

52-1526/2023

I-1437/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 027499

by
23/02/2023
Dkt. 8/498437

(Signature)
Hemmittal

Rekha Kedia

SHREE CONSTRUCTIONS
(Signature)
PARTNER

DEVELOPMENT POWER OF
ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

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

Copy
Addi. Dist. Sub-Registrar
Sliguri -II at Bagdogra

12 3 FEB 2023

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RECEIVED
FEB 23 2003



23 FEB 2003

Shree Mittal

Rekha Kedia

SHREE CONSTRUCTIONS
Shree Mittal
PARTNER

WHEREAS

1. **SRI HEMANT MITTAL** (P. A. No. AJQPM4270P) (Aadhaar No. 2875 1616 2090) S/O Late Rudra Kumar Mittal & 2. **SMT. REKHA KEDIA** (P. A. No. AGWPK8909J) (Aadhaar No. 5726 9164 6939) W/O Sri Manoj Kedia, both Hindu by Religion, Business by Occupation, Indian by Nationality, No. 1 residing at Kurseong, P.O & P.S- Kurseong, Pin-734203, Dist. Darjeeling & No. 2 residing at 32 Vidyasagar Road, Khalpara, Siliguri, P.O-Siliguri Bazar, P.S-Siliguri, Dist-Darjeeling, Pin-734005, in the State of West Bengal (collectively **OWNERS/PRINCIPALS**, includes successors-in-interest and/or assigns)

WHEREAS the above named Principal No.1 & 2 are the joint absolute Owners of all that piece or parcel of land measuring **12.25 (Twelve Point Two Five)** Kathas, appertaining to R. S. Plot Nos. **82 & 83** corresponding to L. R. Plot Nos. **210, 211, 217 & 218**, recorded in L. R. Khatian No. **1467**, situated at Mouza- **BARAGHARIA**, J. L. No. **82**, Pargana-Patharghata, Sheet No. 1, Police Station-Matigara, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, District-Darjeeling, by virtue of Deed of Conveyance, recorded in Book No. 1, CD Volume No. 0403-2019, pages from 134170 to 134190, being Document No. 040305857, for the year 2019, registered at Addl. District Sub-Registry Office Siliguri-II at Bagdogra, District-Darjeeling, executed by **SRI JEEWAN CHAND SHARMA** S/O Late Debi Dutt Sharma of Shagun Apartment, Gandhi Road, Darjeeling, P.O. Darjeeling, P.S-Sadar Thana, Dist-Darjeeling as a director of "**NAHATA AQUA PRIVATE LIMITED**" of 404, Ganga Apartment, Mangal Pandey Road, Khalpara, Siliguri-734005, P.O & P.S-Siliguri, Dist. Darjeeling and shall ever since then the Principal No.1 & 2 have been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

Key

Shree Mittal

Rekha Kedia

SHREE CONSTRUCTIONS
Shree Mittal
PARTNER

AND WHEREAS the above named Principal No.1 & 2 are also the joint absolute Owners of all that piece or parcel of land measuring **12.25(Twelve Point Two Five)** Kathas, appertaining to R. S. Plot Nos. **81 & 83** corresponding to L. R. Plot Nos. **204 & 218**, recorded in L. R. Khatian No. **1467**, situated at Mouza-**BARAGHARIA**, J. L. No. **82**, Pargana-Patharghata, Sheet No. **1**, Police Station-Matigara, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, District-Darjeeling, by virtue of Deed of Conveyance, recorded in Book No. I, CD Volume No. 0403-2019, pages from 134191 to 134211, being Document No. 040305858, for the year 2019, registered at Addl. District Sub-Registry Office Siliguri-II at Bagdogra, District-Darjeeling, executed by **SRI JEEWAN CHAND SHARMA** S/O Late Debi Dutt Sharma of Shagun Apartment, Gandhi Road, Darjeeling, P.O. Darjeeling, P.S.-Sadar Thana, Dist-Darjeeling as a director of "**NAHATA AQUA PRIVATE LIMITED**" of 404, Ganga Apartment, Mangal Pandey Road, Khalpara, Siliguri-734005, P.O & P.S-Siliguri, Dist. Darjeeling and shall ever since then the Principal No.1 & 2 have been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

AND WHEREAS thereafter the Principal No.1 & 2 recorded the aforesaid land in their names in the record of rights at the Office of B. L. & L. R. O Shivmandir and shall ever since Two new L. R. Khatian, being Khatian No. 3130 was framed in the name of Principal No.1 & being Khatian No. 3132 was framed in the name of Principal No. 2, as per provision of W. B. L. R. Act 1955 & subsequently the First Parties/Land Owners also converted the classification of their respective shares of land from Rupni Danga to Commercial-Bastu, vide Two Conversion Cases, being Conversion Case No. CN/2019/0401/3476 in the name of Principal No.1 & being Conversion Case CN/2019/0401/3475 in the name of Principal No. 2.

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Rekha Kedia

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PARTNER

AND WHEREAS by virtue of aforesaid Two Deed of Conveyance, Record of Rights & Conversions the Principals have become the sole absolute Owners of the aforesaid land total measuring 24.5 (Twenty Four Point Five) Kathas, having permanent heritable & transferable right, title & interest therein.

AND WHEREAS above named owner in order to have optimum use of their/its aforesaid landed property decided to develop the said land by constructing amalgamated their land into a single land & desirous of constructing a (G+3) Four Residential Building on the aforesaid plot of land more particularly described in the schedule given hereunder and the Plan prepared for which was approved & sanctioned by the appropriate Authority i.e. Matigara Panchayat Samity, Vide a approved Building Plan Order No. 206/MPS/Planning, dated 16/07/2021.

AND WHEREAS accordingly after several rounds of discussions and after considering all aspects the above named owners/principals decided to enter into a registered development agreement with one **"SHREE CONSTRUCTIONS"** (P. A. No. ADYFS1117P), a Partnership firm, having its Office at 2nd Floor, Uttarapan Market Complex, Hill Cart Road, Siliguri, P.O & P.S-Pradhan Nagar, Dist. Darjeeling, Pin-734003, in the State of West Bengal, represented by one of its Partner **SRI HEMANT MITTAL** (P. A. No. AJQPM4270P) (Aadhaar No. 2875 1616 2090) S/O Late Rudra Kumar Mittal, Hindu by Religion, Citizen by Indian, Business by Occupation, residing at 13th Park Location, Kurseong, P.O & P.S- Kurseong, Dist. Darjeeling, Pin-734203, in the State of West Bengal, hereinafter called the **DEVELOPER/ATTORNEY** and the aforesaid development agreement containing mutually agreed terms and conditions was duly registered with the office of the Additional District Sub Registrar Siliguri-II at Bagdogra, Dist. Darjeeling, recorded in Book No. I, being Document No. 1421, for the year 2023.

1421

Shree Mittal

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AND WHEREAS in the aforesaid development agreement the above named owners (First Party, Second Party & Third Party/owner therein) agreed to execute and register a general power of attorney where upon empowering the above named developer "**SHREE CONSTRUCTIONS**", to execute proper deed of conveyances or any other documents with respect to the sale of the developers allocation as decided and agreed by the parties of the aforesaid development agreement.

NOW KNOW ALL MEN BY THESE PRESENTS that We **1. SRI HEMANT MITTAL**(P. A. No. AJQPM4270P)(Aadhaar No. 2875 1616 2090) S/O Late Rudra Kumar Mittal & **2. SMT. REKHA KEDIA**(P. A. No. AGWPK8909J)(Aadhaar No. 5726 9164 6939) W/O Sri Manoj Kedia, both Hindu by Religion, Business by Occupation, Indian by Nationality, No. 1 residing at Kurseong, P.O & P.S-Kurseong, Pin-734203, Dist. Darjeeling & No. 2 residing at 32 Vidyasagar Road, Khalpara, Siliguri, P.O-Siliguri Bazar, P.S-Siliguri, Dist-Darjeeling, Pin-734005, in the State of West Bengal, do hereby nominate, appoint and constitute "**SHREE CONSTRUCTIONS**"(P. A. No. ADYFS1117P), a Partnership firm, having its Office at 2nd Floor, Uttarapan Market Complex, Hill Cart Road, Siliguri, P.O & P.S-Pradhan Nagar, Dist. Darjeeling, Pin-734003, in the State of West Bengal, represented by one of its Partner **SRI HEMANT MITTAL**(P. A. No. AJQPM4270P)(Aadhaar No. 2875 1616 2090) S/O Late Rudra Kumar Mittal, Hindu by Religion, Citizen by Indian, Business by Occupation, residing at 13th Park Location, Kurseong, P.O & P.S-Kurseong, Dist. Darjeeling, Pin-734203, in the State of West Bengal, as our true and lawful Attorney to act for us and on our behalf and authorize him to do the following acts and things hereinafter mentioned.

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Rekha Kedia

SHREE CONSTRUCTIONS
Shree Mittal
PARTNER

1. To cause and prepare, sign, submit necessary building plans, drawings, elevations plans to the appropriate authorities, Matigara Panchayat Samity and get the same sanctioned from the appropriate authorities.
2. To employ architects, engineers, labour contractors, site assistants, office staffs and other required employees for the development and construction of the residential building on the aforesaid landed property.
3. To enter into agreement with the suppliers of the building materials and other equipments as required for the construction of the same and to take all necessary steps, actions for the construction of the same.
4. To negotiate with the intended purchaser/s and finalize the consideration amount and enter in to agreement to sale in respect of the developer's allocation as determined in the aforesaid development agreement.
5. To execute and sign Deed of sale, Deed of Rectification or any instrument in respect of sale of developer's allocation as determined in the aforesaid development agreement in favor of intended purchaser/s.
6. To Execute Deed of sale or any other document necessary to effectuate the transfer in favor of purchaser/s or donee and for the aforesaid purpose or purposes and cause the same to be stamped, registered or authenticated as the case may be.
7. To appear before any Registrar or Sub – Registrar or any other Authority for the purpose of the said transfer and present the deed of Conveyance and any other Instrument before him/them for registration and to admit the execution of the deed or Instrument and to have the same registered according to law.

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Rekha Kedia

SHREE CONSTRUCTIONS
Atkmital
PARTNER

- 8. To put the Purchaser/s, Donee in possession of the said developers allocation as determined in the aforesaid development agreement or any part thereof as the case may be.
- 9. To cause mutation, where necessary, effected in the Revenue Office/Board and to make such statements personally or through pleader or other Agent to effectuate the aforesaid purpose.

The said Attorney shall also be entitled to prosecute or defend any suit, complaint or other proceeding in respect of the aforesaid property and for the aforesaid purpose or purposes, to appoint any pleader or advocate on our behalf and to prosecute and defend such legal proceeding in or before any Court, Civil, Criminal and Revenue, or Officer or Appellate or Revisional Court or Authority and for such purpose the said Attorney may accept service of summons or notice issued by any Lawful Authority and the said Attorney is also authorized to sign and verify plaints and written Statements for the aforesaid purpose and also to swear affidavits for the aforesaid purpose.

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

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

SCHEDULE
(Total Amalgamated Land)

All that piece or parcel of vacant land measuring **24.5(Twenty Four Point Five)** Kathas, appertaining to R. S. Plot Nos. **81, 82 & 83** corresponding to L. R. Plot Nos. **204, 210, 211, 217 & 218**, recorded in L. R. Khatian Nos. **3130 & 3132**, situated at Mouza-**BARAGHARIA**, J. L. No. **82**, Pargana-Patharghata, Sheet No. **1**, Police Station-Matigara, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, District-Darjeeling.

Key

The said land is butted & bounded as follows:-

By the North – Land of Plot Nos. 204, 209, 212, 213 & 216

By the South – 18 Ft. wide Non Metal Complex Road

By the East – Land of "NAHATA AQUA PRIVATE LIMITED"

By the West – Land of "NAHATA AQUA PRIVATE LIMITED"

All that **other remaining Flats/area, parking spaces** of the building to be constructed in the Schedule land by the Developer according to the sanctioned building plan of the Matigara Panchayat Samity, together with undivided proportionate share of land and common parts of the building.

IN WITNESS WHERE OF, We have signed this Power of Attorney at Bagdogra on this the 23rd day of February 2023.

WITNESS:-

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

2. *Prabir Lama*
S/o. Lt. P.B. Lama
R/o. Ambodia Tea Estate
P.O. P.S. Kurseong
District Darjeeling
Pin 734203.

SHREE CONSTRUCTIONS

(Hkmittal)
PARTNER

ATTORNEY

1. *(Hkmittal)*

2. *Relika Kedia*


ATTESTED BY PRINCIPALS

Drafted and Printed in my Office
As per instruction of the party

Manoj Kumar Kedia

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

PRINCIPAL FINGER PRINT SHEET

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


Hrk Mittal 5

Hrkmittal

Hrkmittal

Signature

PRINCIPAL FINGERPRINT SHEET

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

Rekha Kedia

Rekha Kedia

Rekha Kedia
Signature

ATTORNEY FINGERPRINT SHEET

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

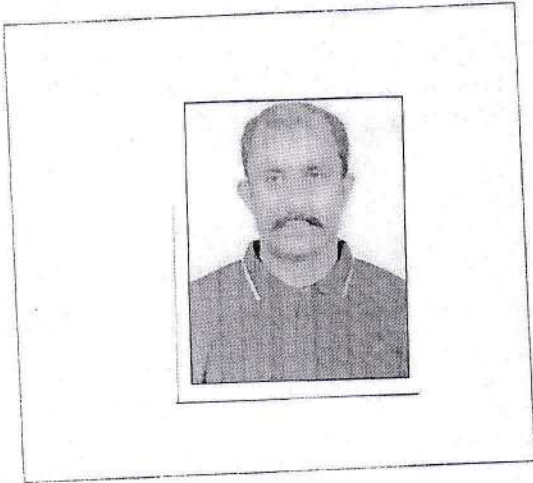
(Handwritten initials)

SHREE CONSTRUCTIONS
(Handwritten signature)
 PARTNER

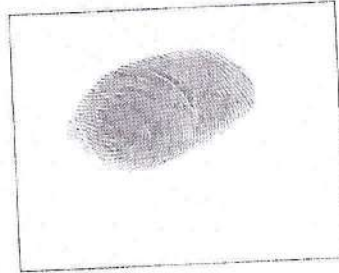
SHREE CONSTRUCTIONS
(Handwritten signature)
 PARTNER
 Signature

IDENTIFIER FINGERPRINT SHEET

PHOTO



LEFT THUMB IMPRESSION



Abhisit Charnakong

Signature of Identifier

Major Information of the Deed

Deed No :	I-0403-01437/2023	Date of Registration	23/02/2023
Query No / Year	0403-8000498437/2023	Office where deed is registered	
Query Date	23/02/2023 12:16:20 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Manoj Kedia Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832016171, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,07,92,264/-		
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]:- 040301421/2023		






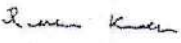
Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), Pin Code : 734010

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-204	LR-3130	Bastu	Rupni	0.0325 Acre	8,67,760/-	Width of Approach Road: 18 Ft., , Project Name :
L2	LR-210	LR-3130	Bastu	Danga	0.0459 Acre	12,25,544/-	Width of Approach Road: 18 Ft., , Project Name :
L3	LR-211	LR-3130	Bastu	Bastu	0.0153 Acre	4,08,515/-	Width of Approach Road: 18 Ft., , Project Name :
L4	LR-217	LR-3130	Bastu	Danga	0.0358 Acre	9,55,871/-	Width of Approach Road: 18 Ft., , Project Name :
L5	LR-218	LR-3130	Bastu	Rupni	0.0726 Acre	19,38,442/-	Width of Approach Road: 18 Ft., , Project Name :
L6	LR-204	LR-3132	Bastu	Rupni	0.0325 Acre	8,67,760/-	Width of Approach Road: 18 Ft., , Project Name :
L7	LR-210	LR-3132	Bastu	Danga	0.0459 Acre	12,25,544/-	Width of Approach Road: 18 Ft., , Project Name :
L8	LR-211	LR-3132	Bastu	Bastu	0.0153 Acre	4,08,515/-	Width of Approach Road: 18 Ft., , Project Name :
L9	LR-217	LR-3132	Bastu	Danga	0.0358 Acre	9,55,871/-	Width of Approach Road: 18 Ft., , Project Name :

10	LR-218	LR-3132	Bastu	Rupni	0.0726 Acre	19,38,442/-	Width of Approach Road: 18 Ft., , Project Name :
	TOTAL :				40.42Dec	0 /-	107,92,264 /-
	Grand Total :				40.42Dec	0 /-	107,92,264 /-



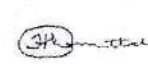
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri HEMANT MITTAL (Presentant) Son of Late RUDRA KUMAR MITTAL Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office	 <small>23/02/2023</small>	 <small>LTI 23/02/2023</small>	 <small>23/02/2023</small>
	KURSEONG, City:- Kurseong, P.O:- KURSEONG, P.S:-Kurseong, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx0P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Smt REKHA KEDIA Wife of Shri MANOJ KEDIA Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office	 <small>23/02/2023</small>	 <small>LTI 23/02/2023</small>	 <small>23/02/2023</small>
	32,VIDYASAGAR ROAD,KHALPARA, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx9J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office			


Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHREE CONSTRUCTIONS 2ND FLOOR,UTTARAPAN MARKET COMPLEX, Block/Sector: HILL CART ROAD, City:- Not Specified, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 , PAN No.:: ADxxxxx7P,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 HEMANT MITTAL Son of Late RUDRA KUMAR MITTAL Date of Execution - 23/02/2023 , , Admitted by: Self, Date of Admission: 23/02/2023, Place of Admission of Execution: Office	 Feb 23 2023 12:49PM	 LTI 23/02/2023	 23/02/2023
13TH PARK LOCATION, City:- Kurseong, P.O:- KURSEONG, P.S:-Kurseong, District:-Darjeeling, West Bengal, India, PIN:- 734203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7P,Aadhaar No Not Provided Status : Representative, Representative of : SHREE CONSTRUCTIONS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Chakrbaorty Son of Late Ashim Chakrbaorty Khalpara Siliguri, City:- , P.O:- Siliguri Bazar, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005			
	23/02/2023	23/02/2023	23/02/2023
Identifier Of Shri HEMANT MITTAL, Smt REKHA KEDIA, Shri HEMANT MITTAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri HEMANT MITTAL	SHREE CONSTRUCTIONS-0.0325 Acre
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Smt REKHA KEDIA	SHREE CONSTRUCTIONS-0.0726 Acre
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri HEMANT MITTAL	SHREE CONSTRUCTIONS-0.0459 Acre
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri HEMANT MITTAL	SHREE CONSTRUCTIONS-0.0153 Acre
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri HEMANT MITTAL	SHREE CONSTRUCTIONS-0.0358 Acre
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri HEMANT MITTAL	SHREE CONSTRUCTIONS-0.0726 Acre
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Smt REKHA KEDIA	SHREE CONSTRUCTIONS-0.0325 Acre
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Smt REKHA KEDIA	SHREE CONSTRUCTIONS-0.0459 Acre
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Smt REKHA KEDIA	SHREE CONSTRUCTIONS-0.0153 Acre
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Smt REKHA KEDIA	SHREE CONSTRUCTIONS-0.0358 Acre

Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 204, LR Khatian No:- 3130	Owner:হেমন্ত মিতল, Gurdian:মৃত রুদ্র কুমার মিতল, Address:নিজ , Classification:রুপনী, Area:0.03250000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 210, LR Khatian No:- 3130	Owner:হেমন্ত মিতল, Gurdian:মৃত রুদ্র কুমার মিতল, Address:নিজ , Classification:ডাঙ্গা, Area:0.04590000 Acre,	Owner Name not selected by applicant.

L3	LR Plot No:- 211, LR Khatian No:- 3130	Owner:হেমন্ত মিতল, Gurdian:মৃত রুদ্র কুমার মিতল, Address:নিজ , Classification:বাস্তু, Area:0.01530000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 217, LR Khatian No:- 3130	Owner:হেমন্ত মিতল, Gurdian:মৃত রুদ্র কুমার মিতল, Address:নিজ , Classification:ডাঙ্গা, Area:0.03580000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 218, LR Khatian No:- 3130	Owner:হেমন্ত মিতল, Gurdian:মৃত রুদ্র কুমার মিতল, Address:নিজ , Classification:রূপনী, Area:0.07260000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 204, LR Khatian No:- 3132	Owner:রেখা কেড়িয়া, Gurdian:মনোজ কুমার কেড়িয়া, Address:নিজ , Classification:রূপনী, Area:0.03250000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 210, LR Khatian No:- 3132	Owner:রেখা কেড়িয়া, Gurdian:মনোজ কুমার কেড়িয়া, Address:নিজ , Classification:ডাঙ্গা, Area:0.04590000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 211, LR Khatian No:- 3132	Owner:রেখা কেড়িয়া, Gurdian:মনোজ কুমার কেড়িয়া, Address:নিজ , Classification:বাস্তু, Area:0.01530000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 217, LR Khatian No:- 3132	Owner:রেখা কেড়িয়া, Gurdian:মনোজ কুমার কেড়িয়া, Address:নিজ , Classification:ডাঙ্গা, Area:0.03580000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 218, LR Khatian No:- 3132	Owner:রেখা কেড়িয়া, Gurdian:মনোজ কুমার কেড়িয়া, Address:নিজ , Classification:রূপনী, Area:0.07260000 Acre,	Owner Name not selected by applicant.

On 23-02-2023

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

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

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

Presented for registration at 12:29 hrs on 23-02-2023, at the Office of the A.D.S.R. BAGDOGRA by Shri HEMANT MITTAL , 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 1,07,92,264/-

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

Execution is admitted on 23/02/2023 by 1. Shri HEMANT MITTAL, Son of Late RUDRA KUMAR MITTAL, KURSEONG, P.O: KURSEONG, Thana: Kurseong, , City/Town: KURSEONG, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 2. Smt REKHA KEDIA, Wife of Shri MANOJ KEDIA, 32,VIDYASAGAR ROAD,KHALPARA, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business

Indetified by Mr Abhijit Chakrbaorty, , , Son of Late Ashim Chakrvbaorty, Khalpara Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

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

Execution is admitted on 23-02-2023 by Shri HEMANT MITTAL, PARTNER, SHREE CONSTRUCTIONS, 2ND FLOOR,UTTARAPAN MARKET COMPLEX, Block/Sector: HILL CART ROAD, City:- Not Specified, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003

Indetified by Mr Abhijit Chakrbaorty, , , Son of Late Ashim Chakrvbaorty, Khalpara Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (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 20327, Amount: Rs.50.00/-, Date of Purchase: 12/11/2021, Vendor name: J R DAS

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2023, Page from 29657 to 29675
being No 040301437 for the year 2023.



Digitally signed by YOGEN TSHERING
BHUTIA
Date: 2023.02.24 11:49:43 +05:30
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2023/02/24 11:49:43 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)