

SL. No - 5833/2020

I- 5507/2020

# भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

W 184434

8001783479/2020

Mt. Siddam Hossain

Ullam Chhetri

श्री. अ. ई.

अफसरी खातून

Prabhaal Jaiswal

श्री. अ. ई.

Darjeeling Real Estate Agents & Developers

Niseth Danyang  
Partner

## GENERAL POWER OF ATTORNEY (AFTER EXECUTION OF DEVELOPMENT AGREEMENT)

CONTD...P/2

VERIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION  
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED  
TO THIS DOCUMENT AS THE PARTS OF THIS DOCUMENT.

Addl. District Registrar,  
Siliguri at Jaldogra

29 DEC 2020



JUDICIAL STAMP  
No. 4234 Date 30.5.18

For Mohand Thakur & others  
vs. Sg

Value Rs. 50/-  
Tammoy Nay  
Govt. Stamp Vendor  
Bagdogra  
Lic. No- 546/RM  
07 / Darjeeling



Adl. Dist-Sub Registrar  
Siliguri-II at Bagdogra, Dist Darjeeling

29 DEC 2020

29 DEC 2020

md. Saddam Hussain

Uttam Chettri

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Prahlad Jaiswal

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KNOW ALL MEN BY THESE PRESENTS, that we **(1) MOHAMMED SADDAM HUSSAIN**, [I.T.PAN: AHSPH8023P], [ADDHAR NO 530367533146], Son of Mohammed Sabir Alam, Muslim by religion, Indian by nationality, business by occupation, resident of Naya Busty, Champasari, P.O. & P.S. Pradhan Nagar, Dist. Darjeeling, **(2) SRI UTTAM CHETTRI**, [I.T.PAN: AEXPC0854P], [ADDHAR NO 651245246568], Son of Sri Punya Deo Chettri, Hindu by faith, Indian by nationality, Business by occupation, resident of Bhanu Bhakta Road, Robertson, Old club side, P.O. & P.S. Pradhan Nagar, Siliguri, Dist. Darjeeling, **(3) MD. JAHUR**, [I.T.PAN: AADPZ7211K], [ADDHAR NO 715376624000], Son of Late Md. Atiulla, Muslim by religion, Indian by nationality, business by occupation, resident of Naya Busty, Champasari, P.O. & P.S. Pradhan Nagar, Dist. Darjeeling, **(4) AFSARIKHATUN**, [I.T.PAN: BGZPK7413H], [ADDHAR NO 903021193205], Wife of Md. Jakir Husen, Muslim by religion, Indian by nationality, business by occupation, resident of Naya Busty, Champasari, P.O. & P.S. Pradhan Nagar, Dist. Darjeeling, **(5) SRI PRAHLAD JAISWAL** [I.T.PAN: AFSPJ7960F], [ADDHAR NO 580001031617], Son of Late Ramabtar Jaiswal, Hindu by faith, Indian by nationality, Business by occupation, resident of Sibaji Nagar, opposite Maa Bhawani Marble Shop, Champasari, Ward No.46 (S.M.C.), P.O. & P.S. Pradhan Nagar, Siliguri, Dist. Darjeeling, **(6) RUKSHANA BEGUM**, [I.T.PAN: AMQPB3361F], [ADDHAR NO 546808649009], Wife of Md. Jahur, Indian by nationality, Muslim by religion, business by occupation, resident of Naya Busty, Champasari, P.O. & P.S. Pradhan Nagar, Dist. Darjeeling— hereinafter collectively called the **OWNERS/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context their respective heirs, successors, legal representatives, executors, administrators, and assigns) of the **ONE PART.**, hereinafter collectively called the **PRINCIPALS**, do hereby nominate, constitute and appoint **M/S. DARJEELING REAL ESTATE AGENTS & DEVELOPERS**, [I.T.PAN: AAJFD0844L] a Partnership firm, having its office address at Neelkamal Plaza, Hill Cart Road, Siliguri, within P.O. & P.S. Siliguri, Dist. Darjeeling, in the State of West Bengal, represented by one of its Partners **SRI NISITH KUMAR AGARWAL**, Son of Late Bhimraj Agarwal, Hindu by religion, Indian by nationality, Business by Occupation, resident of Shyama Kunj, Punjabi para, P.O. Haider para, P.S. Bhaktinagar, Dist. Jalpaiguri, in the State of West Bengal as our **TRUE AND LAWFUL ATTORNEY** to do all acts, deeds and things hereinafter appearing.

**(I) WHEREAS** the Principal No.1 i.e. MOHAMMED SADDAM HUSSAIN, Son of Mohammed Sabir Alam, as named herein above became the absolute owner in possession of all that 7.62 Kathas of land appertaining to and forming part of L.R. Plot No.194 corresponding to R.S. Plot No.71, recorded in Khatian No.448 (New) & 27 (old), within Mouza Baragharia, J.L. No.82, under P.S. Matigara, Dist. Darjeeling by virtue of purchase for valuable consideration from Shelcon Properties (P) Ltd., a

Darjeeling Real Estate Agents & Developers

Nisith Kumar Agarwal  
Partner







Joint Sub Registrar  
Municipal Corporation, Dist. Darjeeling

29 DEC 2020

Md. Saddam Hussain

Uttam Chhetri

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अफसरी खातुन

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private limited company having its registered office at Hill Cart Road, Siliguri, through a Deed of Conveyance being document No.I-8626 for the year 2015 registered at the office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra. And after purchasing the land as mentioned above the above named Principal No.1 has duly mutated and recorded his name in respect of the said land at the office of the B.L. & L.R.O. Matigara at Shivmandir and accordingly a new L.R. Khatian being No.1966 has been opened in his name by the said authority. Thereafter subsequently in the month of July, 2018 the Principal No.1 i.e. Mohammed Saddam Hussain has sold and transferred all that 2.5 Kathas of land out of his above mentioned land for valuable consideration and at present he is in khas possession of his remaining **5.12 Kathas** of land out of his above purchased land.

**(II) AND WHEREAS** the Principal No.2 i.e. SRI UTTAM CHETTRI, Son of Sri Punya Deo Chettri, as named herein above became the absolute owner in possession of all that **8.73 Kathas** of land appertaining to and forming part of L.R. Plot Nos.190 & 194 corresponding to R.S. Plot Nos.68 & 71, recorded in Khatian No.448 (New) & 27 (old), within Mouza Baragharia, J.L. No.82, under P.S. Matigara, Dist. Darjeeling by virtue of purchase for valuable consideration from Shelcon Properties (P) Ltd., a private limited company having its registered office at Hill Cart Road, Siliguri, through a Deed of Conveyance being document No.I-1463 for the year 2015 registered at the office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra. And moreover after purchasing the land as mentioned above the above named Principal No.2 has duly mutated and recorded his name in respect of the said land at the office of the B.L. & L.R.O. Matigara at Shivmandir and accordingly a new L.R. Khatian being No.1905 has been opened in his name by the said authority.

**(III) AND WHEREAS** the Principal No.3 i.e. MD. JAHUR, Son of Late Md. Atiulla, as named herein above became the absolute owner in possession of all that **6 Kathas** of land appertaining to and forming part of L.R. Plot No.190 corresponding to R.S. Plot No.68, recorded in Khatian No.448 (New) & 27 (old), within Mouza Baragharia, J.L. No.82, under P.S. Matigara, Dist. Darjeeling by virtue of purchase for valuable consideration from Shelcon Properties (P) Ltd., a private limited company having its registered office at Hill Cart Road, Siliguri, through a Deed of Conveyance being document No.I-662 for the year 2015 registered at the office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra. And after purchasing the land as mentioned above the above named Principal No.3 has duly mutated and recorded his name in respect of the said land at the office of the B.L. & L.R.O. Matigara at Shivmandir and accordingly a new L.R. Khatian being No.1967 has been opened in his name by the said authority.

Darjeeling Real Estate Agents & Developers

Prasanna Chatterjee  
Partner





Adil, Dist. Sub Registrar  
Biligorai, Dist. Darjeeling

29 DEC 2020



md. Saddam Hussain

Uttam Chakraborty

श्री. अक्षय  
अफसरी खतुन

Prahlad Jaiswal

श्रीकाशान्त

Darjeeling Real Estate Agents & Developers

Shri Anshu Jaiswal  
Partner

**(IV) AND WHEREAS** the Principal No.4 i.e. AFSARI KHATUN, Wife of Md. Jakir Husen, as named herein above became the absolute owner in possession of all that **9 Kathas** of land appertaining to and forming part of L.R. Plot No.190 corresponding to R.S. Plot No.68, recorded in Khatian No.448 (New) & 27 (old), within Mouza Baragharia, J.L. No.82, under P.S. Matigara, Dist. Darjeeling by virtue of purchase for valuable consideration from Shelcon Properties (P) Ltd., a private limited company having its registered office at Hill Cart Road, Siliguri, through a Deed of Conveyance being document No.I-680 for the year 2015 registered at the office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra. And moreover after purchasing the land as mentioned above the above named Principal No.4 has duly mutated and recorded her name in respect of the said land at the office of the B.L. & L.R.O. Matigara at Shivmandir and accordingly a new L.R. Khatian being No.1934 has been opened in her name by the said authority.

**(V) AND WHEREAS** the Principal No.5 i.e. Sri Prahlad Jaiswal, Son of Late Rambharat Jaiswal and his wife namely Smt. Bharti Jaiswal (since deceased) became the absolute co-owners in khas, actual and physical possession of all that 8.37 Kathas or about 0.1381 Acre of land appertaining to and forming part of L.R. Plot Nos.190 & 194 corresponding to R.S. Plot Nos.68 & 71, recorded in the then Khatian No.448 (New) & 27 (old), within Mouza Baragharia, J.L. No.82, under P.S. Matigara, Dist. Darjeeling, by virtue of purchase for valuable consideration from Shelcon Properties (P) Ltd., a private limited company having its registered office at Hill Cart Road, Siliguri, through a Deed of Conveyance being document No.I-682 for the year 2015 registered at the office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra. And moreover after purchasing the land as mentioned above the above named Sri Prahlad Jaiswal and his said wife have/had duly mutated and recorded their names in respect of the said land at the office of the B.L. & L.R.O. Matigara at Shivmandir and accordingly two new separate L.R. Khatian being No.1821 & 1822 have been opened in their respective names by the said authority.

**AND WHEREAS** subsequently on 10.03.2019 above named Bharati Jaiswal, W/o Sri Prahlad Jaiswal, died intestate leaving behind her husband i.e. said Sri Prahlad Jaiswal and her two minor sons namely Master Priyanshu Jaiswal and Master Anish Jaiswal as her sole legal heirs and successors who accordingly jointly inherited the undivided 50% share in said 8.37 Kathas or about 0.1381 Acre of land which is measuring about 4.185 Katha or 0.06905 Acre, as per the provisions of the Hindu Succession Act, 1956. It is pertinent to mention here that Sri Prahlad Jaiswal had been appointed as the Guardian of the person and property of said two minor sons namely Master





Adm. Division  
Siliguri at Rangpur

29 DEC 2020



Mr. Saddam Hussain

Uttam Chakraborty

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अधिसूत्री खान

Prahlad Jaiswal

रुक्शाना

Priyanshu Jaiswal and Master Anish Jaiswal by the Court of the Ld. District Judge, Darjeeling in reference to Act VIII Case No.10/2019 vide order dated 11.11.2019 within the purview of U/Sec 10 of Guardian and Wards Act, 1890.

**AND WHEREAS** subsequently being the natural guardian of said Master Priyanshu Jaiswal and Master Anish Jaiswal, the Principal No.5 hereof (i.e. Sri Prahlad Jaiswal) as well as by dint of above referred Court order, above named Sri Prahlad Jaiswal finally sold and transferred all that entire 2/3<sup>rd</sup> undivided share of said Master Priyanshu Jaiswal and Master Anish Jaiswal in the said 4.185 Katha or 0.06905 Acre of land which is measuring about **2.79 Katha or 0.046 Acre** of land unto and in favour of M/S. DARJEELING REALESTATE AGENTS & DEVELOPERS (i.e. the Attorney hereof) through a Deed of Conveyance being document No. I - 1204 for the year 2020 registered at the office of the A.D.S.R. Siliguri, at Bagdogra.

**AND WHEREAS** thereafter the Principal No.5 hereof (i.e. Sri Prahlad Jaiswal) remained in khas possession of all that remaining **5.58 Katha or 0.0921 Acre** of land having with permanent, heritable and transferable right, title and interest there in free from all encumbrances and charges whatsoever.

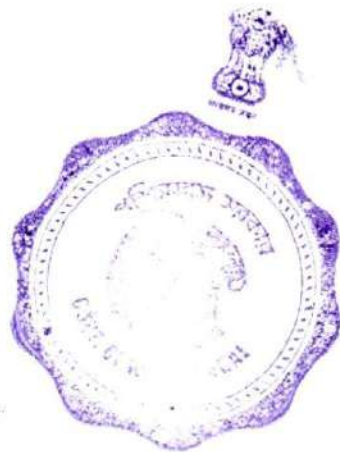
**(V)AND WHEREAS** the Principal No.6 i.e. RUKSHANA BEGUM, Wife of Md. Jahur, as named herein above became the absolute owner in possession of all that **5 Kathas** of land appertaining to and forming part of L.R. Plot No.190 corresponding to R.S. Plot No.68, recorded in Khatian No.448 (New) & 27 (old), within Mouza Baragharia, J.L. No.82, under P.S. Matigara, Dist. Darjeeling by virtue of purchase for valuable consideration from Shelcon Properties (P) Ltd., a private limited company having its registered office at Hill Cart Road, Siliguri, through a Deed of Conveyance being document No.I-661 for the year 2015 registered at the office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra. And moreover after purchasing the land as mentioned above the above named Principal No.6 has duly mutated and recorded her name in respect of the said land at the office of the B.L. & L.R.O. Matigara at Shivmandir and accordingly a new L.R. Khatian being No.1968 has been opened in her name by the said authority.

**AND WHEREAS** all the above mentioned piece or parcels of lands of the Principals are adjacent to each other and together they share common boundary and to give a better shape to the land and also for better utilization of the said land the respective owners of the said land i.e. the Principals hereof have mutually decided to

Darjeeling Real Estate Agents & Developers

Anish Kumar Agard  
Partner





Adl. Dist-Sub Registrar  
Siliguri-II at Bagdogra, Dist. Jalpaiguri

29 DEC 2020



Mr. Saddam Hussain

Uttam Chhetri

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Prabhad Jaiswal

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amalgamate those plots of land to make the same in to a single piece of land with an intent to construct building jointly upon the same for their common interest.

**AND WHEREAS** in order to facilitate and to save unnecessary expenses for the said construction of the building, the parties of this indenture have mutually agreed and decided to join and put their respective plots of land together and to treat the same as a single piece of land which is measuring 39.43 Kathas as fully described in the Schedule herein below.

**AND WHEREAS** the Principals hereof being the absolute co-owners of all that amalgamated **39.43 Kathas** of land which is more fully and particularly described in the Schedule herein below have decided to develop the said landed property according to the Building Plan to be sanctioned by the appropriate authority, but not being in a position to put their contemplation and scheme into action due to shortage of fund and lack of experience, were in search of a developer who could construct the residential complex in the said amalgamated plot of land and accordingly the Principals hereof have entered in to a Deed of Development Agreement with appoint **M/S. DARJEELING REAL ESTATE AGENTS & DEVELOPERS**, a Partnership firm, having its office address at Neelkamal Plaza, Hill Cart Road, Siliguri, within P.O. & P.S Siliguri, Dist. Darjeeling, in the State of West Bengal, represented by one of its Partners **SRI NISITH KUMAR AGARWAL**, Son of Late Bhimraj Agarwal, Hindu by religion, Indian by nationality, Business by Occupation, resident of Shyama Kunj, Punjabi para, P.O. Haider para, P.S. Bhaktinagar, Dist. Jalpaiguri, in the State of West Bengal, and thereby engaged and appointed the said partnership firm to develop the below scheduled property as per sanctioned building plan on certain terms and conditions and the said **Deed of Development Agreement** has been registered at the office of the A.D.S.R. Siliguri-II at Bagdogra, Dist. Darjeeling, being document No. I- **5501** for the year 2020 dated 24.12.2020.

**NOW THEREFORE**, in terms of the said Deed of Development Agreement for smooth working and execution of the construction work as well as for transferring the residential Flats/units, car parking's, servant's quarter etc. out of the Developer's allocation as already agreed up on, the above named Principals, do hereby further appoint, nominate and constitute appoint **M/S. DARJEELING REAL ESTATE AGENTS & DEVELOPERS**, [I.T.PAN: AAJFD0844L] a Partnership firm, having its office address at Neelkamal Plaza, Hill Cart Road, Siliguri, within P.O. & P.S Siliguri, Dist. Darjeeling, in the State of West Bengal, represented by one of its Partners **SRI NISITH KUMAR**

Darjeeling Real Estate Agents & Developers

Nisith Kumar Agarwal  
Partner



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Addl. Dist-Sub Registrar  
Siliguri-II at Bagdogra Dist. (subjecting)

29 DEC 2020



MD. Saddam Hussain

Uttam Chakraborty

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Abhulad Jaiswal

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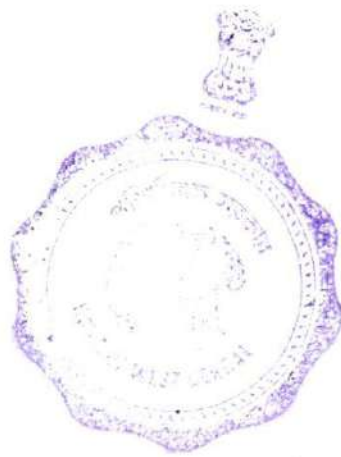
**AGARWAL**, Son of Late Bhimraj Agarwal, Hindu by religion, Indian by nationality, Business by Occupation, resident of Shyama Kunj, Punjabi para, P.O. Haider para, P.S. Bhaktinagar, Dist. Jalpaiguri, in the State of West Bengal, to do all acts, deeds and things in respect of construction and completion of proposed multi storied building on the below scheduled land for us in our name and on our behalf in the manner as under:

- 1) To do any act or thing as may be necessary to carry out and complete the proposed building(s) on our land as described in the schedule below.
- 2) To appear before any Authority, local body or any other office or offices under the State Government and also under the Central Government and to represent us with full authority and to present, file and sign any document in connection with our below schedule property.
- 3) To submit Plans, designs, sketches etc take them back with alterations or modifications thereof and/or to renew the same before the appropriate authority or competent authorities in our name and on our behalf.
- 4) To engage on our behalf Architect(s)/Engineer(s) and also Laborer Contractor/Thikadar and all other skilled persons as per requirement in respect of construction of the proposed building in the below scheduled land and further to dismiss them whenever my said Attorney shall think it proper to do so.
- 5) To advertise in any manner for sale of flats, and car parking spaces etc. in respect of Developer's allocation as already agreed upon in the proposed building in the below scheduled land.
- 6) To appear and act in all courts, civil, criminal or revenue, Original and Appellate and in any other office or before any authority and to institute Civil Suits or Criminal cases or any other legal proceedings sign, verify and file plaint, written statements, executions and petitions and to swear affidavits and also to sign, file and present appeals and to give evidence on our behalf in any Court or office in respect of any matter relating to our below scheduled property.

Darjeeling Real Estate Agents & Developers

Shivith Chakraborty  
Partner





www.DistrictRegistrar  
Chennai - 600 009, Tamil Nadu

29 DEC 2020



MD. Saddam Hussain

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Khalid Jaiswal

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- 7) To appoint on our behalf Advocate/Advocates or Tax Consultant whenever necessary in respect of any matter relating to the below scheduled land and to dismiss them whenever our said Attorney shall think it proper to do so.
- 8) To compromise, compound or withdraw any case or refer any matter or case to Arbitration arising out of any matter relating to the said property.
- 9) To withdraw and receive documents or money from any Court or office or opposite party whether in execution or otherwise in connection with any such suits, cases or assessment proceedings relating to the below scheduled land.
- 10) To negotiate on terms for and to agree to and enter into and execute agreement for sale or any other agreement and other documents for us and on our behalf for the developer's area.
- 11) To receive the advance money or part consideration and/or the entire consideration from the intending Purchaser/s of the Flat/unit/Shops/car parking space in the proposed building upon the said landed property and to give valid receipt and discharge for the same, without any liability on our part for the same in Developer's area.
- 12) To sign and execute and deliver in our names and on our behalf all Deed of Sale or Deed of Conveyance in respect of said residential flat(s)/unit(s)/or parking space/s, servant's quarter etc. together with proportionate share of the said land **out of the Developer's area/allocation as already agreed upon**, and to do all that is necessary in order to convey, grant and assign the said property unto the Purchaser or Purchasers in the manner and upon the terms, conditions and covenants to be contained in the Indenture or Indentures to be made by and between me and the Purchaser or Purchasers.
- 13) To endorse and sign on the Deed or Deeds of Conveyance with respect to of said residential flat(s)/unit(s) and parking space/s, servant's quarter etc. together with proportionate share of the said land out of the Developer's area/allocation as agreed upon, on our behalf in proper and effectual manner upon receipt of the full consideration money from the Purchaser or Purchasers as agreed up on between them and further to present for registration and admit due execution of the said Deed or Deeds before the registering authority and to get the same duly registered for and on my behalf in respect of aforesaid property.

Darjeeling Real Estate Agents & Developers

Neeraj Chatterjee  
Partner





Adm. Dist-Sub Registrar  
Sikpara, Baidyagra, Dist Darjiling

29 DEC 2020



md.Saddam Hussain

Uttam Chhetri

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अमरसिंह खानुन

Prabod Jaiswal

श्री. ज्योति

- 14) To hand over the possession of the said property to the purchaser(s) and also mutate the same in the name of the purchaser(s) in all the offices/records concerned.
- 15) To apply and get electric connection and water connection.

GENERALLY for us, on our behalf to do all acts, deeds, matters and things as may be required to give effect to the true meaning and intent of these presents and we do hereby ratify and agree to ratify and confirm all acts and deeds whatsoever the said Attorney shall do or cause to be done by virtue hereof, as if the things done by us to all intents and purposes being personally presents even notwithstanding the facts that no special powers in that behalf is contained in these presents.

#### SCHEDULE OF THE PROPERTY

All that piece or parcel of land measuring **39.43 Kathas or 0.654 Acre** out of which land measuring **22.987 Kathas** appertaining to and forming part of R.S. Plot No.68, L.R. Plot No.190, and land measuring **16.443 Kathas** appertaining to and forming part of R.S. Plot No.71, L.R. Plot No.194, recorded in Khatian No.448 (L.R.), 27 (R.S.), in Mouza Baragharia, J.L. No.82, Sheet No.1, within the jurisdiction of P.S. Matigara, Pargana Patharghata, Dist. Darjeeling.

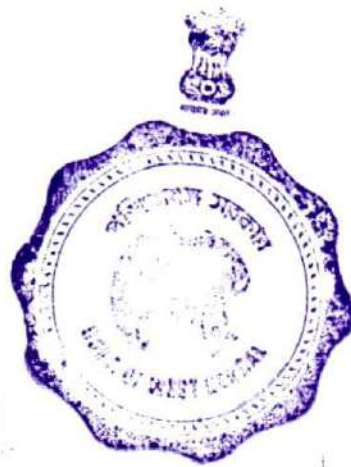
The said land is butted and bounded as follows:

- By North : 23 Feet Non-Metal Road;  
By South : Land in L.R. Plot No.194;  
By East : Land of Gyan Jyoti College;  
By West : Land OF Sandeep Arora & Others



Darjeeling Real Estate Agents & Developers

Prizith Chatterjee  
Partner



Adm. Dist-Sub Registrar  
Siliguri at Doochagram, Dist Darjeeling

29 DEC 2020



**IN WITNESSES WHEREOF**, the above named Principals do hereunto set and subscribed their respective hands and seal on this the 24<sup>th</sup> day of December, 2020 at Siliguri.

**WITNESSES**

1. Jagmoohan Poddar  
JAGMOHAN PODDAR  
S/o Sri Rohit Poddar,  
Millanpally, Siliguri.  
P.O. & P.S. Siliguri.  
District Darjeeling.  
Pin:734005

Mr. Saddam Hussain

Uttam (Maha)

श्री. जेट्ट  
अफसरी खातून

Prakled Jaiswal

- LT
2. Gaddu Babbar  
Baidu Babbar  
Mallaguri  
Pradhan Nagar  
Darjeeling

श्रीकसाना

Darjeeling Real Estate Agents & Developers  
(OWNERS)

Vishith Kumar Aggarwal  
Partner

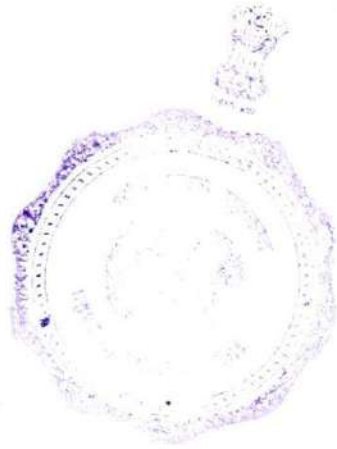
(DEVELOPER)

Drafted by me as per instructions of the parties, printed in my office and I read over and explained the contents of this agreement to the parties.

Debdip Dutta  
[DEBDIP DUTTA]

Advocate, Siliguri  
Enrol. No. WB/762/2003

24/12/2020



29 DEC 2020



FINGER PRINTS OF

MOHAMMED SADDAM HUSSAIN



Md. Saddam Hussain

Md. Saddam Hussain

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Md. Saddam Hussain

SIGNATURE

FINGER PRINTS OF

UTTAM CHETTRI



Uttam Chettri

Uttam Chettri

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Uttam Chettri

SIGNATURE

FINGER PRINTS OF

MD. JHAUR



ਸ਼੍ਰੀ. ਜੌਰ

ਸ਼੍ਰੀ. ਜੌਰ

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

ਸ਼੍ਰੀ. ਜੌਰ

SIGNATURE

12.08.2018

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Addl. Dist-Sub Registrar  
Siliguri-II at Banglura, Dist Darjeeling  
: 29 DEC 2020



FINGER PRINTS OF

AFSARI KHATUN



अफसरी खातुन

अफसरी खातुन

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

अफसरी खातुन  
SIGNATURE



Prahlad Jaiswal

Prahlad Jaiswal

FINGER PRINTS OF

PRAHLAD JAISWAL

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Prahlad Jaiswal  
SIGNATURE



रुकसाना

रुकसाना

FINGER PRINTS OF

RUKSHANA BEGUM

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

रुकसाना  
SIGNATURE

116



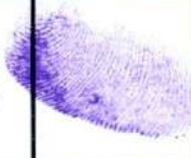








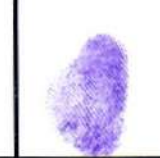
Addl. Dist-Sub Registrar  
Siliguri-II at Bandura, Dist Darjeeling  
29 DEC 2020



FINGER PRINTS OF : SRI NISITH KUMAR AGARWAL



*Nisith*

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Darjeeling Real Estate Agents & Developers

SIGNATURE  
*Nisith Kumar Agarwal*  
Partner

FINGER PRINTS OF : \_\_\_\_\_



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

\_\_\_\_\_  
SIGNATURE

*Handwritten text, possibly a signature or name, located on the left side of the page.*



Addl. Dist-Sub Registrar  
Siliguri-II or Bagdoura, Dist Darjeeling



भारत सरकार  
Government of India



मो. सद्दाम हुसैन  
Md. Saddam Hussain

जन्म तिथि / DOB: 01/01/1992  
पुरुष / Male



5303 6753 3146

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता: आत्मज: मो. खुरशीद आलम  
धनपुर धाका, धाका, धाका  
पूर्वी चम्पारण, बिहार, 845418

Address: S/O: Md. Khurshid  
Alam, Chainpur Dhaka,  
Dhaka, East Champaran,  
Dhaka, Bihar, 845418

5303 6753 3146

1947  
1800 300 1947

help@uidai.gov.in

www.ww  
www.uidai.gov.in

Md. Saddam Hussain



आयकर विभाग      भारत सरकार  
INCOME TAX DEPARTMENT      GOVT. OF INDIA

MOHAMMED SADDAM HUSSAIN  
MOHAMMED SABIR ALAM  
06/02/1985

Permanent Account Number  
APSPH8023P

*Saddam*  
Signature



*Md. Saddam Hussain*



भारत सरकार

Government of India

उत्तम चेत्री  
Uttam Chettri



जन्म तिथि/DOB: 14/01/1977  
पुरुष / Male



6512 4524 6568

आधार - आम आदमी का अधिकार



सहायक अधिकरण

Unique Identification Authority of India

पता: S/O: पुण्या चेत्री  
डा. जकिर हुसैन रोड, ग्लेन हाउस  
दार्जीलिंग, दार्जीलिंग, दार्जीलिंग  
पश्चिम बंग, 734101

Address: S/O: Punya Chettri,  
DR. ZAKIR HUSSAIN ROAD,  
GLEAN HOUSE, Darjeeling,  
Darjeeling, West Bengal,  
734101

6512 4524 6568

Uttam Chettri





*Uttam Chettri*





ভারত সরকার  
Government of India



নাম: Md Jahur  
পিতা: Md Atiulla  
Father: Md Atiulla

জন্ম তারিখ / DOB: 15/12/1977  
সঙ্গ: Male



7153 7662 4000

আমার - সাধারণ মানুষের অধিকার



ভারতীয় স্বাক্ষর-সংক্রিয় অধিকার  
Unique Identification Authority of India

ঠিকানা: নেতাজি রোড, চাম্পসারী,  
মুর্শাবাদি, চম্পসারী, পশ্চিমবঙ্গ  
৭৩৪০০৩

Address: NETAJI ROAD,  
NAYABUSTY, - Champasari,  
Darjeeling, Champasari,  
West Bengal, 734003

7153 7662 4000

1917  
1800 390 1917

help@uidai.gov.in

www.uidai.gov.in

স্বাক্ষরিত

आयकर विभाग  
INCOME TAX DEPARTMENT



AADPZ7211K



MOHAMMED JAHUR

ATULLAH SHEIKH

15/12/1972

मीर जाहूर



मीर जाहूर

*In case this card is lost / found, kindly inform / return to :*  
Income Tax PAN Services Unit, UTHITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें / लौटाएं :  
आयकर पैन सेवा यूनिट, UTHITSL  
प्लॉट नं: ३, सेक्टर ११, सी. बी. डी. बेलापूर,  
नवी मुंबई - ४०० ६१४.

मीर जाहूर


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRAHLAD JAISWAL  
RAMWATAR PRASAD JAISWAL  
11/10/1971

Permanent Account Number  
AFSPJ7960F

*Prahlad Jaiswal*  
Signature



*Prahlad Jaiswal*



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

RUKSHANA BEGAM

SHEQUE KHUSH MAHAMAD

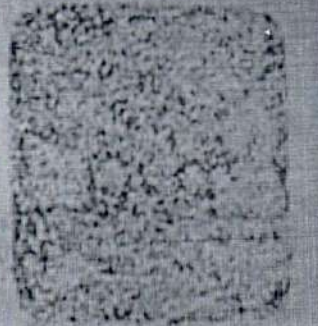
01/01/1981

Permanent Account Number

AMQPB3361F

रुक़शा ना

Signature



रुक़शा ना



Darjeeling Real Estate Agents & Developers  
*Elisith Kumar Aggarwal*  
Partner

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

NISITH KUMAR AGARWAL  
BHIM RAJ AGARWAL

12/01/1972  
Permanent Account Number  
ACCPA8183G

*Nisith Kumar Agarwal*  
Signature



100-80016

*Nisith Kumar Agarwal*



ভারত সরকার  
Government of India

নিশিথ কুমার আগরওয়াল  
Nisith Kumar Agarwal  
পিতা : ভিমরাজ আগরওয়াল  
Father : BHIMRAJ AGARWAL  
জন্মতারিখ / DOB : 12/01/1972  
পুরুষ / Male



4913 0922 2381



ভারতীয় বাসচ পরচয় প্রাধকরণ  
Unique Identification Authority of India

ঠিকানা:  
শ্যামা কুঁজ ওয়াড 40, প্রনামি  
স্কুল রোড লাস্ট, শিলিগুড়ি,  
শিলিগুড়ি (পৌরসভা),  
সেবকরোড, জলপাইগুড়ি, পশ্চিম  
বঙ্গ, 734001

Address:  
shyama kunj ward number 40,  
PRANAMI school road last,  
SILIGURI, Siliguri (M.Corp.),  
Sevoke Road, Jalpaiguri, West  
Bengal, 734001

4913 0922 2381

*Nisith Kumar Agarwal*



## Major Information of the Deed

Deed No :	I-0403-05507/2020	Date of Registration	29/12/2020
Query No / Year	0403-8001783479/2020	Office where deed is registered	
Query Date	29/12/2020 11:19:03 AM	0403-8001783479/2020	
Applicant Name, Address & Other Details	D Dutta Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 8927368550, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 2,16,80,104/-		
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]:- 040305501/2020		

### Land Details :



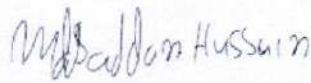


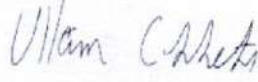


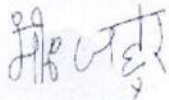
District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082), Pin Code : 734010

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-194	LR-1966	Bastu	Bastu	5.12 Katha		28,15,169/-	Width of Approach Road: 23 Ft., , Project Name :
L2	LR-190	LR-1905	Bastu	Bastu	1.8 Katha		9,89,708/-	Width of Approach Road: 23 Ft., , Project Name :
L3	LR-194	LR-1905	Bastu	Bastu	6.93 Katha		38,10,376/-	Width of Approach Road: 23 Ft., , Project Name :
L4	LR-190	LR-1967	Bastu	Bastu	6 Katha		32,99,026/-	Width of Approach Road: 23 Ft., , Project Name :
L5	LR-190	LR-1934	Bastu	Bastu	9 Katha		49,48,540/-	Width of Approach Road: 23 Ft., , Project Name :
L6	LR-190	LR-1821	Bastu	Bastu	0.775 Katha		4,26,125/-	Width of Approach Road: 23 Ft., , Project Name :
L7	LR-194	LR-1821	Bastu	Bastu	3.41 Katha		18,74,947/-	Width of Approach Road: 23 Ft., , Project Name :
L8	LR-190	LR-3210	Bastu	Bastu	0.412 Katha		2,26,533/-	Width of Approach Road: 23 Ft., , Project Name :
L9	LR-194	LR-3210	Bastu	Bastu	0.983 Katha		5,40,491/-	Width of Approach Road: 23 Ft., , Project Name :



L10	LR-190	LR-1968	Bastu	Bastu	5 Katha		27,49,189/-	Width of Approach Road: 23 Ft., , Project Name :
		<b>TOTAL :</b>			<b>65.0595Dec</b>	<b>0 /-</b>	<b>216,80,104 /-</b>	
		<b>Grand Total :</b>			<b>65.0595Dec</b>	<b>0 /-</b>	<b>216,80,104 /-</b>	

**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mohammed Saddam Hussain</b>            Son of Md Sabir Alam            Executed by: Self, Date of Execution: 29/12/2020            , Admitted by: Self, Date of Admission: 29/12/2020 ,Place : Office</p>	<p><b>Photo</b></p>  <p>29/12/2020</p>	<p><b>Finger Print</b></p>  <p>LTI 29/12/2020</p>	<p><b>Signature</b></p>  <p>29/12/2020</p>
<p>Naya Busty,            Champasari, P.O:- Pradhannagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx3P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/12/2020            , Admitted by: Self, Date of Admission: 29/12/2020 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Shri Uttam Chettri</b>            Son of Shri Punya Deo Chettri            Executed by: Self, Date of Execution: 29/12/2020            , Admitted by: Self, Date of Admission: 29/12/2020 ,Place : Office</p>	<p><b>Photo</b></p>  <p>29/12/2020</p>	<p><b>Finger Print</b></p>  <p>LTI 29/12/2020</p>	<p><b>Signature</b></p>  <p>29/12/2020</p>
<p>Bhanu Bhakta Road,            Roberston,            Old Club Size, P.O:- Pradhannagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx4P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/12/2020            , Admitted by: Self, Date of Admission: 29/12/2020 ,Place : Office</p>				
3	<p><b>Name</b></p> <p><b>Mohammed Jahur</b>            Son of Late Md Atiulla            Executed by: Self, Date of Execution: 29/12/2020            , Admitted by: Self, Date of Admission: 29/12/2020 ,Place : Office</p>	<p><b>Photo</b></p>  <p>29/12/2020</p>	<p><b>Finger Print</b></p>  <p>LTI 29/12/2020</p>	<p><b>Signature</b></p>  <p>29/12/2020</p>



Naya Busty, Champasari, P.O:- Pradhannagar, P.S:- Pradhan Nagar, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734003 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxxx1K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/12/2020  
 , Admitted by: Self, Date of Admission: 29/12/2020 ,Place : Office

4	Name	Photo	Finger Print	Signature
	<b>Afsari Khatun (Presentant )</b> Wife of Md Jakir Husen Executed by: Self, Date of Execution: 29/12/2020 , Admitted by: Self, Date of Admission: 29/12/2020 ,Place : Office			
		29/12/2020	LTI 29/12/2020	29/12/2020

Naya Busty, Champasari, P.O:- Pradhannagar, P.S:- Pradhan Nagar, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734003 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: BGxxxxxx3H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/12/2020  
 , Admitted by: Self, Date of Admission: 29/12/2020 ,Place : Office

5	Name	Photo	Finger Print	Signature
	<b>Shri Prahlad Jaiswal</b> Son of Late Ramabtar Jaiswal Executed by: Self, Date of Execution: 29/12/2020 , Admitted by: Self, Date of Admission: 29/12/2020 ,Place : Office			
		29/12/2020	LTI 29/12/2020	29/12/2020

Sibaji Nagar, Opposite Maa Bhawani Marble Shop, C, P.O:- Pradhannagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx0F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/12/2020  
 , Admitted by: Self, Date of Admission: 29/12/2020 ,Place : Office

6	Name	Photo	Finger Print	Signature
	<b>Rukshana Begam</b> Wife of Md Jahur Executed by: Self, Date of Execution: 29/12/2020 , Admitted by: Self, Date of Admission: 29/12/2020 ,Place : Office			
		29/12/2020	LTI 29/12/2020	29/12/2020



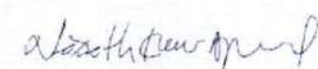


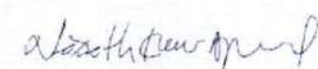


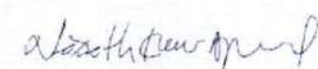
Naya Busty, Champasari, P.O:- Pradhannagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx1F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/12/2020  
 , Admitted by: Self, Date of Admission: 29/12/2020 ,Place : Office





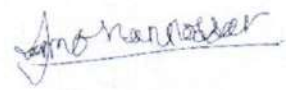
**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Darjeeling Real Estate Agents &amp; Developers</b> Neelkamal Plaza, Hillcart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAxxxxx4L,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> <b>Shri Nisith Kumar Agarwal</b>                      Son of Late Bhimraj Agarwal                      Date of Execution - 29/12/2020, , Admitted by: Self, Date of Admission: 29/12/2020, Place of Admission of Execution: Office                 </td> <td>                       Dec 29 2020 12:05PM                 </td> <td>                       LTI                      29/12/2020                 </td> <td>                       29/12/2020                 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Shri Nisith Kumar Agarwal</b> Son of Late Bhimraj Agarwal Date of Execution - 29/12/2020, , Admitted by: Self, Date of Admission: 29/12/2020, Place of Admission of Execution: Office	 Dec 29 2020 12:05PM	 LTI 29/12/2020	 29/12/2020	Shyamakunj, Punjabipara, P.O:- Haiderpara, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxx3G,Aadhaar No Not Provided Status : Representative, Representative of : Darjeeling Real Estate Agents & Developers (as partner)		
Name	Photo	Finger Print	Signature									
<b>Shri Nisith Kumar Agarwal</b> Son of Late Bhimraj Agarwal Date of Execution - 29/12/2020, , Admitted by: Self, Date of Admission: 29/12/2020, Place of Admission of Execution: Office	 Dec 29 2020 12:05PM	 LTI 29/12/2020	 29/12/2020									

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Jagmohan Poddar</b> Son of Shri Rohit Poddar Milanpally Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001	 29/12/2020	 29/12/2020	 29/12/2020
Identifier Of Mohammed Saddam Hussain, Shri Uttam Chettri, Mohammed Jahur , Afsari Khatun, Shri Prahlad Jaiswal, Rukshana Begam, Shri Nisith Kumar Agarwal			



Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mohammed Saddam Hussain	Darjeeling Real Estate Agents & Developers-8.448 Dec
Transfer of property for L10		
SI.No	From	To. with area (Name-Area)
1	Rukshana Begam	Darjeeling Real Estate Agents & Developers-8.25 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Shri Uttam Chettri	Darjeeling Real Estate Agents & Developers-2.97 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Shri Uttam Chettri	Darjeeling Real Estate Agents & Developers-11.4345 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Mohammed Jahur	Darjeeling Real Estate Agents & Developers-9.9 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Afsari Khatun	Darjeeling Real Estate Agents & Developers-14.85 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	Shri Prahlad Jaiswal	Darjeeling Real Estate Agents & Developers-1.27875 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	Shri Prahlad Jaiswal	Darjeeling Real Estate Agents & Developers-5.6265 Dec
Transfer of property for L8		
SI.No	From	To. with area (Name-Area)
1	Shri Prahlad Jaiswal	Darjeeling Real Estate Agents & Developers-0.6798 Dec
Transfer of property for L9		
SI.No	From	To. with area (Name-Area)
1	Shri Prahlad Jaiswal	Darjeeling Real Estate Agents & Developers-1.62195 Dec

## 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:- 194, LR Khatian No:- 1966	Owner:মহঃ সাদ্দাম হুসেন, Gurdian:মহঃ সাবি আল, Address:নয়া বস্তী চম্পাসারী, Classification:বাস্তু, Area:0.09000000 Acre,	Owner Name not selected by applicant.



L2	LR Plot No:- 190, LR Khatian No:- 1905	Owner: উত্তম ছেত্রী, Gurdian: পুন্যদেও , Address: প্রধাননগর , Classification: বাস্তু, Area: 0.03000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 194, LR Khatian No:- 1905	Owner: উত্তম ছেত্রী, Gurdian: পুন্যদেও , Address: প্রধাননগর , Classification: বাস্তু, Area: 0.11000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 190, LR Khatian No:- 1967	Owner: মহঃ জহর, Gurdian: মৃত মহ আতিউল্ল, Address: নয়া বস্তী চম্পাসারী , Classification: বাস্তু, Area: 0.10000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 190, LR Khatian No:- 1934	Owner: Afsari Khatun, Gurdian: Md Jaki Huse, Address: Naya Basti Champasari Pradhan Nagar, Classification: বাস্তু, Area: 0.15000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 190, LR Khatian No:- 1821	Owner: প্রহ্লাদ জয়সোয়াল, Gurdian: মৃ রামাবতা, Address: চম্পাসারী , Classification: বাস্তু, Area: 0.02000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 194, LR Khatian No:- 1821	Owner: প্রহ্লাদ জয়সোয়াল, Gurdian: মৃ রামাবতা, Address: চম্পাসারী , Classification: বাস্তু, Area: 0.05000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 190, LR Khatian No:- 3210	Owner: প্রহ্লাদ জয়সোয়াল, Gurdian: রামাবতা জয়সোয়া, Address: নিজ , Classification: বাস্তু, Area: 0.00400000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 194, LR Khatian No:- 3210	Owner: প্রহ্লাদ জয়সোয়াল, Gurdian: রামাবতা জয়সোয়া, Address: নিজ , Classification: বাস্তু, Area: 0.02000000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 190, LR Khatian No:- 1968	Owner: Smt Rukshana Begam, Gurdian: M Jahu, Address: Naya Basti Champasari Pradhan Nagar, Classification: বাস্তু, Area: 0.08000000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 040305507 / 2020

On 29-12-2020

**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 11:29 hrs on 29-12-2020, at the Office of the A.D.S.R. BAGDOGRA by Afsari Khatun , 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 2,16,80,104/-

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

Execution is admitted on 29/12/2020 by 1. Mohammed Saddam Hussain, Son of Md Sabir Alam, Naya Busty, Champasari, P.O: Pradhannagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Muslim, by Profession Business, 2. Shri Uttam Chettri, Son of Shri Punya Deo Chettri, Bhanu Bhakta Road, Roberston, Old Club Size, P.O: Pradhannagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business, 3. Mohammed Jahur , Son of Late Md Atiulla , Naya Busty, Champasari, P.O: Pradhannagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Muslim, by Profession Business, 4. Afsari Khatun, Wife of Md Jakir Husen, Naya Busty, Champasari, P.O: Pradhannagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Muslim, by Profession Business, 5. Shri Prahlad Jaiswal, Son of Late Ramabtar Jaiswal, Sibaji Nagar, Opposite Maa Bhawani Marble Shop, C, P.O: Pradhannagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business, 6. Rukshana Begam, Wife of Md Jahur , Naya Busty, Champasari, P.O: Pradhannagar, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Muslim, by Profession Business

Indetified by Mr Jagmohan Poddar, , Son of Shri Rohit Poddar, Milanpally Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

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

Execution is admitted on 29-12-2020 by Shri Nisith Kumar Agarwal, partner, Darjeeling Real Estate Agents & Developers, Neelkamal Plaza, Hillcart Road,

Siliguri, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Indetified by Mr Jagmohan Poddar, , Son of Shri Rohit Poddar, Milanpally Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

**Payment of Fees**

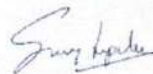
Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

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

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4234, Amount: Rs.50/-, Date of Purchase: 30/05/2018, Vendor name: T Roy



Suraj Lepcha  
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 0403-2020, Page from 137409 to 137441  
being No 040305507 for the year 2020.



Digitally signed by SURAJ LEPCHA  
Date: 2020.12.30 15:19:29 +05:30  
Reason: Digital Signing of Deed.

(Suraj Lepcha) 2020/12/30 03:19:29 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)