759/N I- 1754/2022



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

AL 416665



DEVELOPMENT POWER OF ATTORNEY

BETWEEN

Certified that the Decursor is admitted to Registration and the Signature Share attached the Endorsement Share attached the Endorsement are part of this Boumont Document are part of this Boumont Addi. District Sub-Registration Shart Nager, Jalaniguri

0 9 FEB 202Z

SL. NO. 35155 Date 7 2 2 2022

PURCHASER South Sharing Charactery

Full Address Stamp Purchased from JPG Treasury-1

STAMP VENDOR

JAYA RANI DAS

Licence No.1 of 99-2000

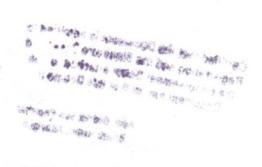
Addl. DSR Office, Rajganj, Jalpaiguri

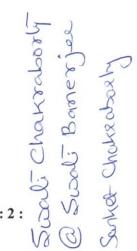


Addl. District Sub-Registrat Bhakti Nagar, Jalpalguri

0 9 FEB 2022







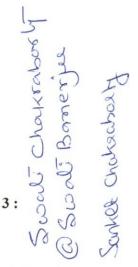
- **1. SMT SWATI CHAKRABORTY ALIAS SMT SWATI BANERJEE**, wife of Late Satyajit Chakraborty, Hindu by Religion, Indian by Nationality, Housewife by Occupation, Resident of Rabindra Nagar, Ward No.31, P.O Rabindra Sarani, P.S. Siliguri, District Darjeeling and,
- 2. SRI SANKET CHAKRABORTY, son of Late Satyajit Chakraborty, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Ridhi Sidhi Apartment, Iskcon Mandir Road, P.O. Hyderpara, P.S. Bhaktinagar, District- Jalpaiguri, hereinafter called the "PRINCIPALS".

AND

TO: **SMT SHWETA MUNDHRA**, wife of Sri Girish Kumar Mundhra, Hindu by Religion, Indian by Nationality, Business by Occupation, Residing at Plot No.9, 4th Floor, Sevoke Road, Near Victoria Junction,2nd Mile P.O Sevoke Road, P.S. Bhaktinagar, District Jalpaigurihereinafter called the "**ATTORNEY**".

Ownership of said property:

WHEREAS one Late Satyajit Chakraborty and his wife, Smt Swati Chakraborty alias Smt Swati Banerjee had purchased a land measuring 0.055 Acre, from Smt Minati Kusarye wife of Late Dhirendra Nath Kusarye by virtue of a registered Sale Deed dated 25.11.2002, being document No. I-2060, for the year of 2003, and the same was registered at the office of the District Sub-Registrar, Jalpaiguri, in the District of Jalpaiguri.



AND WHEREAS the abovenamed Satyajit Chakraborty died, intestate leaving behind his wife

1. Smt Swati Chakraborty alias Smt Swati Banerjee and his son 2. Sri Sanket

Chakraborty as his only legal heirs and successors as per the provisions of Hindu Succession

Act. Accordingly, by virtue of law of inheritance the above named 1. Smt Swati Chakraborty

alias Smt Swati Banerjee 2. Sri Sanket Chakraborty jointly inherited the ½nd undivided

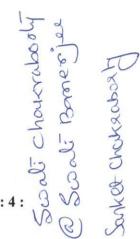
share of Late Satyajit Chakraborty in the land measuring 0.055 Acres having permanent,

heritable and transferable, right,, title and interest therein, free from all encumbrances and

charges whatsoever.

AND WHEREAS in the manner aforesaid, the abovenamed **Smt Swati Chakraborty alias Smt Swati Banerjee** became the sole, absolute and exclusive owner of land measuring 0.04125 Acres i.e. 75% of the Total area and **Sri Sanket Chakraborty** became the sole, absolute and exclusive owner of land measuring 0.01375 Acres i.e. 25% of the Total Area and ever since then the First Party are in exclusive, khas and peaceful possession of the aforesaid land without any act of hindrance or obstruction from any body having permanent heritable, transferable and marketable right, title and interest therein.

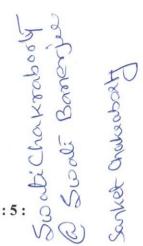
KNOW ALL MEN BY THESE PRESENT We, the abovenamed Principals are the sole, absolute owners of all that piece or parcel of land measuring 0.055 Acre having permanent, heritable and transferable right, title and interest therein.



WHEREAS We have entered into a Development Agreement dt?!!... with SMT SHWETA MUNDHRA, wife of Sri Girish Kumar Mundhra, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Plot No.9, 4th Floor, Sevoke Road, Near Victoria Junction, 2nd Mile, P.O Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri, being Document No. I-.1.7.3.2 for the year 2022 and the same was registered in the office of the ADSR Bhaktinagar, District Jalpaiguri.

AND WHEREAS We do hereby nominate, constitute and appoint the Developer, SMT SHWETA MUNDHRA, wife of Sri Girish Kumar Mundhra, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Plot No.9, 4th Floor, Sevoke Road, Near Victoria Junction, 2nd Mile, P.O Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri, as our true and lawful attorney to act for us in the matters, deeds and things particularly with respect to the Schedule Property.

- 1. To appear for and represent me before all Municipal Bodies/Corporation, SJDA, Panchayat, Revenue Office/s, Settlement Office/s, before any Magistrate and in all Courts having civil, criminal, original, appellate, revisional or special jurisdiction, before any Tribunal and/ or other authorities and in all Govt. / Semi Govt. Department/office in respect of any matter relating to the scheduled land only.
- 2. To bring commence, prosecute or defend and carry through Judgment and execution, all actions or any other proceedings throughout India in which I may be interested and for such purpose to appoint Advocates, Barristers, Solicitors, Attorney, Pleaders, Muktars, Revenue Agents, or any other class of legal Practitioners and in connection thereof to sign paints, affidavits, written statements, petitions including petition of compromise or to furnish securities if necessary on my behalf or to refer any matter arising therein to arbitration for me and on my behalf in respect of any matter relating to the scheduled land only.



- 3. To make payment/deposit of Khazna, installments and/or any other taxes as may be levied with respect to the schedule property by the concerned authority/ies.
- 4. To sell or transfer the Total Constructed Area (including the Landowners Allocation on behalf of the landowners) on the below Scheduled land with all right, title, interest and easements thereto and to execute and sign proper sale deed/s in respect of the total constructed area and present the sale deed for Registration in the D.S.R., A.D.S.R. or any other registration office as mentioned in the Development Agreement and the Attorney shall after receiving the entire consideration remit the share of the Landowners to their respective Bank Accounts.
- 5. To receive any advance or bain money thereof in respect of entering into any agreement of sale and to give valid receipt/s thereof.
- 6. And generally to do, perform or execute or cause to be done, perform or execute all such further and other acts, deeds and things as and when required or deemed expedient or advised to be done for satisfactorily carrying into effect the powers and authority/ies hereby concerned.
- 7. And be it noted that this power is being executed in favour of the attorney to construct Ground Plus Three Storied Building and that the attorney has the power to execute and present for registration sale deed, lease deed or any other document in respect of the "Total Constructed Area" as mentioned in the Development Agreement.
- 8. To sell or transfer the Ground Plus Three Storied Building to be constructed on the Total Area, with all right, title, interest and easements thereto and to execute and sign proper sale deed/s in this connection and to incorporate assurance in the sale deed/s relating to the perfectness of the title of the property and present the sale deed for Registration in the D.S.R., A.D.S.R. or any other registration office.



9. And We hereby agree, confirm and ratify all such acts, deeds and proceedings done legally and in a bonafide manner by our said Attorney in respect of the Schedule land only by virtue of these presents and the same shall be binding on us and be of full force and effect as if the same was done/executed by us.

SCHEDULE

All that piece or parcel of homestead land measuring 0.055 Acre appertaining to and forming part of R.S Plot No. 158, Recorded in R.S. Khatian No. 728, R.S Sheet No.- 12 of Mouza Dabgram, J.L.No.2, Pargana Baikunthapur, stuated at Sachitara Paul Sarani, within the limits of Ward No. 39 of Siliguri Municipal Corporation Area, Police Station Bhaktinagar, District Jalpaiguri.

The said land is bounded and butted as follows:-

North ... 22 Feet Wide Road

South ... Land of late Sova Rani Sarkar

East ... Land of Sri Dinesh Chandra Roy

West ... Kali Mandir

IN WITNESS WHEREOF, We the abovenamed Prin	cipals and attorney in good health and
conscious mind have put our signatures on this power	of attorney on this the 14 day of
February, 2022	
WITNESSES:-	
1.	Swali Chakraborly
Suhnata Gan Comy	Swali Barnerjee
South Blander Colombay 50	nket Chakaoboaty
Por 88 Siei Gwent	
St Dealtaring	PRINCIPALS
• •	
2.	
5 lo Sui Cureshwar Roy	10 A W 11.0
siliquori	Shueta Murdha
	ATTORNEY
D	rafted by me and printed in
	y office
	Manoj Agerwal
	Advocate, Siliguri
	Enrl No. F-505/434/1997



Swali Chakraborty @ Swali Barner jee Signature

		THUMB	FORE.	MIDDLE FINGER	RING FINGER	LITTLE FINGER
(a) (b)	LEFT HAND					
Sa Met on Robert	RIGHT HAND					
	ρ				alcon Classics	o book

Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND	ability.				
Shoots Hundha	RIGHT HAND			e anno mil		

Shweta Murdhea

Signature



7.

Addl. District Sub-Registrar Bhakti Nagar, Jalpaiguri

0 9 FEB 2027



Swali Charraborty @ Swali Banerjee



भारत सरकार

GOVERNMENT OF INDIA



শ্বতি ব্যালাজী

SWATI BANERJEE

जन्म तिथि / DOB : 05/01/1978 महिला / FEMALE

7010 3915 2100

मेरा आधार, मेरी पहचान

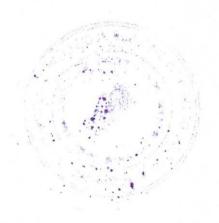


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Shueta Kurdhra



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भारत सरकार Government of India





বেতামুন্ডা Shweta Murchra जम तिथि/DOB: 12/(3/1977 महेला/ FEMALE

7767 0538 8381 VID: 9133 9770 9264 7491

मेरा आधार, मेरी पहचान

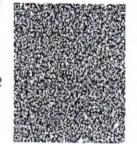


भारतीय विशिष्ट महम्राज्यप्रधिकरण Unique Identification Authority of India



पताः दराः गरीश कुमार मृध्स, प्लाट न9 चंधा पत्तोर स्क्रोक राड, विकटरेया जक्ष्म के पास, २ न्द महल, सिल्गुरी मनिसिप्ल कंगिश्वान, जल्येगुरी वेस्ट बंगाल- 754008

Address: C/O: Girish Kumar Munchra, Plct ro 9, 4th flcor, Sevoke Road, Near Victoria Junction, 2 rd Mile, Siliguri Murricipal Corporation, Jalpaiguri, West Bergal - 7:4008



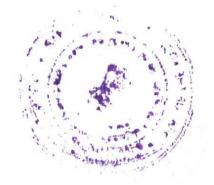
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help@uidal.gov.in | @www.uidal.gov.in

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Shweta Murdha



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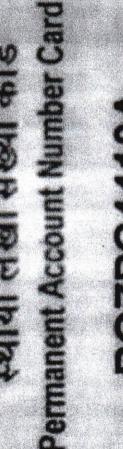




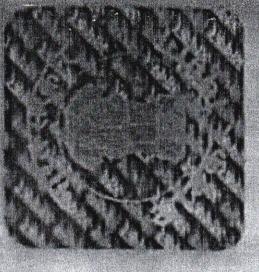
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GOVI. OF INDEA

स्थायो लेखा मध्या काड









SATYAJIT CHAKRABORTY पुता का नाया Father's Name

SANKET CHAKRABORTY

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बन्ध की वारोख / Date of Birth 17/02/1999

Soviet Chaladanty

हस्ताक्षर/ Signature

Sonket Cholosoboak



ভারত সরকার Government of India



সংকেত চক্ৰবতী Sanket Chakraborty জন্মতারিখ/DOB: 17/02/1999 পুক্ষ/ MALE

5712 1404 6620

VID: 9191 1886 0195 3803

আমার আধার, আমার পরিচয়







ELECTION COMMISSION OF INDIA ভারতের নির্বাচন ক্যিশন

GLQ4165627

IDENTITY CARD পরিচয় পত্র



Elector's Name Subrata Ganguly

निर्वाচटकत नाभ সূত্রত গাদ্পী

Shishir Kumar Ganguly Father's Name

পিতার নাম শিশির কুমার গাঙ্গলী

Sex forw.

Age as on 1.1.2005 ১.১.২০০৫-এ বয়স

Address: Dakshin Bharatnagar, Word no 24 Siliguri Darjeeling

দক্ষিণ ভারতনগর , ওয়ার্ড নং ২৪ শিলিশুটি দার্জিলিং



Facsimile Signature Electoral Registration Officer নিৰ্বাচক নিবজন আধিকারিক

Assembly Constituency: 25-Siliguri

বিধানসভা নিৰ্বাচন ক্ষেত্ৰ : ২৫-শিলিগুড়ি

District:Daneeling Date: 01.04,2005 (क्ला: शक्तिक

जातियः ०३.०४.२००१



Major Information of the Deed

Deed No:	I-0711-01754/2022	Date of Registration	09/02/2022		
Query No / Year	0711-8000453134/2022	Office where deed is registered			
Query Date	09/02/2022 3:39:09 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri			
Applicant Name, Address & Other Details Manoj Agarwal Siliguri, Thana: Siliguri, District: Darjeeling, WEST BENGAL, Mobile No Status: Advocate					
Transaction		Additional Transaction			
[0138] Sale, Development I Development Agreement	Power of Attorney after Registered				
Set Forth value		Market Value			
		Rs. 59,99,999/-			
Stampduty Paid(SD)		Registration Fee Paid			
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)			
Remarks Development Power of Attorney after Registered Development Agreement of [I No/Year]:- 071101732/2022 Received Rs. 50/- (FIFTY only) from the application issuing the assement slip.(Urban area)					

Land Details:

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Sachitara Paul Sarani, Mouza: Dabgram Sheet No - 12, Pin Code: 734001

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
L1	RS-158	RS-728	Bastu	Bastu	0.055 Acre		59,99,999/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name:
	Grand	Total:			5.5Dec	0 /-	59,99,999 /-	

Principal Details:

SI No	Name,Address,Photo,Finger	orint and Signatu	re	
1	Name	Photo	Finger Print	Signature
	Mrs SWATI CHAKRABORTY, (Alias: Mrs SWATI BANERJEE) (Presentant) Wife of Late Satyajit Chakraborty Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office			Swaticharkraborty
		09/02/2022	LTI 09/02/2022	09/02/2022
	Darjeeling, West Bengal, Ind	dra Sarani, P.S:-Siliguri, District:- By Caste: Hindu, Occupation: Business ovided, Status :Individual, Executed by Office		
2	Name	Photo	Finger Print	Signature 1999
	Mr SANKET CHAKRABORTY Son of Late Satyajit Chakraborty Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office			Sonket Charkschorty

Ridhi Sidhi Apartment, Iskcon Mandir Road, City:- Siliguri Mc, P.O:- Hyderpara, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BOxxxxxx0A, Aadhaar No Not Provided, Status : Individual, Executed by: Self, Date of Execution: 09/02/2022

LTI 09/02/2022

, Admitted by: Self, Date of Admission: 09/02/2022 ,Place: Office

09/02/2022

Attorney Details:

10	Name,Address,Photo,Finger	print and Signatu	re	
1	Name	Photo	Finger Print	Signature
	Mrs SHWETA MUNDHRA Wife of Mr Girish Kumar Mundhra Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place: Office	A		Shweta Murdha
		09/02/2022	LTI 09/02/2022	09/02/2022

09/02/2022

Wife of Mr Girish Kumar Mundhra Plot No.9, 4th Floor, Sevoke Road, Near Victoria Junction, 2nd Mile, City:-Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx5C, Aadhaar No Not Provided, Status: Individual, Executed by: Self, Date of Execution: 09/02/2022, Admitted by: Self, Date of Admission: 09/02/2022, Place: Office

Identifier Details:

Name	Photo	Finger Print	Signature
Mr Subrata Ganguly Son of Late Sishir Kumar Ganguly South Bharat Nagar, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001		and the second	Solmata Ganfuny
	09/02/2022	09/02/2022	09/02/2022

Identifier Of Mrs SWATI CHAKRABORTY, Mr SANKET CHAKRABORTY, Mrs SHWETA MUNDHRA

Transfer of property for L1					
SI.No	From	To. with area (Name-Area)			
1	Mrs SWATI CHAKRABORTY	Mrs SHWETA MUNDHRA-4.125 Dec			
2	Mr SANKET CHAKRABORTY	Mrs SHWETA MUNDHRA-1.375 Dec			

Endorsement For Deed Number: I - 071101754 / 2022

On 09-02-2022

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 16:22 hrs on 09-02-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Mrs SWATI CHAKRABORTY Alias Mrs SWATI BANERJEE, 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 59,99,999/-

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

Execution is admitted on 09/02/2022 by 1. Mrs SWATI CHAKRABORTY, Alias Mrs SWATI BANERJEE, Wife of Late Satyajit Chakraborty, Rabindra Nagar, Ward No.31, P.O: Rabindra Sarani, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 2. Mr SANKET CHAKRABORTY, Son of Late Satyajit Chakraborty, Ridhi Sidhi Apartment, Iskcon Mandir Road, P.O: Hyderpara, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 3. Mrs SHWETA MUNDHRA, Wife of Mr Girish Kumar Mundhra, Plot No.9, 4th Floor, Sevoke Road, Near Victoria Junction, 2nd Mile, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr Subrata Ganguly, , , Son of Late Sishir Kumar Ganguly, South Bharat Nagar, 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/- (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 100/- Description of Stamp

1. Stamp: Type: Impressed, Serial no 35155, Amount: Rs.100/-, Date of Purchase: 07/02/2022, Vendor name: Jaya Rani Das

Mame

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

Admi.

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0711-2022, Page from 58716 to 58735
being No 071101754 for the year 2022.



Digitally signed by TULSI LAMA Date: 2022.03.04 19:44:07 +05:30 Reason: Digital Signing of Deed.

Mound

(Tulsi Lama) 2022/03/04 07:44:07 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BHAKTINAGAR West Bengal.

(This document is digitally signed.)