

Sl. 2135/2020

T - 2018/2020

भारतीय गैर न्यायिक



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Z 902308

9-8-165 7278/2020
 10.12.2020
 Arvind Kr Singh

Arvind

Nisha Singh

AADYA CONSTRUCTION
 Sujit Kumar Agarwal
 Partner

POWER
OF
ATTORNEY
AFTER

DEVELOPMENT AGREEMENT

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION IN THE REGISTER AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

Contd...P/2


[Signature]
 ADDL. DIST. SVA. REGISTRAR
 SILIGURI
 10/12/2020

[Handwritten mark]

SL. NO. 2567 Date 13.6.2020
PURCHASER Ankand K. Singh & others
Full Address Sijuri
Total Value 50/-
Stamp Purchased from JPG Treasury-1 RS

STAMP VENDOR
JAYA RANI DAS
Licence No.1 of 99-2000
Addl. DSR Office, Rajgani, Jalpaiguri




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

10 DEC 2020

Arbind Kumar Singh

Arbind Kumar Singh

Nisha Singh

AADYA CONSTRUCTION
Sujit Kumar Agarwal
Partner

KNOW ALL MEN BY THESE PRESENTS THAT We,

- 1) **SRI ARVIND KUMAR SINGH @ ARBIND KUMAR SINGH,**
(PAN No. **AWVPS7911H**)

Son of Late Kamta Nath Singh, Hindu by faith, Indian by Nationality, business by occupation, resident of Bhanubhakta Sarani Road, Gurung Busty, Post Office and Police Station - Pradhan Nagar, Pin- 734003, Dist. Darjeeling (West Bengal), India,

- 2) **SMT. SUNITA DEVI SINGH @ SUNITA DEBI,** (PAN No. **AYUPS3521L**)

Wife of Late Arun Kumar Singh, Hindu by faith, Indian by Nationality, housewife by occupation, resident of Bhanubhakta Sarani Road, Gurung Busty, Post Office and Police Station - Pradhan Nagar, Pin- 734003, Dist. Darjeeling (West Bengal), India,

- 3) **SMT. NISHA SINGH,** (PAN No. **EWFPS6159R**)

Wife of Sri Kumar Purushottam and daughter of Late Arun Kumar Singh, Hindu by faith, Indian by Nationality, service by occupation, resident of Bhanubhakta Sarani Road, Gurung Busty, Post Office and Police Station - Pradhan Nagar, Pin- 734003, Dist. Darjeeling (West Bengal), India - hereinafter collectively do hereby state as follows:

WHEREAS we are the absolute owners of a piece of total land measuring **9 Katha 8 Chhatak** or **0.158 Acres** more or less, recorded in R.S Khatian No. **593**, comprised in R.S Plot No. **582**, situated within Pargana Baikunthapur, Mouza - **Siliguri**, J.L No. 110 (88), Touzi No. 3 (Ja), Additional District Sub-Registrar Office **Siliguri**, Dist. Darjeeling, Pin-734003, Post Office- Pradhan Nagar, within Ward No. **III** (THREE) of Siliguri Municipal Corporation, Police Station Siliguri, Bhanubhakta Sarani Road, Gurung Busty, in the state of West Bengal, more fully described in the schedule hereunder written (herein after referred to as "the said premises")

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Arbind Kumar Singh

Sri Sujit Kumar Agarwal

Nisha Singh

AADYA CONSTRUCTION
Sri Sujit Kumar Agarwal
Partner

AND WHEREAS we have decided to develop the said premises by constructing a multistoried building thereon and sell the units comprised therein to prospective purchasers and have for such purpose entered into a registered Development Agreement on 10/10/2020, Deed No. I-2017..... with "AADYA CONSTRUCTION", (PAN No. AAYFA5243K) a partnership firm, having office at Asmi Kunj, Jatin Das Sarani by Lane, Ashrampara, Pin-734001, Siliguri, P.O. & P.S. Siliguri, Dist-Darjeeling, constituted by one of its partners **Sri SUJIT KUMAR AGARWAL**, Son of Late Raj Kumar Agarwal, resident of Asmi Kunj, Jatin Das Sarani by Lane, Ashrampara, Siliguri P.O & P.S Siliguri, Pin – 734001, District Darjeeling for the Development/Construction of a multistoried building at the said premises at its own cost upon terms and conditions as mentioned therein.

WHEREAS in terms of the said agreement we have further agreed to confer certain necessary powers upon the partner of the said firm for facilitating the construction of the proposed new building at the said premises and to do the matters related and incidental thereto.

NOW THEREFORE BY THESE PRESENTS WE, do hereby nominate, constitute and appoint, **AADYA CONSTRUCTION**, a partnership firm, having its office at Asmi Kunj, Block-B, Ashrampara, Post Office and Police Station - Siliguri, represented by one of its partner **SRI. SUJIT KUMAR AGARWAL**, (Son of Late Raj Kumar Agarwal), resident of Asmi Kunj, Ashrampara, Siliguri, P.O & P.S Siliguri, Pin – 734001, District

dy-

Arbind Kumar Singh

Rajendra Singh

Nisha Singh

AADYA CONSTRUCTION
Sujit Kumar Agarwal
Partner

Darjeeling), as our true and lawful attorney for us, in our name and on our behalf to inter alia, do and perform the following acts, deeds and things:-

1. To work, manage, look after and develop, control, invest and supervise all the affairs in respect of the proposed multi-storied building and construction on the below schedule property as per sanction plan, approved by the Siliguri Municipal Corporation, Siliguri and other sanctioning authorities.
2. To deposit Municipal Taxes, Land taxes and apply for the LUCC, building plan as well as sign all the plan sanction related papers and submit the same before the appropriate authority and concerned office in respect of our below described landed-property and also obtain the same in our names and on our behalf.
3. To make all sorts of arrangements for the purpose of constructional work and to develop the below property by engaging labour, masons, engineer and other persons in respect of the scheduled property and to carry out all costs, charges and expenses in all respects for all the items of works for the development of said property including laying-out of drainage, other layout, cables, water pipe and other connection and lightening of passage/roads of the building and other items as per the terms and conditions imposed by the Siliguri Municipal Corporation while sanctioning the plan and also other items of works as may be required to be carried out for the purpose of making the below scheduled land fit for construction of said proposed residential building and structures thereon.



Arvind K. Singh

27/01/2019

Nisha Singh

AADYA CONSTRUCTION
Sunit Kumar Agarwal
Partner

4. To receive any amount, either as *baina*/Earnest money or the entire sale-consideration in respect of the different constructed portion i.e. flats, car parking spaces of the proposed multi-storied building from the Developer's Allocation as per the aforesaid Development Agreement, i.e. except the allocation provide to us of the building according to the terms of the agreement, from the intending Purchaser/s and to give effectual receipts admitting and acknowledging payment of advance or part consideration and entire consideration money from the intending purchaser or purchasers and/or Banks, LIC Housing Finance Ltd, or any other institutions for and on behalf of said purchasers of the flats, car parking spaces with respect to the allotments stands in the name of Developer in terms of agreement in the proposed building, allocation, which are specifically mentioned therein in "Developer's Allocation".
5. To handover the actual, physical land khas possession of different constructed portion of the proposed construction as per the Agreement to be raised on the below described land to those intending purchasers.
6. To appear and act in all offices, Govt. or Semi-Govt. Department, Settlement & Land Reform Office, Municipal Corporation office pertaining to my below schedule land for the construction purposes.



Arvind K. Singh

Raj Khandelwal

Nisha Singh

AADYA CONSTRUCTION
Sujit Kumar Agarwal
Partner

7. To inspect any document, to enter into the agreement in relation with the intending Purchaser/s of the proposed building with respect to the below schedule property.
8. To bear all costs for the purpose of the constructional work as per sanction plan on the below schedule land which will not be payable to the Attorney at any point of time by us or by our any legal heirs.
9. To put and display advertisement board in the name of "AADYA CONSTRUCTION" for the purpose of transferring flats and others constructed area of the building from the Developer's allocation in some conspicuous place upon the below schedule land.
10. To negotiate on terms for and to agree and enter into and conclude any agreement of Sale/Transfer and to sell/transfer any and all units/flats of the new proposed building at the said premises comprising the area demarcated as the "Developer's Allocation" as per the provision of the Development Agreement unto and in favour of any purchaser or purchasers or transferee/s at such price which our said attorney and in its absolute discretion, thinks proper and to receive earnest money and advance from such purchaser/s.
11. To execute proper Deed of Sale (Conveyance) and any other transfer deeds, *Bainanama* or Deed of Agreement to and in favour of the different intending purchaser/transferee(s), before the appropriate registering authority for the due and



Arvind K. Singh

31/10/19

Nisha Singh

AADYA CONSTRUCTION
Sujit Kumar Agarwal
Partner

valid registration of the instrument(s) and represent himself on behalf of us, and also appearing before all Govt. or semi-Govt. office or authority for the purposes of the registration of the proposed Deed of transfer, in respect of the Developer's area as specifically mentioned in "Developer's Allocation" of the Deed of Agreement in our names. However for the purpose of registration of the sale deed in respect of units and areas comprised in the "Developer's Allocation" of the proposed constructed area in the said premises, the signature of the principals/land owners will not be required and the Attorney-Holder/Developer will have the exclusive right for signing the sale deeds and any other instruments for transfer of those constructed area only from his allocation (i.e. Developer's Allocation) of the proposed building, to be raised covering the below schedule land with subject to full fillment of Terms and conditions of "Development Agreement" on the part of Attorney Holder.

12. To enter into any separate contract or agreement with the Architects or Engineer as may be required for the said building construction and pay their remunerations etc.
13. To apply for temporary and permanent electric connection, if required for the purpose of construction of said proposed building and make necessary payments /expenses thereof.
14. To deliver vacant possession for said Flats, Car parking spaces etc, to the intending purchasers/transferees from the Developer's Allocation after or before the

Arbind K. Singh

Arbind K. Singh

Nisha Singh

AADYA CONSTRUCTION

Sujit Kumar Agarwal
Partner

completion of the required registered instruments/deeds for ourselves and on our behalf.

15. To issue 'No Objection' to the intending Buyer(s)/Purchaser of the different constructed areas of the buildings from the Developer's allocation for the purposes of obtaining electricity supply directly from the W.B.S.E.D.C. Ltd in the name of those intending Buyer(s)/ Purchasers as per the choice of the intending Buyer(s)/Purchasers.
16. To appoint any Advocate or Deed-Writer/Scribe to prepare the proposed deed of sale/transfer in respect of the constructed area, as specifically mentioned in the aforesaid Development Agreement in our name.

AND GENERALLY to do all acts, deeds and things whatsoever deemed necessary and / or expedient with respect to the said premises in our name and on our behalf as required by law to be done until the completion of the construction of the new building at the premises and the sale of the units/flats/garages thereof.

AND WE, HEREBY RATIFY and confirm and also agreeing to ratify and confirm all such acts, matters or things which our said Attorney, shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the matters pertaining to the said premises described in the schedule hereunder written and the construction to be made therein by virtue of this General Power of Attorney notwithstanding no express power on that behalf is herein provided.

Arvind K. Singh

Raj Khatia

Nisha Singh

AADYA CONSTRUCTION
Sujit Kumar Agarwal
Partner**SCHEDULE OF THE LAND****PROPOSED TO BE DEVELOPED**

All that piece or parcel of homestead land measuring **9 Katha 8 Chhatak** or **0.158 Acres** more or less, recorded in R.S Khatian No. **593**, comprised in R.S Plot No. **582**, situated within Pargana Baikunthapur, Mouza - **Siliguri**, J.L No. 110 (88), Touzi No. 3 (Ja), Additional District Sub-Registrar Office **Siliguri**, Dist. Darjeeling, Pin-734003, Post Office- Pradhan Nagar, within Ward No. **III** (THREE) of Siliguri Municipal Corporation, Police Station Siliguri, Bhanubhakta Sarani Road, **Lower Gurung Busty Between Nivedita Road and Mahananda River**, in the state of West Bengal. (Present classification and use of land: Bastu; Proposed use of land: Bastu)

The said premises is presently butted and bounded as follows:-

- By the North : By land and building of Arun Biswas;
- By the South : By land of Sri Hari Bahadur Pradhan;
- By the East : By 24 Ft' S.M.C Road;
- By the West : By 8 Ft' Passage.

G -

IN WITNESSES WHEREOF, the Principals/Executors of this indenture executes this General Power of Attorney in terms of the provision, contained in Article 48 of Schedule 1A of the Indian Stamp Act, 1899 as amended by Art. 48(g) of the W.B. Finance Act 2012 (i.e. 01.04.2012) and the do hereby set and subscribe their hands, seals & signatures on this GENERAL POWER OF ATTORNEY on this the day of 10...th, DECEMBER 2020.

WITNESSES:-

1. Rajib Kumar Das
S/o Late Ganesh Ch. Das
Srinagar, Siliguri

2) Totan Das
S/o Uttam Das
Aiswari Pally,
Srooke road Siliguri

1. Arvind K. Singh.

2. 21 for Nigal

3. Nisha Singh.

.....
(PRINCIPAL/EXECUTRIX)

I accept the Power

AADYA CONSTRUCTION
Sujit Kumar Agawal
Partner

(Attorney Holder)







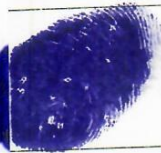
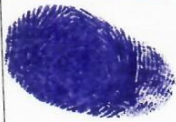
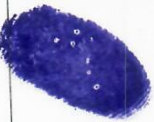


Drafted typed and explained by me in my office:

Debasish Ghosh

Advocate, Siliguri.
Enrolment No. 202/210-90

PRINCIPALS




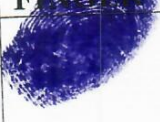



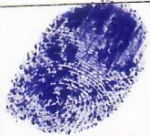
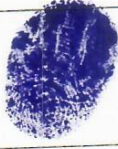

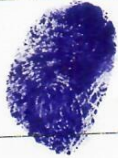
1. SRI ARVIND KUMAR SINGH

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

Arvind K. Singh

Arvind K. Singh -
SIGNATURE









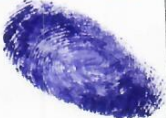


2. SMT. SUNITA DEVI SINGH @ SUNITA DEBI

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

Sunita Devi Singh

Sunita Devi Singh
SIGNATURE

3. MISS. NISHA SINGH












PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

Nisha Singh

Nisha Singh
SIGNATURE

ATTORNEY HOLDER

FOR AADYA CONSTRUCTION

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Sujit Kumar Agawed</i>					
					

AADYA CONSTRUCTION
Sujit Kumar Agawed
Partner

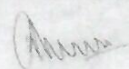
SIGNATURE


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

ARVIND KUMAR SINGH
KAMTANATH SINGH

05/03/1960
Permanent Account Number
AWVPS7911H


Signature



06032013

Arvind K. Singh -



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/04/025/0462342



Elector's Name : Singh Aurobinda Kumar

নির্বাচকের নাম : সিং অরবিন্দ কুমার

Father/Mother/
Husband's Name : Kamtanath

পিতা/মাতা/স্বামীর নাম : কামতানাথ

Sex : Male

লিঙ্গ : পুরুষ

Age as on 01.01.95: 34

০১.০১.৯৫ -এ বয়স : ৩৪

Address

Bhanubhakta Surani

Siliguri

Darjeeling

ঠিকানা

ভানুভক্ত সরানী

শিলিগুড়ি

দার্জিলিং

Aurobinda K. Singh

Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For Siliguri Assembly Constituency

শিলিগুড়ি বিধানসভা নির্বাচন ক্ষেত্র

Place : Siliguri

স্থান : শিলিগুড়ি

Date : 6.3.95

তারিখ : ৬.৩.৯৫

ভারত সরকার
Government of India

অরবিন্দ কুমার সিং
Arbind Kumar Singh
জন্মতারিখ/DOB: 05/03/1960
পুরুষ/ MALE

3797 4317 1930

আমার আধার, আমার পরিচয়

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

আধার

Address:
ANUBHAKTA SARANI ROAD,
JRUNG BASTI, PRADHAN
AGAR, Siliguri (M. Corp),
arjeeling,
West Bengal - 734003

ঠিকানা:
ভানুভক্ত সরনী রোড, গুরুং বস্তী, প্রধান
নগর, শিলিগুড়ি (পৌরসভা), দার্জিলিং,
পশ্চিম বঙ্গ - 734003

3797 4317 1930

www.uidai.gov.in

help@uidai.gov.in

Arbind K Singh -

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUNITA DEVI SINGH
MAHENDRA NARAYAN SINGH
15/02/1959
Permanent Account Number



AYUPS3521L



सुनीता देवी
Signature

सुनीता देवी


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD
 পরিচয় পত্র

WB/04/025/0462343




Elector's Name : Singh Sunitadebi
 নির্বাচকের নাম : সিং সুনীতাদেবী

Father/Mother/
 Husband's Name : Arun Kumar
 পিতা/মাতা/স্বামীর নাম : অরুণ কুমার

Sex : Female
 লিঙ্গ : স্ত্রী

Age as on 01.01.95 : 35
 ০১.০১.৯৫-এ বয়স : ৩৫

Address :
 Bhanubhakta Sarani
 Siliguri
 Darjeeling

ঠিকানা :
 ভানুভক্ট সারনী
 শিলিগুড়ি
 দার্জিলিং

Electoral Registration Officer
 নির্বাচক-নিবন্ধন আধিকারিক
 For Siliguri Assembly Constituency
 শিলিগুড়ি বিধানসভা নির্বাচন ক্ষেত্র

Place : Siliguri
 স্থান : শিলিগুড়ি

Date : 6.3.95
 তারিখ : ৬.৩.৯৫

155-440

সুজিতা দেবী



ভারত সরকার
Unique Identification Authority of India
Government of India

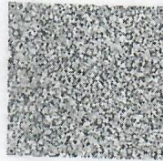
ভালিকাভুক্তির নম্বর/ Enrolment No.: 0630/10522/00038

To
সুনিতা দেবী সিং
Sunita Devi Singh
BHAKTI BHAKTA SARANI ROAD
PRADHAN NAGAR
Siliguri (M. Corp)
Pradhan Nagar
Darjeeling West Bengal - 734003
8906337484

Download Date: 02/11/2018

Generation Date: 28/10/2018

Signature Not Verified
Date: 02/11/2018
Time: 10:00:00 AM
IP: 192.168.1.100



আপনার আধার সংখ্যা / Your Aadhaar No. :

9936 5171 7829

VID : 9191 5029 1801 5685

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সুনিতা দেবী সিং
Sunita Devi Singh
জন্ম তারিখ/DOB: 15/02/1959
মহিলা/FEMALE

9936 5171 7829

VID : 9191 5029 1801 5685

আমার আধার, আমার পরিচয়

সুনিতা দেবী সিং

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NISHA SINGH
ARUN KUMAR SINGH

10/12/1988
Permanent Account Number

EWFPS6159R

Nisha Singh
Signature

20042013



Nisha Singh.


ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
XEQ0208009

নির্বাচকের নাম : নিশা সিং
Elector's Name : Nisha Singh

পিতার নাম : অরুণ কুমার সিং
Father's Name : Arun Kumar Singh

লিঙ্গ / Sex : স্ত্রী / F
জন্ম তারিখ : XX / XX / 1987
Date of Birth : XX / XX / 1987

XEQ0208009

ঠিকানা:
ভানুভক্ত সরানি, শিলিগুড়ি প্রধাননগর দার্জিলিং
734003

Address:
BHANUBHAKTA SARANI SILIGURI
PRADHANNAGAR DARJEELING 734003.

Shanti

Date: 10/12/2008
26-শিলিগুড়ি নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
আমিকাবিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
26-Siliguri Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানাতে ভোটার লিষ্টে নাম
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
In the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.



029/0479

Nisha Singh.



AADYA CONSTRUCTION
Sujit Kumar Agard
Partner


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/04/025/0723567





নির্বাচকের নাম : সুজিত কুমার
 Agarwal
 Elector's Name : Sujit Kumar Agarwal
 পিতার নাম : রাজ কুমার
 Agarwal
 Father's Name : Raj Kumar Agarwal
 লিঙ্গ/Sex : পু/ M
 জন্ম তারিখ : 09/10/1977
 Date of Birth : 09/10/1977

WB/04/025/0723567

ঠিকানা:
 শিব মন্দির রোড, শিলিগুড়ি সিটি কর্পোরেশন, শিলিগুড়ি,
 দার্জিলিং- 734001


Address:
 SHIB MANDIR ROAD, SILIGURI (M CORP.),
 SILIGURI, DARJEELING- 734001





Date: 25/11/2015
 26-শিলিগুড়ি নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন আধিকারিকের
 স্বাক্ষরের প্রতীকিত
 Facsimile Signature of the Electoral
 Registration Officer for
 26-Siliguri Constituency

বিকল্প পরিবর্তন হলে সর্বদা প্রতিকার ভোটার বিজ্ঞপ্তি নম্বর বোলে ও একই
 নম্বরের সঠিক স্বাক্ষর পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
 পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Sujit Kumar Agarwal


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

XEQ1637065





নির্বাচকের নাম : রাজেশ কুমার দে
 Elector's Name : Rajesh Kumar Dey
 পিতার নাম : গনেশ চন্দ্র দে
 Father's Name : Ganesh Chandra Dey
 লিঙ্গ/Scx : পুং/ M
 জন্ম তারিখ : 22/08/1994
 Date of Birth : 22/08/1994

XEQ1637065

ঠিকানা:
 শ্রাবন নগর, শিলিগুরি সিটি
 কর্পোরেশন, শিলিগুরি, দার্জিলিং-734001

Address:
 SHRABAN NAGAR, SILIGURI (M
 CORP.), SILIGURI, DARJEELING-734001



Date: 19/12/2012

26-শিলিগুরি নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রণ অধিকারিকের
 স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 26-Siliguri Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় জোড়ার শিটে নাম তোলার ও একই
 নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
 পরিচয়পত্রের নম্বরের উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

1520999

Rajesh Kumar Dey

Major Information of the Deed



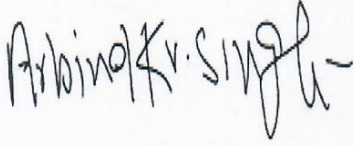
Deed No :	I-0402-02018/2020	Date of Registration	10/12/2020
Query No / Year	0402-8001657274/2020	Office where deed is registered	
Query Date	10/12/2020 1:59:00 PM	0402-8001657274/2020	
Applicant Name, Address & Other Details	D Chakraborty Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7319069353, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,53,21,213/-		
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]:- 040202017/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :







District: Darjeeling, P.S:- Pradhan Nagar, Municipality: SILIGURI MC, Road: LOWER GURUNG BUSTY BETWEEN NIVEDITA RD.AND MAHANAN, Mouza: Siliguri, , Ward No: 3 Pin Code : 734003

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-582	RS-593	Bastu	Bastu	0.158 Acre	1/-	1,53,21,213/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					15.8Dec	1 /-	153,21,213 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri ARVIND KUMAR SINGH, (Alias: Shri ARBIND KUMAR SINGH) (Presentant) Son of Late KAMTA NATH SINGH Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office	 <small>10/12/2020</small>	 <small>LTI 10/12/2020</small>	 <small>10/12/2020</small>



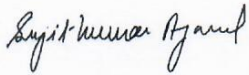
BHANU BHAKTA SARANI ROAD, GURUNG BUSTY, PRADHANNAG, P.O:- PRADHAN NAGAR, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWxxxxxx1H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office

2	<p>Name</p> <p>Smt SUNITA DEVI SINGH, (Alias: Smt SUNITA DEBI) Wife of Late ARUN KUMAR SINGH Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office</p>	<p>Photo</p>  <p>10/12/2020</p>	<p>Finger Print</p>  <p>LTI 10/12/2020</p>	<p>Signature</p>  <p>10/12/2020</p>
<p>BHANU BHAKTA SARANI ROAD, GURUNG BUSTY, PRADHAN NA, P.O:- PRADHAN NAGAR, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx1L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office</p>				
3	<p>Name</p> <p>Smt NISHA SINGH Daughter of Late ARUN KUMAR SINGH Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office</p>	<p>Photo</p>  <p>10/12/2020</p>	<p>Finger Print</p>  <p>LTI 10/12/2020</p>	<p>Signature</p>  <p>10/12/2020</p>
<p>BHANU BHAKTA SARANI ROAD, GURUNG BUSTY, PRADHAN NA, P.O:- PRADHAN NAGAR, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: EWxxxxxx9R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office</p>				



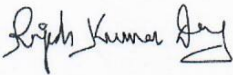
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>AADYA CONSTRUCTION ASHRAMPARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 , PAN No.:: AAxxxxxx3K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SUJIT KUMAR AGARWAL Son of Late RAJ KUMAR AGARWAL Date of Execution - 10/12/2020, , Admitted by: Self, Date of Admission: 10/12/2020, Place of Admission of Execution: Office	Photo  <small>Dec 10 2020 2:13PM</small>	Finger Print  <small>LTI 10/12/2020</small>	Signature  <small>10/12/2020</small>
ASHRAMPARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided Status : Representative, Representative of : AADYA CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rajesh Kumar Dey Son of Late Ganesh Chandra Dey Sarban Nagar, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	 <small>10/12/2020</small>	 <small>10/12/2020</small>	 <small>10/12/2020</small>
Identifier Of Shri ARVIND KUMAR SINGH, Smt SUNITA DEVI SINGH, Smt NISHA SINGH, Shri SUJIT KUMAR AGARWAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri ARVIND KUMAR SINGH	AADYA CONSTRUCTION-5.26667 Dec
2	Smt SUNITA DEVI SINGH	AADYA CONSTRUCTION-5.26667 Dec
3	Smt NISHA SINGH	AADYA CONSTRUCTION-5.26667 Dec

Endorsement For Deed Number : I - 040202018 / 2020

On 10-12-2020

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 14:08 hrs on 10-12-2020, at the Office of the A.D.S.R. SILIGURI by Shri ARVIND KUMAR SINGH Alias Shri ARBIND KUMAR SINGH, 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 1,53,21,213/-

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

Execution is admitted on 10/12/2020 by 1. Shri ARVIND KUMAR SINGH, Alias Shri ARBIND KUMAR SINGH, Son of Late KAMTA NATH SINGH, BHANU BHAKTA SARANI ROAD, GURUNG BUSTY, PRADHANNAG, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business, 2. Smt SUNITA DEVI SINGH, Alias Smt SUNITA DEBI , Wife of Late ARUN KUMAR SINGH, BHANU BHAKTA SARANI ROAD, GURUNG BUSTY, PRADHAN NA, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession House wife, 3. Smt NISHA SINGH, Daughter of Late ARUN KUMAR SINGH, BHANU BHAKTA SARANI ROAD, GURUNG BUSTY, PRADHAN NA, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Service

Indetified by Mr Rajesh Kumar Dey, , , Son of Late Ganesh Chandra Dey, Sarban Nagar, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, 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 10-12-2020 by Shri SUJIT KUMAR AGARWAL, PARTNER, AADYA CONSTRUCTION, ASHRAMPARA, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Indetified by Mr Rajesh Kumar Dey, , , Son of Late Ganesh Chandra Dey, Sarban 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 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2564, Amount: Rs.50/-, Date of Purchase: 13/06/2020, Vendor name: J R Das



Jiwan Tamang
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 0402-2020, Page from 83502 to 83531
being No 040202018 for the year 2020.**



Digitally signed by JIWAN TAMANG
Date: 2020.12.11 17:51:55 +05:30
Reason: Digital Signing of Deed.

Jiwan

**(Jiwan Tamang) 2020/12/11 05:51:55 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.**

(This document is digitally signed.)