectification or declaration and present any such deeds of conveyance, deed of rectification and declaration for registration and to admit such execution in respect the said flats, car parking spaces and other spaces as per agreement dated 14th day March, 2022, being No. 2206....., with proportionate undivided share in the land with the right of common user of common space of attorney's allocation/developer's allocation and to admit their respective executions and acknowledge receipt of consideration before the District Registrar, District Sub-Registrar, Additional District Sub-Registrar and Registrar of Assurance having authority for and to do all other acts, deeds and things which our said attorney shall consider necessary for the same.

11. To sign, execute, enter into, modify, cancel, alter, draw, approve, present for registration and admit, execution of all papers, deeds, deeds of conveyance and documents in connection with the said premises and/or any building to be constructed thereon or any part or portion thereof in so far as the Attorney's Allocation/Developer's Allocation.

12. To appear before any Notary Public, Registrar of Assurances, District Registrar, District Sub-Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and/or other jurisdiction and to acknowledge and present for registration and register and have registered and perfected all deeds, documents, instruments and writings executed signed or made by attorney by virtue hereof, in so far as the Attorney's Allocation/Developer's Allocation.



✓ Sushil Kumar Mukherjee

✓ Shashi Mukherjee

✓ Shashi Chakraborty

13. To apply for and such certificate and/or permission and/or clearance including certificate and/or permissions under any law relating to land and/or building (both Urban and Rural) or under the Income Tax Act or under any other law or laws for the time being in force as may be required for more fully effectuating these presents.

14. To prepare, sign, declare, affirm and file declaration statements applications and/or other documents and writings and papers in any way connected with the holding, possessing, transferring or otherwise dealing with the premises before any appropriate authority or authorities having jurisdiction and as may be required under any law of laws for the time being in force.

15. To represent us in any of the court, registration offices, Gram Panchayet/Municipal Offices, Office of Ceiling on Urban land, Income Tax Offices, GST Offices, Revenue Offices, Police Departments and Thanas, Reserve Bank of India or any other relevant office or offices or before any authority or authorities or society or body corporate or other person for any purpose concerning the premises and/or its development and as may become necessary for fully effectuating all and/or any of the powers herein and hereby conferred.

16. To ask, demand, sue for, recover and receive of and from all and every person or persons, body or bodies (politics or corporate) or any authority including Govt. and/or local bodies whomsoever concerned all and/or every sum or sums of money including rent, dues, duties, interest, profits, sale, considerations, construction costs, deposits, loans, compensations, electricity



✓ Sahil Kumar Mukherjee

✓ Sharani Prithvi

✓ Shalini Chakraborty

charges, maintenance charges and/or at any other money or moneys which shall belong to or become payable in respect of the permissible or any part of portion thereof or any building to be constructed thereat.

17. To give effectual receipts and discharges for all moneys received by the attorney which receipts and discharges shall fully exonerate the person so paying.

18. To sign, execute and register all sorts of plan, declarations, undertakings, indemnity and other bonds, deed or gifts in favour of the **Matigara Panchayet Samity** or other authority concerned and affirm affidavit necessary for sanction of the building plan or any modifications thereof for construction of building on the said property.

19. To plan, design, work, manage and control, construct and supervise the construction of the building at the said premises according to the plan which duly sanctioned by the competent authority or authorities and to manage, control, possess, supervise and maintain all the movable and immovable properties on the said land within the field of the development agreement and also to collect maintenance charges from the flat owners.

20. To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or in any way relating to or concerning the premises and also if thought fit to comprise, refer to arbitration, abandon, submit to judgement or become non suited in any such actions or proceedings and aforesaid before any court of law.



✓ Salil Kumar Mukherjee

✓ Shrabani Mukherjee

✓ Shalin Chakraborty

21. To sign, declare, and/or affirm any complaints, written statements, petitions, consent petitions, affidavits, Vakalatnama, warrant of attorney, memorandum of appeals or any other documents and papers in any proceedings now pending or any in future be instituted in any way concerning or relating to the aforesaid premises.

22. To deposit and/or withdraw fees and/or documents and/or money in and from any court or courts and/or money in any person/s authority and to give valid receipts and discharges therefore.

23. To retain and employ solicitors, Advocates, Architects, engineers, surveyors or other person or persons for the better doing and more effectually executing the powers and authorities of the Attorney in terms hereof and to terminate their appointment.

AND GENERALLY the attorney shall have the power to do all such acts, deeds matters and things on our behalf and in any way concerning or relating the premises and/or any building to be constructed thereat by virtue hereof as we could have done personally and this power of attorney shall be valid till the completion of registration of all deeds of transfer or conveyances of Attorney's Allocation/Developer's Allocation. And we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever and said attorney shall lawfully do or cause to be done if any about the premises as aforesaid by virtue of this Power of Attorney.



✓ Sajib Kumar Mukherjee

✓ Sharbani Mukherjee

✓ Shalini Chakraborty

THE SCHEUDLE OF LAND

SCHEDULE-1

ALL THAT piece and parcel of land measuring about 13 decimals included in part of Old Plot No. 343 corresponding to New Plot No. 381 (area: 6 decimal) and Old Plot No. 345 corresponding to New Plot No. 383 (area: 7 decimal), recorded in New Khatian No. 7359, Mouza- Bairatisal, J.L. No. 70, within the jurisdiction of Police Station- Matigara, Sub-Division- Siliguri, A.D.S.R. Siliguri-II at Bagdogra, District- Darjeeling and under the Atharakhai Gram Panchayet and the same is butted and bounded as follows:

On the North : Land of M.M Roy;
On the South : Land of Lab Instrument;
On the East : Land of Smt. Sharbani Mukherjee;
On the West : Land of Shalini Mukherjee.

SCHEDULE- 2

ALL THAT piece and parcel of vacant land measuring about 16 decimals included in part of New Plot No. 381, recorded in New Khatian No. 7360, Mouza- Bairatisal, J.L. No. 70, within the jurisdiction of Police Station - Matigara, Sub-Division- Siliguri, A.D.S.R. Siliguri-II at Bagdogra, District - Darjeeling and under the Atharakhai Gram Panchayet and the same is butted and bounded as follows:

On the North : Land of Samir Mukherjee;
On the South : Land of Kali Kumar Barua;

M/S. ADITYA BUILDERS

Sujita Kumar Ghosh

PARTNER



✓ Salil Kumar Mukherjee

✓ Sharbani Mukherjee

✓ Shalini Chakraborty

On the East : Land of Smt. Sharbani Mukherjee and Others;
On the West : Land of Shalini Mukherjee.

SCHEDULE- 3

ALL THAT piece and parcel of vacant land measuring about 8 decimals included in part of Old Plot No. 342, corresponding to New Plot No. 380, recorded in New Khatian No. 7403, Mouza-Bairatisal, J.L. No. 70, within the jurisdiction of Police Station-Matigara, Sub-Division- Siliguri, A.D.S.R. Siliguri-II at Bagdogra, District- Darjeeling and under the Atharakhai Gram Panchayet and the same is butted and bounded as follows:

On the North : 11 feet wide road and land of Premlal Singha;
On the South : Land of Amal Kumar Sil;
On the East : Land of Samir Mukherjee and Lab instrument Chemical Works;
On the West : Sold Land of Sakalu Singha.



M/S. ADITYA BUILDERS
Subin Kumar Ghosh
PARTNER

PARTNER

M/S. A. S. BUILDERS

✓ Salil Kumar Mukherjee

✓ Shalini Mukherjee

✓ Shalini Chakraborty

IN WITNESS WHEREOF we, the principals/executants have hereunto set and subscribed our hands on this the 14th day of March, 2022.

✓ Salil Kumar Mukherjee

WITNESSES :

1. Debasish Roy.

Debasish Roy,
S/o Sri Santimoy Roy,
Halermatha, P.O. New Rangia,
P.S. Matigara, District-Darjeeling,
Pin-734013, W.B.,
Occupation- Business.

✓ Shalini Mukherjee

✓ Shalini Chakraborty

(SIGNATURE OF THE PRINCIPALS/
EXECUTANTS)

Accepted by us:

M/S. ADITYA BUILDERS

2.

M/S. ADITYA BUILDERS

Soma Roy.

PARTNER

(SIGNATURE OF THE ATTORNEY)

Drafted by me as per instruction given by the parties, read over and explained in presence of witnesses and printed in my office:












(Signature)

Achinta Kumar Sarkar
Advocate/Siliguri

Enrolment No. F-1304/1026/99

Shagnik Banerjee
S/o Santanu Banerjee
Residing at Purbasha, 13/1, Masturde Lane,
Ashampara, Siliguri.
Pin - 734001


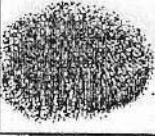









Finger Print of the Executant

		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
 <i>Salil Kumar Mukherjee</i>	Left Hand					
	Right Hand					

Salil Kumar Mukherjee

Signature


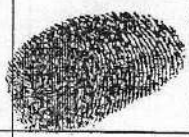









Finger Print of the Executant

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

Shobani Mukherjee

Signature












Finger Print of the Executant

		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
 <i>Shalini Chakraborty</i>	Left Hand					
	Right Hand					

Shalini Chakraborty

Signature












Finger Print of the Claimant

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

Soma Roy.

Signature






Finger Print of the Claimant

		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
 Keyeli Banerjee	Left Hand					
	Right Hand					

Keyeli Banerjee

Signature

Finger Print of the Claimant

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

Subir Kumar Ghosh

Signature

Major Information of the Deed




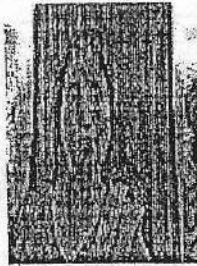


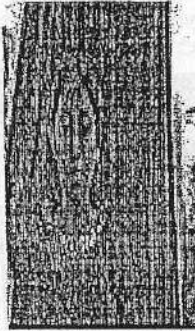

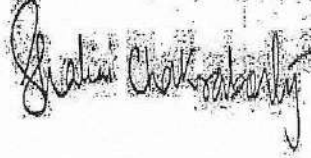
Deed No :	I-0403-02833/2022	Date of Registration	14/03/2022
Query No / Year	0403-8000825223/2022	Office where deed is registered	
Query Date	14/03/2022 12:50:03 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	SUBIR KUMAR GHOSH SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9434428046, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,07,26,254/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 70/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040302806/2022		

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Bairatishal, Pin Code : 734013

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-381	LR-7359	Bastu	Rupni	6 Dec		18,78,660/-	, Project Name :
L2	LR-383	LR-7359	Bastu	Rupni	7 Dec		21,91,770/-	, Project Name :
L3	LR-381	LR-7360	Bastu	Rupni	16 Dec		50,09,760/-	, Project Name :
L4	LR-380	LR-7403	Bastu	Danga	8 Dec		16,46,064/-	Width of Approach Road: 11 Ft., Project Name :
		TOTAL :			37Dec	0/-	107,26,254/-	
		Grand Total :			37Dec	0/-	107,26,254/-	












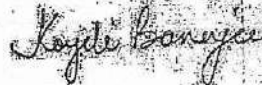


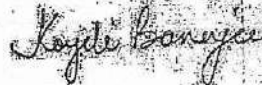


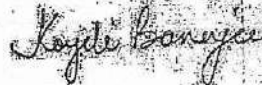
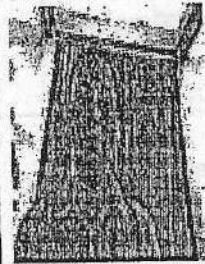


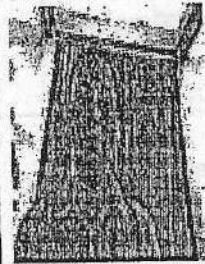


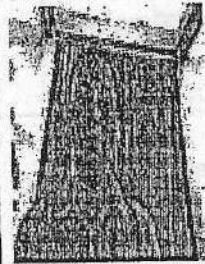


Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SALIL KUMAR MUKHERJEE (Presentant) Son of Late SAILENDRA NATH MUKHERJEE Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admision: 14/03/2022 ,Place : Office	 14/03/2022	 LTI 14/03/2022	 14/03/2022
Village:- MILITARY ROAD, P.O:- NEW RANGIA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx8D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt SHARBARI MUKHERJEE Wife of Shri SALIL KUMAR MUKHERJEE Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office	 14/03/2022	 LTI 14/03/2022	 14/03/2022
MILITARY ROAD, Village:- MILITARY ROAD, P.O:- NEW RANGIA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Smt SHALINI CHAKRABORTY, (Alias: Smt SHALINI MUKHERJEE) Daughter of Shri SALIL KUMAR MUKHERJEE Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office	 14/03/2022	 LTI 14/03/2022	 14/03/2022
MILITARY ROAD, Village:- MILITARY ROAD, P.O:- NEW RANGIA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx6E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/03/2022 , Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Office				

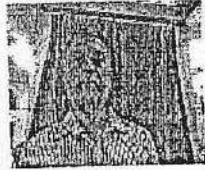


Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ADITYA BUILDERS HALERMATHA, Village:- HALERMATHA, P.O:- NEW RANGAI, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011 , PAN No.:: ABxxxxx5L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Smt SOMA ROY Wife of Shri DEBASISH ROY Date of Execution - 14/03/2022, , Admitted by: Self, Date of Admission: 14/03/2022, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mar 14 2022 1:51PM</td> <td>LTI 14/03/2022</td> <td>14/03/2022</td> <td></td> </tr> </tbody> </table> <p>HALERMATHA, Village:- HALERMATHA, P.O:- NEW RANGAI, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxx7P,Aadhaar No Not Provided Status : Representative, Representative of : ADITYA BUILDERS (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Smt SOMA ROY Wife of Shri DEBASISH ROY Date of Execution - 14/03/2022, , Admitted by: Self, Date of Admission: 14/03/2022, Place of Admission of Execution: Office				Mar 14 2022 1:51PM	LTI 14/03/2022	14/03/2022	
Name	Photo	Finger Print	Signature										
Smt SOMA ROY Wife of Shri DEBASISH ROY Date of Execution - 14/03/2022, , Admitted by: Self, Date of Admission: 14/03/2022, Place of Admission of Execution: Office													
Mar 14 2022 1:51PM	LTI 14/03/2022	14/03/2022											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Smt KOYELI BANERJEE Wife of Shri SANTANU BANERJEE Date of Execution - 14/03/2022, , Admitted by: Self, Date of Admission: 14/03/2022, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mar 14 2022 1:53PM</td> <td>LTI 14/03/2022</td> <td>14/03/2022</td> <td></td> </tr> </tbody> </table> <p>PURBASA, 13/1 MASTERDA LANE, Village:- ASHRAMPARA, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxx5N,Aadhaar No Not Provided Status : Representative, Representative of : ADITYA BUILDERS (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Smt KOYELI BANERJEE Wife of Shri SANTANU BANERJEE Date of Execution - 14/03/2022, , Admitted by: Self, Date of Admission: 14/03/2022, Place of Admission of Execution: Office				Mar 14 2022 1:53PM	LTI 14/03/2022	14/03/2022	
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Mar 14 2022 1:53PM	LTI 14/03/2022	14/03/2022											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBASISH ROY Son of Shri SANTIMOY ROY HALERMATHA, City:- , P.O:- NEW RANGIA, P.S:-Matigara, District:- Darjeeling, West Bengal, India, PIN:- 734013			
	14/03/2022	14/03/2022	14/03/2022
Identifier Of Shri SALIL KUMAR MUKHERJEE, Smt SOMA ROY, Smt SHARBARI MUKHERJEE, Smt SHALINI CHAKRABORTY, Smt KOYELI BANERJEE, Shri SUBIR KUMAR GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SALIL KUMAR MUKHERJEE	ADITYA BUILDERS-6 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri SALIL KUMAR MUKHERJEE	ADITYA BUILDERS-7 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt SHARBARI MUKHERJEE	ADITYA BUILDERS-16 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Smt SHALINI CHAKRABORTY	ADITYA BUILDERS-8 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Bairatishal, Pin Code : 734013

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 381, LR Khatian No:- 7359	Owner:সলীল কুমার মুখার্জী, Gurdian:সৈলেন্দ্র নাথ মুখার্জী, Address:নিজ , Classification:রূপনী, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 383, LR Khatian No:- 7359	Owner:সলীল কুমার মুখার্জী, Gurdian:সৈলেন্দ্র নাথ মুখার্জী, Address:নিজ , Classification:রূপনী, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 381, LR Khatian No:- 7360	Owner:শর্বারী মুখার্জী, Gurdian:সলিল কুমার মুখার্জী, Address:নিজ , Classification:রূপনী, Area:0.16000000 Acre,	Owner Name not selected by applicant.

L4	LR Plot No:- 380, LR Khatian No:- 7403	Owner:शालिनी मुखर्जी, Gurdian:शनिन कुमार मुखर्जी, Address:निज , Classification:डासा, Area:0.08000000 Acre,	Owner Name not selected by applicant.
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Endorsement For Deed Number : I - 040302833 / 2022

On 14-03-2022

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

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

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

Presented for registration at 13:22 hrs on 14-03-2022, at the Office of the A.D.S.R. BAGDOGRA by Shri SALIL KUMAR MUKHERJEE, one of the Executants.

Certificate of Market Value (WB RUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,07,26,254/-

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

Execution is admitted on 14/03/2022 by 1. Shri SALIL KUMAR MUKHERJEE, Son of Late SAILENDRA NATH MUKHERJEE, P.O: NEW RANGIA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Business, 2. Smt SHARBARI MUKHERJEE, Wife of Shri SALIL KUMAR MUKHERJEE, MILITARY ROAD, P.O: NEW RANGIA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Business, 3. Smt SHALINI CHAKRABORTY, Alias Smt SHALINI MUKHERJEE, Daughter of Shri SALIL KUMAR MUKHERJEE, MILITARY ROAD, P.O: NEW RANGIA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession Business

Indetified by Mr DEBASISH ROY, , Son of Shri SANTIMOY ROY, HALERMATHA, P.O: NEW RANGIA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by profession Business

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

Execution is admitted on 14-03-2022 by Smt SOMA ROY, PARTNER, ADITYA BUILDERS, HALERMATHA, Village:- HALERMATHA, P.O:- NEW RANGAI, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011

Indetified by Mr DEBASISH ROY, , Son of Shri SANTIMOY ROY, HALERMATHA, P.O: NEW RANGIA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by profession Business

Execution is admitted on 14-03-2022 by Smt KOYELI BANERJEE, PARTNER, ADITYA BUILDERS, HALERMATHA, Village:- HALERMATHA, P.O:- NEW RANGAI, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011

Indetified by Mr DEBASISH ROY, , Son of Shri SANTIMOY ROY, HALERMATHA, P.O: NEW RANGIA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by profession Business

Execution is admitted on 14-03-2022 by Shri SUBIR KUMAR GHOSH, PARTNER, ADITYA BUILDERS, HALERMATHA, Village:- HALERMATHA, P.O:- NEW RANGAI, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011

Indetified by Mr DEBASISH ROY, , Son of Shri SANTIMOY ROY, HALERMATHA, P.O: NEW RANGIA, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

ayment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Draft Rs 20/-, by Stamp Rs 50/-

Description of Stamp

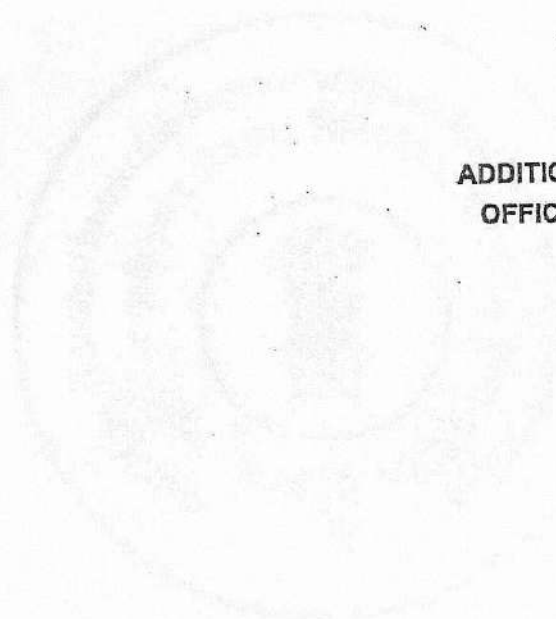
1. Stamp: Type: Impressed, Serial no 4862, Amount: Rs.50/-, Date of Purchase: 11/03/2022, Vendor name: B R Ghosh

Description of Draft

1. Draft(8554) No: 685933000547, Date: 14/03/2022, Amount: Rs.20/-, Bank: STATE BANK OF INDIA (SBI), NORTH BENGAL UNIV CMPUS



Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal



Faint mirrored text from the reverse side of the page, including "ADDITIONAL DISTRICT SUB-REGISTRAR" and "OFFICE OF THE A.D.S.R. BAGDOGRA".