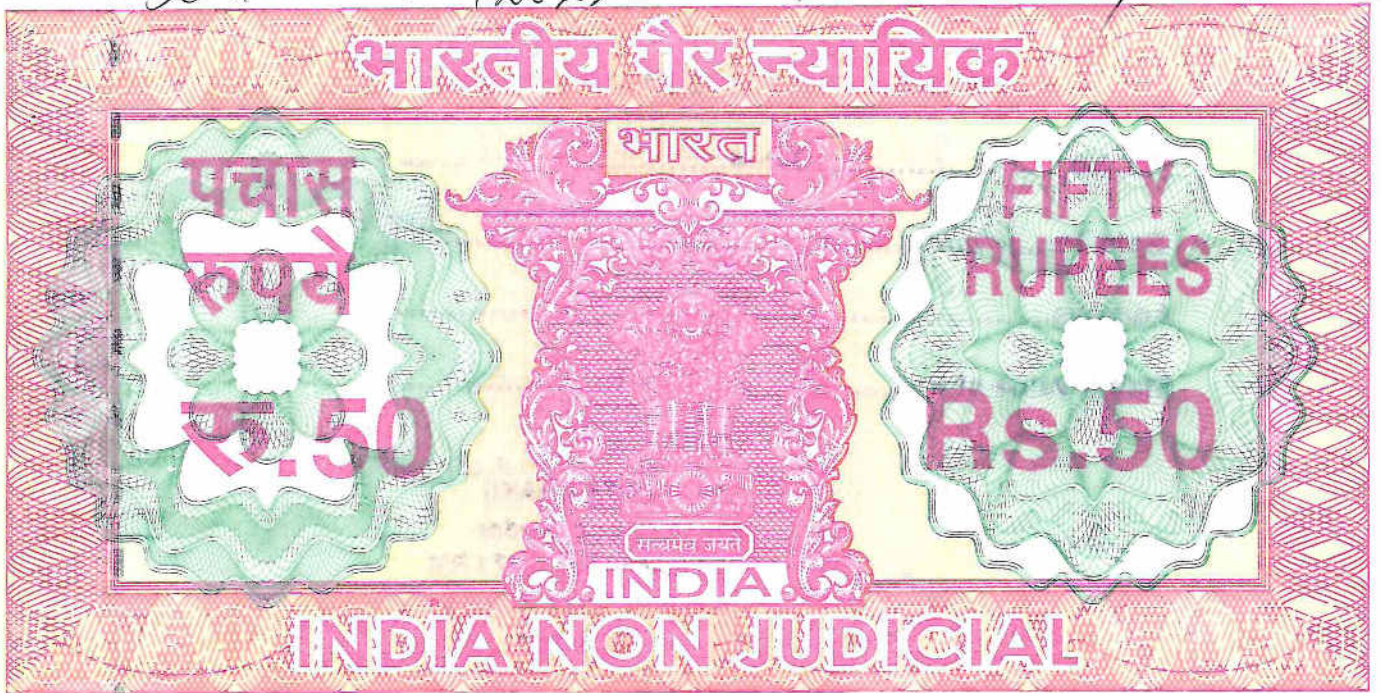


Sl. No. 967/2021

D- 983/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 8/664140/2021 AB 519425

Chyandeen
 14:00
 25.03.21

श्री श्री श्री
Whehan Singh
 Aadya Construction
 Sujit Kumar Aggarwal
 Partner

GENERAL POWER OF ATTORNEY
 (EXECUTED IN RESPECT OF THE DEVELOPMENT AGREEMENT)

THIS INDENTURE IS MADE ON THIS THE 25th DAY OF MARCH 2021 (TWO THOUSAND TWENTY ONE).

GENERAL POWER OF ATTORNEY IN RESPECT OF THE DEVELOPMENT AGREEMENT IN THE MATTER OF THE DEVELOPMENT AGREEMENT BETWEEN THE PARTIES TO THE DOCUMENT IN THE PART OF...

Contd...P/2

Chyandeen
 AADY CONSTRUCTION
 25/03/2021

Q

NON JUDICIAL STAMP

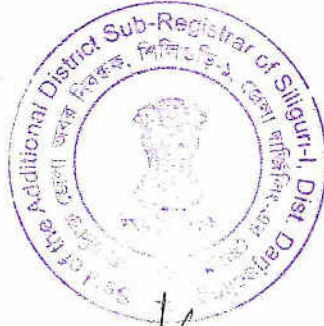
Sl. No.....1592.....Dated.....22/03/2021.....

Sold To.....Sunita Devi Singh & Nisha Singh.....

Address.....Siliguri.....

Stamp Value of Rs.....50/-.....Rupees.....Fifty.....

R. Chaki
(RITA CHAKI)
Stamp Vendor
Licence No . 347 / RM
A.D.S.R. Office, Bagdogra
Darjeeling



[Handwritten signature]

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

25 MAR 2021

31/01/2019

Nisha Singh.

Aadya Construction
Sujit Kumar Agarwal
Partner



KNOW ALL MEN BY THESE PRESENTS THAT We,

1) 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

2) SMT. NISHA SINGH, (PAN No. EWFPS6159R)
Wife of Sri Kumar Purushottam, 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 called the
'PRINCIPAL' do hereby declare that -

WHEREAS 1) **Smt. Sunita Devi Singh @ Sunita Debi**, Wife of Late Arun
Kumar Singh and 2) **Smt. Nisha Singh**, Wife of Sri Kumar Purushottam
of Siliguri are the absolute owners of total land area measuring 3 Katha
or 0.05 Acres more or less, comprised in Plot No. 581, recorded in
Khatian 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 particularly described in the
Schedule -A given herein under, having permanent, heritable and
transferable right, title and interest therein, free from all encumbrances
and charges whatsoever.

AND WHEREAS '**AADYA CONSTRUCTION**', a partnership firm, having
its office at Asmi Kunj, Ashrampara, Siliguri, represented by its partner
Sri Sujit Kumar Agarwal, Son of Late Raj Kumar Agarwal of Siliguri
became the absolute owner of total land area measuring 2 Katha 4
Chhatak or 0.0375 Acres more or less, comprised in Plot No. 581,
recorded in Khatian 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-



 Aadya Construction
 Sujit Kumar Agarwal
 Partner

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 particularly described in the Schedule -B given herein under, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS the lands described in Schedule- A and Schedule- B herein are adjacent to each other and integration of both the plots would ensure proper utilisation of the property.

AND WHEREAS we have decided to amalgamate and develop the aforesaid land as described in the Schedules A & B hereunder and more particularly described in **Schedule-C** hereunder (hereinafter referred as "**the said premises**") and have entered into a Registered Development Agreement (hereinafter referred to as the 'Development Agreement') vide document No. I-980, for the year 2021, dated 25/03/2021 registered at the Office of the Additional District Sub-Registrar Siliguri-I, Dist Darjeeling and have allowed and appointed '**AADYA CONSTRUCTION**' to develop the said premises by construction of multi-storied residential building/complex thereupon.

NOW THEREFORE, in terms of the said agreement for smooth working and execution on necessary documents and the construction work, the Owners do hereby appoint, nominate and constitute **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 Darjeeling) as our true and lawful **ATTORNEY** for us, in our name and on our behalf to do all acts, deeds and things in respect of completion of development of said premises on our behalf in the manner as under :-



Nishu Singh

Aadya Construction
Suyit-Keema Agarwal
Partner

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 said premises 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 the said premises 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 said premises by engaging labour, masons, engineer and other persons and to carry out all costs, charges and expenses in all respects for all the items of works for the development of the said premises 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.
4. 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 to be constructed on the said premises comprising the area demarcated as the "Developer's Allocation" as mentioned in 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.

24/11/2019

Nisha Singh

Aadya Construction
Sujit Kumar Agarwal
Partner

5. 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 to be constructed on the said premises from the 'Developer's Allocation' as mentioned in the Development Agreement, i.e. except the allocation provide to us of the building according to the terms of the Development 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 Development Agreement in the proposed building, allocation, which are specifically mentioned therein in "Developer's Allocation".
6. To handover the actual, physical land khas possession of different constructed portion of the proposed construction from the 'Developer's Allocation' as mentioned in the Development Agreement, to be raised on the said premises to those intending purchasers.
7. To appear and act in all offices, Govt. or Semi-Govt. Department, Settlement & Land Reform Office, Municipal Corporation office pertaining to the said premises for the construction purposes.
8. To inspect any document, to enter into the agreement in relation with the intending Purchaser/s of the proposed new building with respect to the said premises.
9. To bear all costs for the purpose of the constructional work as per sanction plan on the said premises which will not be payable to the Attorney at any point of time by us or by our any legal heirs.

21/01/2019

Nisha Singh

Aadya Construction
Suyit Kumar Agarwal
Partner

10. 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 said premises.
11. To execute and register proper Deed of Sale (Conveyance) and any other transfer deeds, *Bainanama* or Deed of Agreement in respect of sale of any unit/flat/garage comprised in the said new building along with the proportionate share of the said premises to and in favour of the different intending purchaser/transferee(s), before the appropriate registering authority for the due and 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 Allocation" as mentioned in the Development 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 will not be required and the Attorney-Holder will have the exclusive right for signing the sale deeds and any other instruments for transfer of those constructed area only from its allocation (i.e. Developer's Allocation) of the proposed building, to be raised covering the said premises 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 and to obtain water connection in the below scheduled land from Siliguri Municipal Corporation, if required for the purpose of construction of said proposed building and make necessary payments /expenses thereof.

7/2/2018

Nisha Singh

Aadya Construction
Sujit Kumar Agawal
Partner

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 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 from the 'Developer's Allocation' mentioned in the said Development Agreement.

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 said 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.

১২/১১/১৯
 Nisha Singh
 Aadya Construction
 Sujit-Kumar Agawal
 Partner

SCHEDULE - A

(LAND OF SMT. SUNITA DEVI SINGH @ SUNITA DEBI & SMT. NISHA SINGH)

All that piece or parcel of homestead land measuring 3 Katha or 0.05 Acres more or less, recorded in R.S Khatian No. 582, comprised in R.S Plot No. 581, 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 and Police Station - 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.

SCHEDULE - B

(LAND OF AADYA CONSTRUCTION)

All that piece or parcel of homestead land measuring 2 Katha 4 Chhatak or 0.0375 Acres more or less, recorded in R.S Khatian No. 582, comprised in R.S Plot No. 581, 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 and Police Station - 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.

SCHEDULE - C

(THE SAID PREMISES)

All that piece or parcel of homestead land measuring **5 Katha 4 Chhatak or 0.0875 Acres** more or less, recorded in R.S Khatian No. **582**, comprised in R.S Plot No. **581**, 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 and Police Station - 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.

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

- By the North : By Land of Arbind Kumar Singh & Others;
 By the South : By Land of Bagbir Gurung & Others;
 By the East : By Land of Hari Bahadur Pradhan & Others;
 By the West : By 12 Ft' wide S.M.C Road

IN WITNESSES WHEREOF, the Principals/Executors of this indenture executes this General Power of Attorney do hereby set and subscribe their hands, seals & signatures on on this the day of 25th, ...MARCH, 2021.

WITNESSES:-

1. *Rajesh Kumar Jey*
S/O Late Ganesha Ch. Jey
Srabannagar, Siliguri

Rajesh Kumar Jey
Nisha Singh
.....
(PRINCIPALS/EXECUTORS)

2. *Jagan Jandari*
Chate Tapan Jandari
HE Road Siliguri

I accept the Power

Aadya Construction
Sujit Kumar Agarwal
Partner

.....
(Attorney Holder)


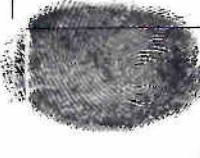




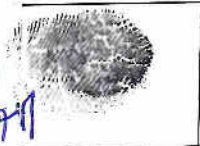




Drafted typed and explained by me in my office:

Abhishek Kumar

Advocate, Siliguri.

Enrolment No. 202/210-90





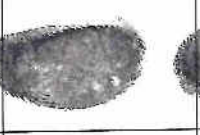
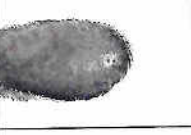





PRINCIPALS/EXECUTANTS

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

Handwritten signature in blue ink

Handwritten signature in blue ink

SIGNATURE












PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

Handwritten signature in blue ink

Handwritten signature in blue ink

SIGNATURE

ATTORNEY HOLDER/CLAIMANT

PHOTO	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					
					

Handwritten signature in blue ink
 Partner

Handwritten signature in blue ink
 Partner

SIGNATURE

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

সু সুনীতাদেবী

Address :
 Bhanubhakta Sarani
 Siliguri
 Darjeeling

ঠিকানা :
 ভানুভক্ট সরণী
 শিলিগুড়ি
 দার্জিলিং



Electoral Registration Officer
 নির্বাচক-নিবন্ধন অধিকারিক

For Siliguri Assembly Constituency
 শিলিগুড়ি বিধানসভা নির্বাচন ক্ষেত্র

Place : Siliguri
 স্থান : শিলিগুড়ি

Date : 6.3.95
 তারিখ : ৬.৩.৯৫

155-440



ভারতীয় বিশিষ্ট পরিচয় প্রমাণিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

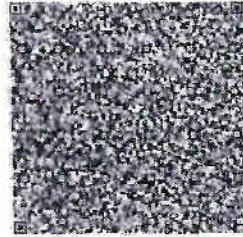
ভাসিকাজুক্তির নম্বর/ Enrolment No.: 0630/10522/00038

Download Date: 02/11/2018

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

Generation Date: 23/10/2018

Signature Not Verified
Details updated on 15/02/2018
Authenticity: Not Verified
Date: 2018-02-15 12:27:21



QR Code with Photo/Signature

আপনার আধার সংখ্যা / Your Aadhaar No. :

9936 5171 7829

VID : 9191 5029 1801 5685

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

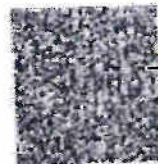


সুনিতা দেবী সিং
Sunita Devi Singh
জন্মতারিখ/DOB: 15/02/1959
মহিলা/ FEMALE

9936 5171 7829

VID : 9191 5029 1801 5685

আমার আধার, আমার পরিচয়



৯৯৩৬ ৫১৭১ ৭৮২৯

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



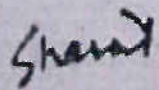

নির্বাচকের নাম : নিশা সিং
Elector's Name : Nisha Singh

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 সারনি, সিলিগুড়ি প্রধাননগর দার্জিলিং
 734003

Address:
BHANUBHAKTA SARANI SILIGURI
PRADHANNAGAR DARJEELING 734003



Date: 10/12/2008
 26-সিলিগুড়ি নির্বাচন ক্ষেত্রে নির্বাচক নিবন্ধন
 আধিকারিকের দ্বারা অনুমোদিত
Facsimile Signature of the Electoral
Registration Officer for
26-Siliguri Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ভোটার লিটে নাম
 ত্রুটি ও একই দফার নতুন সচিব পরিচয়পত্র পাওয়ার
 জন্য লিখিত ভাবে এই পরিচয়পত্রে 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.

8236479

Nisha Singh



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

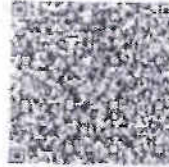
ভালিকাভুক্তির আই ডি / Enrollment No 1215/91493/26176

To,
মিশ সিং
Nisha Singh
BHANU BHAKTA SARANI ROAD
PRADHAN NAGAR
Siliguri (M. Corp)
Pradhan Nagar Siliguri Darjeeling
West Bengal 734003

Ref: 4055 / 25C / 1361730 / 1361743 / P



SE593810466FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6541 2011 9448

আধার - সাধারণ মানুষের অধিকার

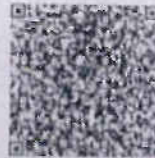


ভারত সরকার

Government of India



মিশ সিং
Nisha Singh
পিতা : অরুন কুমার সিং
Father : Arun Kumar Singh
জন্মতারিখ / DOB : 10/12/1988
মহিলা / Female



6541 2011 9448

আধার - সাধারণ মানুষের অধিকার

Nisha Singh

आयकर विभाग

INCOME TAX DEPARTMENT

AADYA CONSTRUCTION



भारत सरकार

GOVT. OF INDIA



13/09/2013

Permanent Account Number

AAYFA5243K

Signature

Aadya Construction

Sujit Kumar Agawal

Partner



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/04/025/0723567



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

WB/04/025/0723567

ঠিকানা:
শিব মন্দির রোড, সিলিগুড়ি মিউনিসিপ্যাল কর্পোরেশন, সিলিগুড়ি,
দার্জিলিং- 734001

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


Date: 25/11/2015



26-সিলিগুড়ি নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন অধিকারিকের
স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
26-Siliguri Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার জেটার নিচে নাম জোগান ও একই
নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্ম এই
পরিচয়পত্রের সংশ্লিষ্ট উত্তরে কল্পন।
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.

05/11/15

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/Sex : পু/ M
 জন্ম তারিখ : 22/08/1994
 Date of Birth : 22/08/1994

Rajesh Kumar Dey

XEQ1637065
 ঠিকানা:
 শ্রাবণ নগর, শিলিগুরি সিটি
 কর্পোরেশন, শিলিগুরি, দার্জিলিং-734001

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

[Signature]

Date: 19/12/2012
 ২৬-শিলিগুরি নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক অধিবর্তকের
 বাকস্বাক্ষর
 Facsimile Signature of the Electoral
 Registration Officer for
 26-Siliguri Constituency

বিদ্যমান পরিবর্তন হলে লিখিত ঠিকানার পরিবর্তন ঘটিয়ে নতুন ফর্মটি
 সংশ্লিষ্ট নির্বাচন নিয়ন্ত্রকের কার্যালয়ে জমা দিতে হবে এবং
 পরিবর্তনসহ নতুন কার্ড প্রাপ্ত হবে।
 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.

Major Information of the Deed



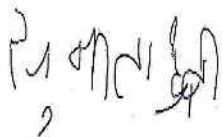
Deed No :	I-0402-00983/2021	Date of Registration	25/03/2021
Query No / Year	0402-8000664140/2021	Office where deed is registered	
Query Date	25/03/2021 1:52:56 PM	0402-8000664140/2021	
Applicant Name, Address & Other Details	D Chakraborty Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832465732, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 79,79,999/-		
Stamp duty 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]:- 040200980/2021 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, Pin Code : 734003

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-581	RS-582	Bastu	Bastu	5 Katha 4 Chatak	1/-	79,79,999/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					8.6625Dec	1 /-	79,79,999 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt SUNITA DEVI SINGH, (Alias: Smt SUNITA DEBI) (Presentant) Wife of Late ARUN KUMAR SINGH Executed by: Self, Date of Execution: 25/03/2021 , Admitted by: Self, Date of Admission: 25/03/2021 ,Place : Office			
	25/03/2021	LTI 25/03/2021	25/03/2021	

BHANUBHAKTA SARANI, GURUNG BUSTY, PRADHAN NAGAR, 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: 25/03/2021 , Admitted by: Self, Date of Admission: 25/03/2021 ,Place : Office



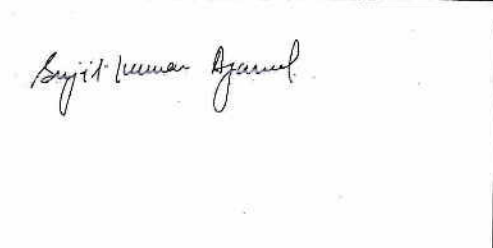


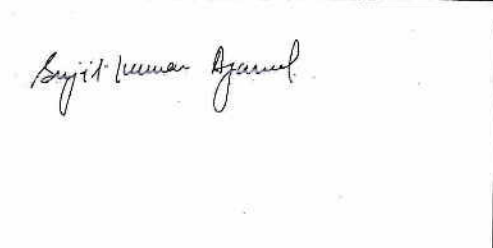


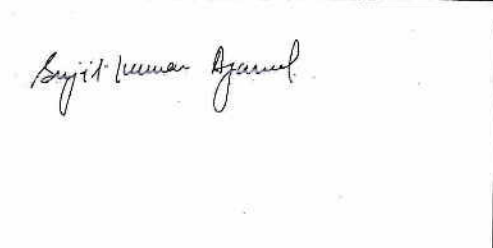
2	Name	Photo	Finger Print	Signature
	Smt NISHA SINGH Wife of Shri KUMAR PURUSHOTTAM Executed by: Self, Date of Execution: 25/03/2021 , Admitted by: Self, Date of Admission: 25/03/2021 ,Place : Office			
		25/03/2021	LTI 25/03/2021	25/03/2021

BHANUBHAKTA SARANI, GURUNG BUSTY, PRADHAN NAGAR, 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: 25/03/2021 , Admitted by: Self, Date of Admission: 25/03/2021 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	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

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>Shri SUJIT KUMAR AGARWAL Son of Late RAJ KUMAR AGARWAL Date of Execution - 25/03/2021, , Admitted by: Self, Date of Admission: 25/03/2021, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Mar 25 2021 2:11PM</td> <td>LTI 25/03/2021</td> <td>25/03/2021</td> </tr> </tbody> </table> <p>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)</p>	Name	Photo	Finger Print	Signature	Shri SUJIT KUMAR AGARWAL Son of Late RAJ KUMAR AGARWAL Date of Execution - 25/03/2021, , Admitted by: Self, Date of Admission: 25/03/2021, Place of Admission of Execution: Office					Mar 25 2021 2:11PM	LTI 25/03/2021	25/03/2021
Name	Photo	Finger Print	Signature										
Shri SUJIT KUMAR AGARWAL Son of Late RAJ KUMAR AGARWAL Date of Execution - 25/03/2021, , Admitted by: Self, Date of Admission: 25/03/2021, Place of Admission of Execution: Office													
	Mar 25 2021 2:11PM	LTI 25/03/2021	25/03/2021										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rajesh Kumar Dey Son of Late Ganesh Ch Dey Sarban Nagar, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001			
	25/03/2021	25/03/2021	25/03/2021
Identifier Of 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	Smt SUNITA DEVI SINGH	AADYA CONSTRUCTION-4.33125 Dec
2	Smt NISHA SINGH	AADYA CONSTRUCTION-4.33125 Dec

Endorsement For Deed Number : I - 040200983 / 2021

On 25-03-2021

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 14:02 hrs on 25-03-2021, at the Office of the A.D.S.R. SILIGURI by Smt SUNITA DEVI SINGH Alias Smt SUNITA DEBI, 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 79,79,999/-

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

Execution is admitted on 25/03/2021 by 1. Smt SUNITA DEVI SINGH, Alias Smt SUNITA DEBI, Wife of Late ARUN KUMAR SINGH, BHANUBHAKTA SARANI, GURUNG BUSTY, PRADHAN NAGAR, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession House wife, 2. Smt NISHA SINGH, Wife of Shri KUMAR PURUSHOTTAM, BHANUBHAKTA SARANI, GURUNG BUSTY, PRADHAN NAGAR, 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 Ch 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 25-03-2021 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 Ch 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 1592, Amount: Rs.50/-, Date of Purchase: 22/03/2021, Vendor name: R Chaki

Sangha Ratna Syangden

**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 0402-2021, Page from 47336 to 47360
being No 040200983 for the year 2021.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN
Date: 2021.03.26 11:21:43 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2021/03/26 11:21:43 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)