

10863/21

1-10862/2021

भारतीय गैर न्यायिक

Page 1.



INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 432987

29-12-21
8-389305/21



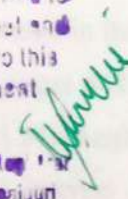
२०२१
 Biswajit Debnath
 Debajit Debnath
 Bikramjit Debnath
 Abhijit Debnath
 Anand Debnath

DEVELOPMENT POWER OF ATTORNEY
(After Registration of Development Agreement)

This Development Power of Attorney is made on the 29th day of
December, 2021 at Bhakti Nagar.

Certified that the Document is admitted to
 Registration and the Signatures and
 the Endorsement Sheet if any on this
 Document are part of this Document

(contd. to next sheet)


 Addl. District Sub-Reg.
 Bhakti Nagar, Jalpaiguri

29 DEC 2021

200209072
Biswajit Debnath
Debjit Debnath
Bikramjit Debnath
Abhijit Debnath
Munmun Debnath

KNOW ALL MEN BY THESE PRESENTS THAT We,

- (1) SMT. SOBHA RANI DEBI (PAN : GHVPD8738J), WIFE OF LATE
MAKHANLAL DEBNATH,
- (2) SRI BISWAJIT DEBNATH (PAN : BXPPD1547N),
- (3) SRI DEBAJIT DEBNATH (PAN : AJGPD7113E),
- (4) SRI BIKRAMJIT DEBNATH (PAN : BCAPD7930H),
- (5) SRI ABHIJIT DEBNATH (PAN : ANRPD9922E), NO.2 TO 4 ARE SONS OF
LATE MAKHANLAL DEBNATH,
- (6) SMT. MUNMUN DEBNATH (PAN : AEPPD3851D), WIFE OF SRI MANIK
DEBNATH AND DAUGHTER OF LATE MAKHANLAL DEBNATH,

All by religion Hindu, by Occupation No.1 is Householding, No.2 to 5 are Service, and No.6 is Housewife, by Nationality Indians, No.1 to 5 are residents of S.P. Roy Sarani, Nabagram, P.O. Bhakti Nagar, P.S. Bhakti Nagar, now N.J.P., Dist. Jalpaiguri, No.6 is resident of Netaji Colony, Dimapur, P.O. Dimapur, Pin 797112, P.S. Dimapur East, Dist. Dimapur, State of Nagaland, hereinafter called the PRINCIPALS; send Greetings.

WHEREAS Sri Makhanlal Debnath (Now Deceased), Son of Late Jagat Chandra Debnath, resident of Nabagram, P.O. & P.S. Bhakti Nagar, Dist. Jalpaiguri, became the absolute owner of Homestead land measuring 4-Kathas in R.S. Plot/Dag No.137, recorded in R.S. Khatian No.814/3 of Mouza Dabgram, J.L.No.2, Sheet No.15, P.S. Rajganj, present P.S. Bhakti Nagar, Dist. Jalpaiguri, by virtue of a Deed of Sale, executed by Sri Ratan Chatterjee, Son of Late Ramesh Chandra Chatterjee, resident of Subhash Pally, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, on 19.05.1987 and registered in the office of the Addl. Dist. Sub-Registrar, Jalpaiguri, in Book No.I, Volume No.26, pages 441 to 444, being document No.2895-for the year 1987 and thereby above named Sri Makhanlal Debnath, had acquired permanent, heritable and transferrable right, title and interest therein, free from all encumbrances and charges whatsoever.

Page 3.

A N D

Bhagwati Deb Nath
Biswajit Debnath
Debjit Debnath
Bikramjit Debnath
Abhijit Debnath
Munmun Debnath

WHEREAS thereafter above named Sri Makhanlal Debnath, got his name mutated with respect to his said land, and opened a separate L.R. Khatian No.86 and identified the said land as L.R. / Hal Plot / Dag No.255 (With an area measuring 0.0019-acre) & 256 (With an area measuring 0.0586-acre) of the said Mouza Dabgram in L.R./Hal Sheet No.164.

A N D

WHEREAS thereafter above named Makhanlal Debnath, died intestate on 07.02.2019, leaving the Principles hereof, as his only legal heirs, to inherit his said property, in equal share therein, in accordance with the provisions of the Hindu Succession Act. 1956.

A N D

WHEREAS in view of the aforesaid facts, above named Principals hereof (1) SMT. SOBHA RANI DEBI, (2) SRI BISWAJIT DEBNATH, (3) SRI DEBAJIT DEBNATH, (4) SRI BIKRAMJIT DEBNATH, (5) SRI ABHIJIT DEBNATH, And (6) SMT. MUNMUN DEBNATH, are now the absolute owners-in-possession of said Homestead land measuring 04-Kathas, as fully described in the SCHEDULE appended below (hereinafter referred to as "BELOW SCHEDULED PROPERTY" for the sake of brevity), having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever, which we acquired by virtue of Inheritance as aforesaid.

KNOW ALL MEN BY THESE PRESENTS That WE, (1) SMT. SOBHA RANI DEBI (PAN : GHVPD8738J), WIFE OF LATE MAKHANLAL DEBNATH, (2) SRI BISWAJIT DEBNATH (PAN : BXPPD1547N), (3) SRI DEBAJIT DEBNATH, (4) SRI BIKRAMJIT DEBNATH (PAN : BCAPD7930H), (5) SRI ABHIJIT DEBNATH (PAN :

2005/18/9707
 Biswajit Debnath
 Subajit Debnath
 Bikramjit Debnath
 Abhijit Debnath
 Munmunda Debnath

ANRPD9922E), NO.2 TO 4 ARE SONS OF LATE MAKHANLAL DEBNATH, (6) SMT. MUNMUN DEBNATH (PAN : AEPPD3851D), WIFE OF SRI MANIK DEBNATH AND DAUGHTER OF LATE MAKHANLAL DEBNATH, All by religion Hindu, by Occupation No.1 is Householding, No.2 to 5 are Service, and No.6 is Housewife, by Nationality Indians, No.1 to 5 are residents of S.P. Roy Sarani, Nabagram, P.O. Bhakti Nagar, P.S. Bhakti Nagar, now N.J.P., Dist. Jalpaiguri, No.6 is resident of Netaji Colony, Dimapur, P.O. Dimapur, Pin 797112, P.S. Dimapur East, Dist. Dimapur, State of Nagaland, hereinafter called the "**PRINCIPALS**", do hereby nominate, appoint and constitute **(1) SRI VASKAR BISWAS**, Son of Late Ajit Kumar Biswas, and **(2) SRI SUBIR CHANDRA CHOWDHURY**, Son of Late Sudhir Chandra Chowdhury, Both by religion Hindu, by occupation Business, by Nationality Indians, No.1 is resident of Satyen Bose Road, Deshbandhu Para, Siliguri, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, and No.2 is resident of Dr. Himangshu Gupta Path, Deshbandhu Para, Siliguri, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling, Partners of "**STHAPATYA CONSTRUCTION**" (PAN : ACZFS8504Q), as our true and lawful ATTORNEYS to do all or any of the following acts, deeds, matters or things for us, in our names and on our behalf in relation to our property as fully described in the SCHEDULE appended below (hereinafter referred to as "**BELOW SCHEDULED PROPERTY**" for the sake of brevity), in accordance with the terms and conditions of the Agreement dated 29.12.21 executed by the Principals and the Attorney hereof, and registered in the office of the Addl. Dist. Sub-Registrar, Bhakti Nagar, being document No.I-10837 -for the Year 2021, in the manner as under:-

1. To attend, appear and represent us and on our behalf before all Courts, Revenue office, collectorate office, Settlement office, land Reforms office, Municipal Corporation office, Siliguri Jalpaiguri Development Authority, Registry and Sub-Registry office, Police Station and also before all other offices of the Govt. or any private concern.

(contd. to next sheet)

Abhijit Debnath

20/05/2019
Biswajit Debnath
Abhijit Debnath
Pankajit Debnath
Abhijit Debnath
New Debnath

2. To do all acts and deeds and to complete any Development works on our said below scheduled property strictly as per the terms and conditions of the said Development Agreement and also to do such other works and deeds for us and on our behalf as may be necessary for the due performance and execution of the Development works in the true spirit, intention and terms of the said Agreement of the Development. AND specifically to construct the proposed building as per approved building plan on the below scheduled property with its (Attorney's) own fund.

3. To bring, commence, prosecute and defend and carry through judgement and execution all actions, suits or any other class of legal proceedings including Appeals, Revisions, Review and Reference for us and on our behalf, and for such purposes to appoint advocates or any other class of legal practitioners and in connection thereof to sign notices, plaints, written statements, verifications, vokatatnama etc. and to compromise such suits and legal proceedings.

4. To execute any Deed of Agreement or Agreements for Sale, Deed of Sale, Deed of Gift, Deed of Rectification, Deed of Declaration etc. for us and on our behalf the Flats / Garage / parkings of the Apartments, being the saleable space which have been agreed by me as per said Agreement in favour of the Developer / promoter in the proposed building or in favour of any person or persons of its choice or selection and on such consideration as may be deem fit and proper by the Attorney and to receive the consideration for such sale and/or transfer and/or all the advances, earnest money or any other sale proceeds and to grant receipts or documents there for, only for Developer's Allocation, except owners' allocations.

(contd. to next sheet)

2008 ST/19/10/11
 Biswajit Deb
 Debajit Deb
 Bikramjit Deb
 Abhijit Deb
 Manojit Deb

5. To sign and execute all documents for us and on our behalf as may be required to give effect and/or to act in accordance with the powers conferred upon the said Attorney by the foregoing clauses and also to give effect or to act in accordance with the terms and conditions of the said Agreement of Development as mentioned above and to do all acts necessary in order to carry all such document through registration in pursuance of the provisions of the Registration Act, and also to make over physical possession of the said property / Flats / Apartments to any person/party or purchaser/s.

6. To sign and submit necessary building plan/s to the Siliguri Municipal Corporation, Siliguri, and to the Siliguri Jalpaiguri Development Authority.

7. AND GENERALLY for us and on our behalf, to do all acts, deeds, matters and things as may be required to give proper effect to the true meaning and intend to these presents and we hereby ratify and agree to ratify and confirm all acts whatsoever, our said Attorneys shall do or cause to be done by virtue of these presents.

:SCHEDULE OF THE PROPERTY:

All that piece or parcel of Homestead land measuring 4-Four Kathas, in L.R. / Hal Plot / Dag No.255 (Two hundred fifty five) and 256 (Two hundred fifty six), recorded in L.R. / Hal Khatian No.86 (Eighty six), Corresponding to R.S. Plot / Dag No.137, recorded in R.S. Khatian No.814/3 of Mouza Dabgram, J.L.No.2, R.S. Sheet No.15, L.R. Sheet No.164, identified as Holding No.116/148 of Ward No.33, of the Siliguri Municipal Corporation, situated at Satya Priya Roy Sarani Road, Nabagram, Lake Town, within the jurisdiction of Police Station Bhakti Nagar, present P.S. N.J. P., Sub-Division Jalpaiguri, Registry office Rajganj, now Bhakti Nagar, Paragana Baikunthapur, Touzi No.3, Dt. Jalpaiguri, together with proposed building.

(contd. to next sheet)

২০১৪ সালের ১২/১২/১৯৮৮
Biswajit Debnath
Sehajit Debnath
Bikramjit Debnath
Abhijit Debnath
Munmun Debnath

The said Land is presently butted and bounded as follows:

- On the North : Land of Jitendra Saha;
- On the South : 12-feet wide Siliguri Municipal Corporation Road;
- On the East : Land of Ram Tochan Routh;
- On the West : Land of Prabhash Chandra Dutta;

IN WITNESS WHEREOF We, the principals hereof, in good health and conscious mind, have set and subscribed our respective hands on this General Power of Attorney at Bhakti Nagar on the day, month and year first above written.

WITNESSES :

১) Deeba Debnath
w/o Abhijit Debnath.
S.P. Ray Sarain Nabagram
P.O. Bhakti Nagar
P.S. N.S. Panchayat.
Dist - Jalpaiguri
Pin - 734007.

২০১৪ সালের ১২/১২/১৯৮৮
Biswajit Debnath
Sehajit Debnath
Bikramjit Debnath
Abhijit Debnath
Munmun Debnath

SIGNATURE OF THE PRINCIPALS.

Vikram Bhowmik
Sisir Ch Choudhury

SIGNATURE OF THE ATTORNEYS.

২) Partha Guha
S.F Lat R. N. Guha,
Babu Para,
Siliguri

Drafted, read over and explained by me & typed in my chamber.

Sisir Kumar Das
(SISIR KUMAR DAS)
Advocate, Siliguri.
Regn. No. WB/352/1988.

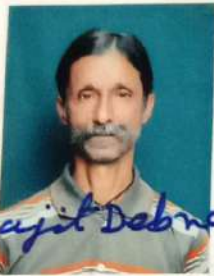


रविश्री देवनाथ

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

रविश्री देवनाथ

Signature.



Biswajit Deb Nath

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

Biswajit Deb Nath

Signature.



Subhajit Deb Nath

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

Subhajit Deb Nath

Signature.



Bikramjit Deb Nath

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

Bikramjit Deb Nath

Signature.

Abhijit Deb Nath



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Left Hand					
Right Hand					

Abhijit Deb Nath
Signature.

Men Men Deb Nath



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Left Hand					
Right Hand					

Men Men Deb Nath
Signature.

Vijay Kumar



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

Vijay Kumar
Signature.

Selvi Chandrasekhar



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

Selvi Chandrasekhar
Signature.

Major Information of the Deed

Deed No :	I-0711-10852/2021	Date of Registration	29/12/2021
Query No / Year	0711-8002769305/2021	Office where deed is registered	
Query Date	29/12/2021 12:24:28 PM	0711-8002769305/2021	
Applicant Name, Address & Other Details	S Das Hakimpara, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832068257, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 46,58,177/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 071110837/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :







District: Jalpaiguri, P.S:- New Jalpaiguri, Municipality: SILIGURI MC, Road: Satya Priya Roy Sarani, Road Zone : (Ward No.33 -- Ward No.33) , Mouza: Dabgram Sheet No - 15, , Ward No: 33 Pin Code : 734007



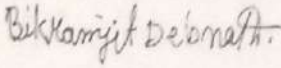





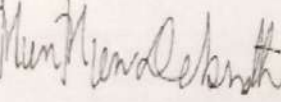
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-137	RS-814/3	Bastu	Bastu	4 Katha		43,20,002/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					6.6Dec	0 /-	43,20,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	0/-	3,38,175/-	Structure Type: Structure
Gr. Floor, Area of floor :600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 32 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	0 /-	3,38,175 /-	

Principal Details :



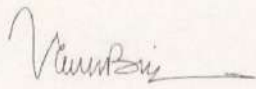


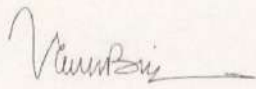


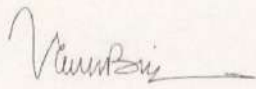


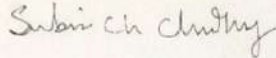


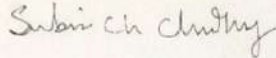


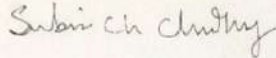
Sl No	Name,Address,Photo,Finger print and Signature
	Name Photo Finger Print Signature
1	<p>Smt SOBHA RANI DEBI Wife of Late MAKHANLAL DEBNATH Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office</p>   <p>29/12/2021 LTI 29/12/2021</p> <p>S.P. ROY SARANI, NABAGRAM, City:- Siliguri Mc, P.O:- BHAKTINAGAR, P.S:-New jalpaiguri, District: Jalpaiguri, West Bengal, India, PIN:- 734007 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: GHxxxxx8J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office</p>
2	<p>Shri BISWAJIT DEBNATH Son of Late MAKHANLAL DEBNATH Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office</p>   <p>29/12/2021 LTI 29/12/2021</p> <p>S.P. ROY SARANI, NABAGRAM, City:- Siliguri Mc, P.O:- BHAKTI NAGAR, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BXxxxxx7N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office</p>
3	<p>Shri DEBAJIT DEBNATH Son of Late MAKHANLAL DEBNATH Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office</p>   <p>29/12/2021 LTI 29/12/2021</p> <p>S.P. ROY SARANI, NABAGRAM, City:- Siliguri Mc, P.O:- BHAKTI NAGAR, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AJxxxxx3E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office</p>

4	Name	Photo	Finger Print	Signature
	Shri BIKRAMJIT DEBNATH Son of Late MAKHANLAL DEBNATH Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office	 29/12/2021	 LTI 29/12/2021	 29/12/2021
S.P. ROY SARANI, NABAGRAM, City:- Siliguri Mc, P.O:- BHAKTI NAGAR, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BCxxxxxx0H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Shri ABHIJIT DEBNATH (Presentant) Son of Late MAKHANLAL DEBNATH Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office	 29/12/2021	 LTI 29/12/2021	 29/12/2021
S.P. ROY SARANI, NABAGRAM, City:- Siliguri Mc, P.O:- BHAKTI NAGAR, P.S:-New jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734007 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ANxxxxxx2E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Smt MUNMUN DEBNATH Wife of Shri MANIK DEBNATH AND DAUGHTER OF LATE MAKHANLAL DEBNATH Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office	 29/12/2021	 LTI 29/12/2021	 29/12/2021
NETAJI COLONY, DIMAPUR, City:- Not Specified, P.O:- DIMAPUR, P.S:-DIMAPUR EAST, District:- Dimapur, Nagaland, India, PIN:- 797112 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx1D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	STHAPATYA CONSTRUCTION DESHBANDHU PARA, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 , PAN No.:: ACxxxxxx4Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI 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> Shri VASKAR BISWAS Son of Late AJIT KUMAR BISWAS Date of Execution - 29/12/2021, , Admitted by: Self, Date of Admission: 29/12/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dec 29 2021 1:04PM</td> <td>LTI 29/12/2021</td> <td></td> <td>29/12/2021</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri VASKAR BISWAS Son of Late AJIT KUMAR BISWAS Date of Execution - 29/12/2021, , Admitted by: Self, Date of Admission: 29/12/2021, Place of Admission of Execution: Office				Dec 29 2021 1:04PM	LTI 29/12/2021		29/12/2021	SATYEN BOSE ROAD, DESHBANDHU PARA, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided Status : Representative, Representative of : STHAPATYA CONSTRUCTION (as PARTNER)		
Name	Photo	Finger Print	Signature													
Shri VASKAR BISWAS Son of Late AJIT KUMAR BISWAS Date of Execution - 29/12/2021, , Admitted by: Self, Date of Admission: 29/12/2021, Place of Admission of Execution: Office																
Dec 29 2021 1:04PM	LTI 29/12/2021		29/12/2021													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri SUBIR CHANDRA CHOWDHURY Son of Late SUDHIR CHANDRA CHOWDHURY Date of Execution - 29/12/2021, , Admitted by: Self, Date of Admission: 29/12/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dec 29 2021 1:05PM</td> <td>LTI 29/12/2021</td> <td></td> <td>29/12/2021</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri SUBIR CHANDRA CHOWDHURY Son of Late SUDHIR CHANDRA CHOWDHURY Date of Execution - 29/12/2021, , Admitted by: Self, Date of Admission: 29/12/2021, Place of Admission of Execution: Office				Dec 29 2021 1:05PM	LTI 29/12/2021		29/12/2021	DESHBANDHU PARA, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided Status : Representative, Representative of : STHAPATYA CONSTRUCTION (as PARTNER)		
Name	Photo	Finger Print	Signature													
Shri SUBIR CHANDRA CHOWDHURY Son of Late SUDHIR CHANDRA CHOWDHURY Date of Execution - 29/12/2021, , Admitted by: Self, Date of Admission: 29/12/2021, Place of Admission of Execution: Office																
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Identifier Details :

Name	Photo	Finger Print	Signature
Durba Debnath Wife of Abhijit Debnath S P Roy Sarani, Nabagram, City:- , P.O:- Bhaktinagar, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734007			
	29/12/2021	29/12/2021	29/12/2021

Identifier Of Smt SOBHA RANI DEBI, Shri BISWAJIT DEBNATH, Shri DEBAJIT DEBNATH, Shri BIKRAMJIT DEBNATH, Shri ABHIJIT DEBNATH, Smt MUNMUN DEBNATH, Shri VASKAR BISWAS, Shri SUBIR CHANDRA CHOWDHURY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SOBHA RANI DEBI	STHAPATYA CONSTRUCTION-1.1 Dec
2	Shri BISWAJIT DEBNATH	STHAPATYA CONSTRUCTION-1.1 Dec
3	Shri DEBAJIT DEBNATH	STHAPATYA CONSTRUCTION-1.1 Dec
4	Shri BIKRAMJIT DEBNATH	STHAPATYA CONSTRUCTION-1.1 Dec
5	Shri ABHIJIT DEBNATH	STHAPATYA CONSTRUCTION-1.1 Dec
6	Smt MUNMUN DEBNATH	STHAPATYA CONSTRUCTION-1.1 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SOBHA RANI DEBI	STHAPATYA CONSTRUCTION-100.00000000 Sq Ft
2	Shri BISWAJIT DEBNATH	STHAPATYA CONSTRUCTION-100.00000000 Sq Ft
3	Shri DEBAJIT DEBNATH	STHAPATYA CONSTRUCTION-100.00000000 Sq Ft
4	Shri BIKRAMJIT DEBNATH	STHAPATYA CONSTRUCTION-100.00000000 Sq Ft
5	Shri ABHIJIT DEBNATH	STHAPATYA CONSTRUCTION-100.00000000 Sq Ft
6	Smt MUNMUN DEBNATH	STHAPATYA CONSTRUCTION-100.00000000 Sq Ft

On 29-12-2021

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

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

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

Presented for registration at 12:45 hrs on 29-12-2021, at the Office of the A.D.S.R. BHAKTINAGAR by Shri ABHIJIT DEBNATH, 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 46,58,177/-

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

Execution is admitted on 29/12/2021 by 1. Smt SOBHA RANI DEBI, Wife of Late MAKHANLAL DEBNATH, S.P. ROY SARANI, NABAGRAM, P.O: BHAKTINAGAR, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession House wife, 2. Shri BISWAJIT DEBNATH, Son of Late MAKHANLAL DEBNATH, S.P. ROY SARANI, NABAGRAM, P.O: BHAKTI NAGAR, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession Service, 3. Shri DEBAJIT DEBNATH, Son of Late MAKHANLAL DEBNATH, S.P. ROY SARANI, NABAGRAM, P.O: BHAKTI NAGAR, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession Service, 4. Shri BIKRAMJIT DEBNATH, Son of Late MAKHANLAL DEBNATH, S.P. ROY SARANI, NABAGRAM, P.O: BHAKTI NAGAR, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession Service, 5. Shri ABHIJIT DEBNATH, Son of Late MAKHANLAL DEBNATH, S.P. ROY SARANI, NABAGRAM, P.O: BHAKTI NAGAR, Thana: New jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by Profession Service, 6. Smt MUNMUN DEBNATH, Wife of Shri MANIK DEBNATH AND DAUGHTER OF LATE MAKHANLAL DEBNATH, NETAJI COLONY, DIMAPUR, P.O: DIMAPUR, Thana: DIMAPUR EAST, , Dimapur, NAGALAND, India, PIN - 797112, by caste Hindu, by Profession House wife

Indetified by Durba Debnath, , , Abhijit Debnath, S P Roy Sarani, Nabagram, P.O: Bhaktinagar, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by profession Business

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

Execution is admitted on 29-12-2021 by Shri VASKAR BISWAS, PARTNER, STHAPATYA CONSTRUCTION, DESHBANDHU PARA, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004

Indetified by Durba Debnath, , , Abhijit Debnath, S P Roy Sarani, Nabagram, P.O: Bhaktinagar, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by profession Business

Execution is admitted on 29-12-2021 by Shri SUBIR CHANDRA CHOWDHURY, PARTNER, STHAPATYA CONSTRUCTION, DESHBANDHU PARA, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004

Indetified by Durba Debnath, , , Abhijit Debnath, S P Roy Sarani, Nabagram, P.O: Bhaktinagar, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734007, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1024, Amount: Rs.50/-, Date of Purchase: 28/12/2021, Vendor name: Jayabrata Banik

M. Lama

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2022, Page from 7385 to 7418

being No 071110852 for the year 2021.



Digitally signed by Tshering Doma Bhutia
Date: 2022.01.10 12:37:25 +05:30
Reason: Digital Signing of Deed.

(Tsering Doma Bhutia) 2022/01/10 12:37:25 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)