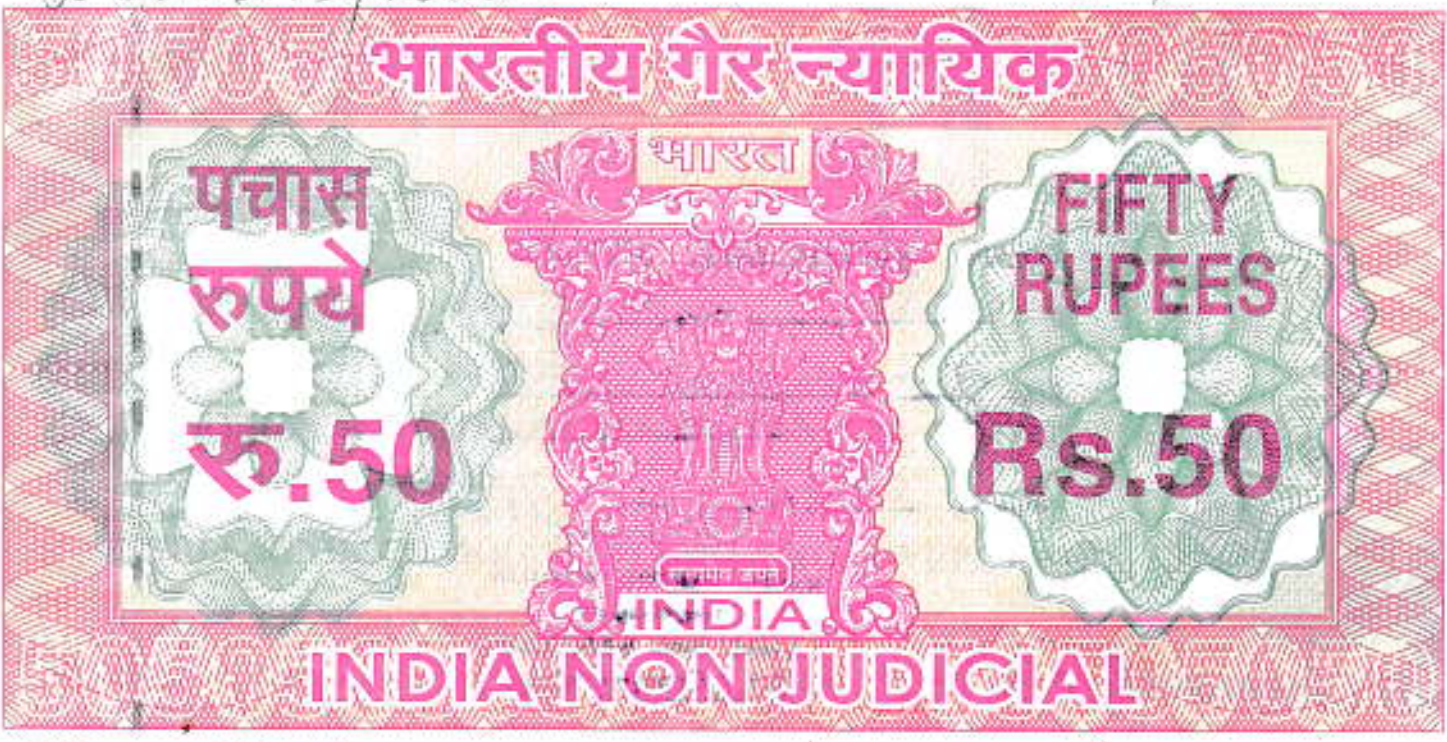


Sl No. 643/2023

I - 691/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 8/693749/2023 AB 397760

*[Handwritten signature]*  
14/00  
15/03/23

*Gitli Chakraborty.*

*Sagnik Chakraborty*

*Satyaki Chakraborty*

V.C - 80/2023

Pitambara Realtors LLP

*[Handwritten signature]*  
Designated Partner

Pitambara Realtors LLP

*[Handwritten signature]*  
Designated Partner

**DEVELOPMENT POWER OF ATTORNEY**

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE LAWYER'S SIGNATURE AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

*[Handwritten signature]*  
23/3/2023

CHARGE NO. 50 2023  
DATE 15/3/2023  
BY 23/3/2023





**NON JUDICIAL STAMP**

N 680 Date 13.03.2023

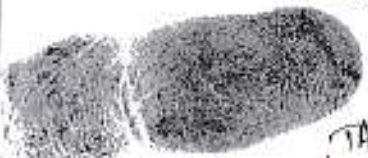
Sold Pitambara Realtors LLP

at Siliguri

Value Rs 50/-

Tammyoy Nay  
Govt. Stamp Vendor  
Bardagra  
Lic. No. 548/RAN  
97 / Darjeeling

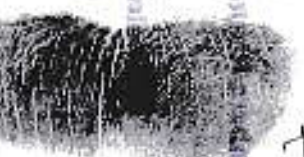
Giteli Chakraborty



TAM-282  
Giteli Chakraborty



TAM-283  
Baguti Chakraborty



TAM-284  
Satyaki Chakraborty



TAM-285  
Pitambara Realtors LLP  
Sarip Ray  
Designated Partner



TAM-286  
Pitambara Realtors LLP  
Sumrit Choudhary  
Designated Partner



[Signature]

Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling

**5 MAR 2023**



TAM-287  
Banti Ray  
80 Ranjit Ray  
Champson  
Siliguri  
Darjeeling  
734003

*Gitali Chakraborty.*

*Sagnik Chakraborty*

*Satyaki Chakraborty*

Pitambara Realtors LLP

*Samir Das*  
Designated Partner

Pitambara Realtors LLP

*Samir Chakraborty*  
Designated Partner

Page - 2

1. SMT GITALI CHAKRABORTY (PAN NO. ACDPC5391D), wife of Late Samiran Chakraborty,

2. SRI SAGNIK CHAKRABORTY (PAN NO. AWUPC3003H),

3. SRI SATYAKI CHAKRABORTY (PAN NO. AWZPC6486B), both are sons of Late Samiran Chakraborty, all are Hindu by faith, Indian by Nationality, No. 1 is Housewife by Occupation and No. 2 & 3 are Service by Occupation, all are Residents of Chakraborty Bhawan, 112 Netaji Subhash Road, Subhash pally, Ward No. 18 of S.M.C., P.O. & P.S. Siliguri, District: Darjeeling, Pin: 734001, in the State of West Bengal, - hereinafter referred to and called as the "PRINCIPALS".

WHEREAS one Satish Chandra Chakraborty, son of Late Golak Nath Chakraborty, being the R.S. recorded owner sold and transferred his entire land measuring 5 Kathas, by virtue of Deed of Sale, registered on 04/11/1955, at the office of Sub Registrar Siliguri, Registered in Book No. I, Volume No. 27, Page No. 216 to 218, Being Document No. 3069 for the year 1955, in favour of his son Samar Kumar Chakraborty, son of Satish Chandra Chakraborty.

AND WHEREAS by virtue of aforesaid transfer the above named of Samar Kumar Chakraborty, son of Satish Chandra Chakraborty, acquired the said plot of land measuring 5 Kathas, in his khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS thereafter the above named Samar Kumar Chakraborty, died intestate on 11/12/1993 living behind his legal heirs namely:

1. Maya Rani Chakraborty - Wife
2. Samiran Chakraborty - Son
3. Shyamal Chakraborty - Son
4. Sumita Roy - Daughter
5. Samapti Adhikary- Daughter





*Pratibha Chakraborty*

*Sagnik Chakraborty*

*Satyaki Chakraborty*

Pitambar Realtors LLP

*Savitri Devi*  
Designated Partner

Pitambar Realtors LLP

*Sumal Choudhary*  
Designated Partner

who all having 1/5<sup>th</sup> equal share over total land measuring 5 kathas of land of Late Samar Kumar Chakraborty, by virtue of inheritance as per the provision of Hindu Succession Act, 1956.

AND WHEREAS thereafter the above named 1. Smt Maya Rani Chakraborty, wife of Late Samar Kumar Chakraborty 2. Sri Shyamal Chakraborty, son of Late Samar Kumar Chakraborty 3. Smt Sumita Roy and 4. Smt Samapti Adhikary both are daughters of Late Samar Kumar Chakraborty who all jointly transferred 1/4<sup>th</sup> undivided share of land measuring 4 Kathas out of total land measuring 5 Kathas to Sri Samiran Chakraborty, son of Late Samar Kumar Chakraborty, by virtue of Deed of Gift, being document No. 1046 for the year 2009, registered on 25.05.2009, at the office of the Additional District Sub Registrar Siliguri - I, District: Darjeeling, registered in Book No. I, CD Volume No. 4, Pages No. 1198 to 1209.

AND WHEREAS by virtue of aforesaid transfer the above named SRI SAMIRAN CHAKRABORTY, son of Late Samar Kumar Chakraborty became the absolute owner of land measuring 5 Kathas in his khas, actual and physical possession and ever since then the above named SRI SAMIRAN CHAKRABORTY is in exclusive possession of the aforesaid land without any act of objection, obstruction or hindrance from anybody having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS thereafter above named Samiran Chakraborty subsequently recorded his name in the revised Record of Rights and a separate new L.R. Khatian Being No. 13236, against L.R. Plot Nos. 1632 and 1633 was opened in his name as per the provision of West Bengal Land Reforms Act, 1955.



Gitali Chakraborty

Sagnik Chakraborty

Satyaki Chakraborty

Pitambara Realtors LLP

Sagnik  
Designated Partner

Pitambara Realtors LLP

Samir Chakraborty  
Designated Partner

Page - 4

AND WHEREAS thereafter the above named Samiran Chakraborty, died intestate on 01.09.2022 living behind his legal heirs namely:

1. Gitali Chakraborty - Wife
2. Sagnik Chakraborty - Son
3. Satyaki Chakraborty - Son , who all jointly inherited the aforesaid entire land measuring 5 Kathas, of Late Samiran Chakraborty, by virtue of inheritance as per the provision of Hindu Succession Act, 1956.

AND WHEREAS now the above named Principals interested in constructing a G+4 storied residential building on their below Schedule land but due to lack of financial resources and experience in the field did not find it convenient and as such have approached the **Developer** namely, **PITAMBARA REALTORS LLP (PAN NO. ABDFP1995M)** a Limited Liability Partnership firm, bearing LLPIN NO. ABD-0440, to construct/develop/promote a G+4 storied residential building on their below Schedule land and as such have entered into a registered Development Agreement dated 15.03.2023, registered at the office of Additional District Sub Registrar Siliguri, District. Darjeeling, vide being Document No. 2-040200616 for the year 2023, under the certain terms and conditions as mentioned therein.





Gitali Chakraborty

Sagnik Chakraborty

Satyaki Chakraborty

Pitambara Realtors LLP

Samiran  
Designated Partner

Pitambara Realtors LLP

Sunil Chakraborty  
Designated Partner

Page - 5

**NOW KNOW ALL MEN BY THESE PRESENTS THAT:**

**WE, 1. SMT GITALI CHAKRABORTY (PAN NO. ACDPC5391D)**, wife of Late Samiran Chakraborty,

**2. SRI SAGNIK CHAKRABORTY (PAN NO. AWUPC3003H),**

**3. SRI SATYAKI CHAKRABORTY (PAN NO. AWZPC6486B)**, both are sons of Late Samiran Chakraborty, (**THE PRINCIPALS HEREIN**) - do hereby nominate, appoint **PITAMBARA REALTORS LLP (PAN NO. ABDFFP1995M)** a Limited Liability Partnership firm, bearing LLPIN NO. ABD-0440, having its registered office at holding premises no. 474/1, Z/No D11, Gas Godown Road, Shiv Nagar, P.O. & P.S. Pradhan Nagar, District Darjeeling, Pin: 734003, in the State of West Bengal, represented by its **DESIGNATED PARTNERS, 1. SRI SARAJ DAM (PAN NO. ACLPD0742P) (DIN 10045707)**, son of Late Satyendra Nath Dam, and **2. SRI SUVRONIL CHOWDHURY (PAN NO. AFPPC3194R) (DIN 10045708)**, son of Late Sunil Kumar Chowdhury, both are Hindu by Religion, Indian by Nationality, Business by Occupation, No. 1 is Resident of 3, Netaji Subhash Road, Subhash Pally, P.O. & P.S. Siliguri, District: Darjeeling, Pin : 734001, in the State of West Bengal, and No. 2 is Resident of Labanya weigh Bridge, Pashupati Road, P.O. & P.S. Pradhan Nagar, District Darjeeling, Pin: 734003 - as our true and lawful **"ATTORNEY"** to act for us and on our behalf and authorize it to do the following acts and things hereinafter mentioned, i.e.;



*Sitali Chakraborty*

*Sagnik Chakraborty*

*Satyaki Chakraborty*

**Pitambara Realtors LLP**

*Sagnik Chakraborty*  
Designated Partner

**Pitambara Realtors LLP**

*Sagnik Chakraborty*  
Designated Partner

Page - 6

1. To cause and prepare and to submit necessary building documents, drawings, elevations plans revised plan to the appropriate authorities, Siliguri Municipal Corporation and get the same sanctioned from the appropriate authorities.
2. To employ architects, engineers, labours, constructors, site assistants, office staffs and other required employees for the development and construction of the multistoried building on the below Schedule 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 into Agreement to sale in respect of the Developer's Allocation as determined in the aforesaid Development Agreement.
5. To receive the advance amount, part of consideration money and/or full consideration money of the sale consideration of the Developer's Allocation for which we shall not be any way liable.
6. To sign and execute Deed/s of Sale or any other document/s necessary to effectuate the transfer of the Developer's Allocation in favour of Purchaser/s and for the aforesaid purpose or purposes and cause the same to be stamped, registered or authenticated as the case may be without any hampering of the Land Owner Allocation and common amenities after the completion of the construction work.
7. To handover the Purchaser/s the possession of the said Developer's Allocation as determined in the aforesaid Development Agreement or any part thereof as the case may be.
8. 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/her/them for





*Gitali Chakraborty*

*Sagnik Chakraborty*

*Rajshree Chakraborty*

**Pitambar Realtors LLP**

*Sarajit Das*  
Designated Partner

**Pitambar Realtors LLP**

*Suman Choudhary*  
Designated Partner

Page - 7

registration and to admit the execution of the said Deed or Instrument and to have the same registered according to law after the completion of the construction work.

9. 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 my behalf and to prosecute and defend such legal proceeding in or before any Court, Civil, Criminal and Revenue, or Office 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 said 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 my said Attorney shall considered as acts, and things done by me and my 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.





*Paritaki Chakraborty*

*Sagnik Chakraborty*

*Satyaki Chakraborty*

Pitambara Realtors LLP

*Sagnik Chakraborty*  
Designated Partner

Pitambara Realtors LLP

*Sagnik Chakraborty*  
Designated Partner

Page - 8

**SCHEDULE**  
**(DESCRIPTION OF THE LAND)**

ALL THAT piece and parcel of HOMESTEAD land measuring **5 KATHAS**, appertaining to and forming part of R.S. Plot No. 6449 corresponding to its L.R. Plot Nos. 1632 and 1633 recorded in R.S. Khatian No. 4174 and L.R. Khatian No. 13236, situated within **MOUZA. SILIGURI**, J.L. No. 110(88), Pargana. Baikunthapur, within Ward No. 18 of Siliguri Municipal Corporation Area, under the jurisdiction of P.S. Siliguri, District: Darjeeling, Road Netaji Subhas Road.

**The said land is bounded and butted as follows:-**

- North:-** Land of Jhuma Saha;  
**South:-** Land of Prabir Chakraborty;  
**East:-** 28 Feet wide Road;  
**West:-** Land of Radheshyam Ghosh.



IN WITNESSES WHEREOF we in good health and conscious mind have set and subscribed their respective hands on this **DEVELOPMENT POWER OF ATTORNEY** on this the 15<sup>TH</sup> DAY OF MARCH, 2023.

**WITNESSES:-**

1. *Bantu Ray*  
*Sho Ranjit Ray*  
*Champasari*  
*Siliguri, Daryeding*  
*734003.*

The contents of this document have been gone through & understood personally.

*Gitali Chakraborty*

*Sagnik Chakraborty*

*Satyaki Chakraborty*

PRINCIPALS

2. *Parash Sarkar*  
*Sho upendra chandra Sarkar*  
*Kach bari*  
*Jalpaiguri*

Accepted by me

**Pitambara Realtors LLP**

*Sangee Ran*  
Designated Partner

**Pitambara Realtors LLP**

*Sunnil Choudhary*  
Designated Partner

ATTORNEY

Drafted as per instructions, read over & explained by me to the Parties & printed in my office.

*Saurab Sarkar*

**Saurab Sarkar**

**Advocate, Siliguri.**

**Enrollment No. WB/589/2013**



### IMPRESSION SHEETS



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

*Giteli Chakrabarty*

*Giteli Chakrabarty*

Signature



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

*Souvik Chakrabarty*

*Souvik Chakrabarty*

Signature



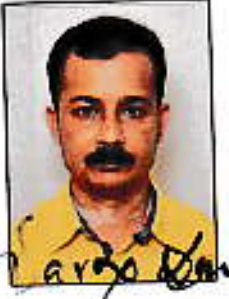
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

*Satyaki Chakrabarty*

*Satyaki Chakrabarty*

Signature


**IMPRESSION SHEETS**

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

**Pitambara Realtors LLP**

*Sarajit Das*  
Designated Partner

-----  
Signature

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

**Pitambara Realtors LLP**

*Sarajit Choudhary*  
Designated Partner

-----  
Signature



WITNESSES IMPRESSION SHEETS

PHOTO



THUMB



*Bant Rey*

-----  
Signature



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
FORM-1564  
Miscellaneous Receipt

Visit Commission Case No / Year	0402000080/2023	Date of Application	15/03/2023
Query No / Year	04028000693749/2023		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Applicant Name of QueryNo	Mr Sourab Sarkar		
Stampduty Payable	Rs.50/-		
Registration Fees Payable	Rs.7/-		
Applicant Name of the Visit Commission	Mr Sourab Sarkar		
Applicant Address	siliguri		
Place of Commission	siliguri		
Expected Date and Time of Commission	15/03/2023 6:00 PM		
Fee Details	J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/-		
Remarks			





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SILIGURI, District Name :Darjeeling










Signature / LTI Sheet of Query No/Year 04028000693749/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Gitali Chakraborty Chakraborty Bhawan, 112 Netaji Subhash Road, Subhash Pally, Ward NO. 18 Of S.M.C., City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Principal			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri Sagnik Chakraborty Chakraborty Bhawan, 112 Netaji Subhash Road, Subhash Pally, Ward No. 18 Of S.M.C., City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Principal			

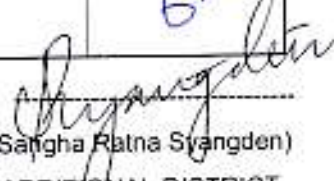
ESCO

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri Satyaki Chakraborty Chakraborty Bhawan, 112 Netaji Subhash Road, Subhash Pally, Ward No. 18 Of S.M.C., City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District-Darjeeling, West Bengal, India, PIN:- 734001	Principal			
4	Shri Saraj Dam 3 Netaji Subhash Road, Subhash Pally, City:- Siliguri Mc, P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Represent ative of Attorney [Pitambar a Realtors LLp ]			 Pitambara Realtors LLP Designated Partner
5	Shri Suvronil Chowdhury Labanya Weigh Bridge, Pushupati Road,, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN:- 734003	Represent ative of Attorney [Pitambar a Realtors LLp ]			 Pitambara Realtors LLP Designated Partner



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Banti Roy Son of Ranjit Roy Champasari More, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN:- 734003	Smt Gitali Chakraborty, Shri Sagnik Chakraborty, Shri Satyaki Chakraborty, Shri Saraj Dam Suvronil Chowdhury			

  
(Sangha Ratna Syangden)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
SILIGURI  
Darjeeling, West Bengal

### Major Information of the Deed

Deed No :	I-0402-00691/2023	Date of Registration	23/03/2023
Query No / Year	0402-8000693749/2023	Office where deed is registered	
Query Date	15/03/2023 2:16:01 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Sourab Sarkar Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 8509881078, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,21,50,003/-		
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]- 040200616/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: NETAJI SUBHAS RD. IN WARD NO-18,19,20,  
Mouza: Siliguri, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-6449	RS-4147	Bastu	Bastu	5 Katha	1/-	1,21,50,003/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road, . Project Name :
<b>Grand Total :</b>					<b>8.25Dec</b>	<b>1 /-</b>	<b>121,50,003 /-</b>	

#### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Smt-Gitali Chakraborty (Presentant )</b>                      Wife of Late Samiran Chakraborty Chakraborty Bhawan, 112 Netaji Subhash Road, Subhash Pally, Ward NO. 18 Of S.M.C., City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:-734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: acxxxxx1d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/03/2023                      , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution 15/03/2023                      , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Pvt. Residence</p>



2	<p><b>Shri Sagnik Chakraborty</b>  Son of Late Samiran Chakraborty Chakraborty Bhawan, 112 Netaji Subhash Road, Subhash Pally, Ward No. 18 Of S.M.C., City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:-734001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: awxxxxxx3h,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/03/2023  , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/03/2023  , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Pvt. Residence</p>
3	<p><b>Shri Satyaki Chakraborty</b>  Son of Late Samiran Chakraborty Chakraborty Bhawan, 112 Netaji Subhash Road, Subhash Pally, Ward No. 18 Of S.M.C., City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:-734001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: awxxxxxx6b,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/03/2023  , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/03/2023  , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Pvt. Residence</p>

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Pitambara Realtors LLP</b>  474/1, Z/No D11, Gas Godown Road, Shiv Nagar, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 , PAN No.:: abxxxxxx5m,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri Saraj Dam</b>  Son of Late Satyendra Nath Dam 3 Netaji Subhash Road, Subhash Pally, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxxx2p,Aadhaar No Not Provided Status : Representative, Representative of : Pitambara Realtors LLP (as Designated Partners)</p>
2	<p><b>Shri Suvronil Chowdhury</b>  Son of Late Sunil Kumar Chowdhury Labanya Weigh Bridge, Pushupati Road,, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx4r,Aadhaar No Not Provided Status : Representative, Representative of : Pitambara Realtors LLP (as Designated Partners)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Shri Banti Roy</b>  Son of Ranjit Roy  Champasari More, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003</p>			

Identifier Of Smt Gitali Chakraborty, Shri Sagnik Chakraborty, Shri Satyaki Chakraborty, Shri Saraj Dam, Shri Suvronil Chowdhury

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Gitali Chakraborty	Pitambara Realtors LLP-2.75 Dec
2	Shri Sagnik Chakraborty	Pitambara Realtors LLP-2.75 Dec
3	Shri Satyaki Chakraborty	Pitambara Realtors LLP-2.75 Dec



**On 15-03-2023**

**Presentation(Under Section 52 & Rule 22A(3) 48(1),W.B. Registration Rules,1962)**

Presented for registration at 19:00 hrs on 15-03-2023, at the Private residence by Smt Gitali Chakraborty , 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 1,21,50,003/-

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

Execution is admitted on 15/03/2023 by 1. Smt Gitali Chakraborty, Wife of Late Samiran Chakraborty, Chakraborty Bhawan, 112 Netaji Subhash Road, Subhash Pally, Ward NO. 18 Of S.M.C., P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 2. Shri Sagnik Chakraborty, Son of Late Samiran Chakraborty, Chakraborty Bhawan, 112 Netaji Subhash Road, Subhash Pally, Ward No. 18 Of S.M.C., P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Service, 3. Shri Satyaki Chakraborty, Son of Late Samiran Chakraborty, Chakraborty Bhawan, 112 Netaji Subhash Road, Subhash Pally, Ward No. 18 Of S.M.C., P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Service

Indetified by Shri Banti Roy, , , Son of Ranjit Roy, Champasari More, P.O: Pradhan Nagar, Thana: Pradhan Nagar, . City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Service

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

Execution is admitted on 15-03-2023 by Shri Saraj Dam, Designated Partners, Pitambara Realtors LLP, 474/1, Z/No D11, Gas Godown Road, Shiv Nagar, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003

Indetified by Shri Banti Roy, , , Son of Ranjit Roy, Champasari More, P.O: Pradhan Nagar, Thana: Pradhan Nagar, . City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Service

Execution is admitted on 15-03-2023 by Shri Suvronil Chowdhury, Designated Partners, Pitambara Realtors LLP, 474/1, Z/No D11, Gas Godown Road, Shiv Nagar, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District: Darjeeling, West Bengal, India, PIN:- 734003

Indetified by Shri Banti Roy, , , Son of Ranjit Roy, Champasari More, P.O: Pradhan Nagar, Thana: Pradhan Nagar, . City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Service

*Syngden*

Sangha Ratna Syngden  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
Darjeeling, West Bengal

**On 23-03-2023**

**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.

**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 680, Amount: Rs.50.00/-, Date of Purchase: 13/03/2023, Vendor name: T Roy

*Syngden*

**Sangha Ratna Syangden**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SILIGURI**  
**Darjeeling, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2023, Page from 24064 to 24086

being No 040200691 for the year 2023.



Digitally signed by SANGHA RATNA  
SYANGDEN  
Date: 2023.03.30 11:03:43 +05:30  
Reason: Digital Signing of Deed.

*Syangden*

(Sangha Ratna Syangden) 2023/03/30 11:03:43 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.

(This document is digitally signed.)