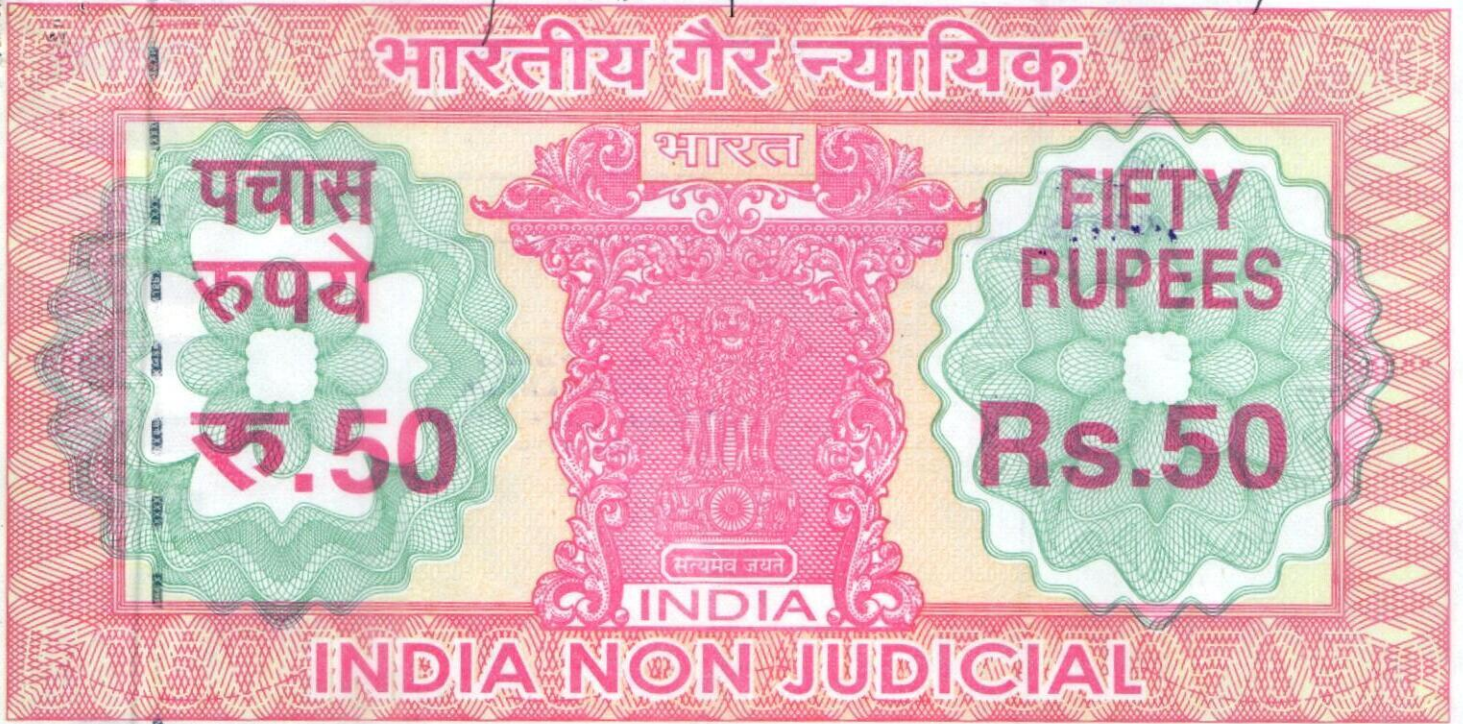


Sl. No. 2450/2022

D- 2196 / 2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Chynglen
12.08
22.07.22

Anadipal Sarker
Sankar Sarker
Swarna Sarker

Balajee Real Estate
Suman Agarwal
Partner

Balajee Real Estate
Swarnita Attiker
Partner

AB 537034

GENERAL POWER OF ATTORNEY
(AFTER EXECUTION OF DEVELOPMENT AGREEMENT)

8/ 2233392/2022

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURES AND THE ENCLOSURE SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

Chynglen
ADVL. ENCL. REG. REGISTRAR
BURDURU
22/07/2022



Pradip Kumar Sarkar
Sankar Sarkar

Swapna Sarkar

2

Balajee Real Estate
Suman Agarwal
Partner

Balajee Real Estate
Swarnika Attacker
Partner

KNOW ALL MEN BY THESE PRESENTS, that We **(1) SRI PRADIP KUMAR SARKAR**, [I.T. PAN: AVWPS9491E] [AADHAAR: 526281479812] **(2) SRI SANKAR SARKAR**, [I.T. PAN: AIMPS4350B] [AADHAAR: 729387043214] & **(3) MS. SWAPNA SARKAR**, [I.T. PAN: FCEPS7087E] [AADHAAR: 509226077773] all are sons/daughter of Late Jatindra Nath Sarkar, Hindu by faith, Indian by nationality, Business/Household work by occupation, residents of Majumdar Colony, Mahananda para, P.O. & P.S. Siliguri, Dist. Darjeeling, Pin-734001, in the State of West Bengal, hereinafter called the **PRINCIPALS**, do hereby nominate, constitute and appoint **M/S. BALAJEE REAL ESTATE**, [I.T. PAN : AAUFB6623Q] a partnership firm, having its office address at "Shyama Kunj", Pranami School Road Last, Punjabi para, P.O. Haider para, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin- 734001, in the State of West Bengal, represented by its partners namely **(1) SMT. SUMAN DALMIA AGARWAL**, [I.T. PAN : ACCPA8114F] [AADHAAR: 854123222846] Wife of Sri Sunil Kumar Agarwal, & **(2) SMT. SWARMISTHA DUTTA LAKRA**, [I.T. PAN : AVXPD5911D] [AADHAAR: 939430948665] Wife of Sri Basuki Ranjan Lakra, both of them are Hindu by faith, Indian by nationality, Business by occupation, No.1 is resident of "Shyama Kunj", Pranami School Road Last, Punjabi para, P.O. Haider para, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin- 734001 and No.2 is resident of Bonani, B.B.D. Colony, behind Sewa Kendra, Pradhan Nagar, P.O. & P.S. Pradhan Nagar, Siliguri, Pin-734003, District Darjeeling, as our **TRUE AND LAWFUL ATTORNEY** to do all acts, deeds and things hereinafter appearing.

WHEREAS one Jatindra Nath Sarkar, Son of Late Shyama Charan Sarkar, was the recorded owner in possession of all that 9.851 Acres of land recorded in R.S. Khatian No. 627, 2317 and 2404 comprising numerous Plot Nos. within Mouza Siliguri, J.L. No.110(88), P.S. Siliguri, Dist. Darjeeling out of which he had sold a large portion of land to different individuals and lastly remained in khas possession of 90 Katha of land out of the aforesaid land and being in possession of the said landed property the above named Jatindra Nath Sarkar died intestate on 04.07.2001 leaving behind him, his three sons namely (1) Sri Pradip Sarkar, (2) Sri Dipak Sarkar, (3) Sri SANKAR Sarkar & (4) Ms. Swapna Sarkar as his sole legal heirs and successors who accordingly inherited the said landed property in equal share as per the provisions of the Hindu Succession Act, 1956 each having 1/4th undivided share thereupon which is measuring about 22½ Katha. It is pertinent to mention here that the wife of said Jatindra Nath Sarkar namely Bani Sarkar predeceased him on 27.03.1998.

AND WHEREAS thereafter said Sri Dipak Sarkar transferred all that 9¼ Katha of land out of his part of 22½ Katha of land unto and in favour of his brothers and sister namely Sri Pradip Sarkar, Sri Sankar Sarkar & Ms. Swapna Sarkar (i.e. the Principals hereof) through a Deed of Gift which has been transcribed in Book No. 1, Volume No.2, in pages 213 to 218, being document No. I- 64 for the year 2003 registered at the office of the A.D.S.R. Siliguri dated 07.01.2003.



Pradip Kumar Sarkar
Sankar Sarkar
Swapna Sarkar

3

Balajee Real Estate
Suman Agarwal
Partner

Balajee Real Estate
Sudhintha Attikur
Partner

AND WHEREAS it is also pertinent to mention here that subsequently the above named legal heirs have amicably partitioned their aforesaid inherited land by executing a Deed of Partition to that effect being document No. I- 977 for the year 2003 registered at the office of the A.D.S.R. Siliguri dated 24.02.2003 whereby said Sri Dipak Sarkar was allotted his part of 13¼ Katha of land with building standing thereupon with particular boundary demarcating the same specifically and remaining 76¾ Katha of land with building standing thereupon with particular boundary demarcating the same specifically was allotted to Sri Pradip Sarkar, Sri Sankar Sarkar & Ms. Swapna Sarkar (i.e. the Principals hereof) through the said registered deed of partition.

AND WHEREAS the Principals hereof out their entire aforesaid land, have presently decided to raise a multi storeyed residential cum commercial building upon all that 7 Katha 15 Chhatak 11 Sq.Ft. or 0.13145 Acre of land as particularly described in the Schedule herein below.

AND WHEREAS the Principal hereof being the absolute co-owners of all that said landed property measuring 7 Katha 15 Chhatak 11 Sq.Ft. or 0.13145 Acre which is more fully and particularly described in the Schedule herein below has decided to develop the said landed property according to the Building Plan to be sanctioned by the appropriate authority, but not being in a position to put their contemplation and scheme into action due to shortage of fund and lack of experience, were in search of a developer who could construct the residential cum commercial building in the said plot of land and accordingly the Principals hereof have entered in to a Deed of Development Agreement with **M/S. BALAJEE REAL ESTATE**, [I.T. PAN : AAUFB6623Q] a partnership firm, having its office address at "Shyama Kunj", Pranami School Road Last, Punjabi para, P.O. Haider para, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin- 734001, in the State of West Bengal, and thereby engaged and appointed the said partnership firm to develop the below scheduled property as per sanctioned building plan of Siliguri Municipal Corporation, on certain terms and conditions and the said Deed of Development Agreement has been registered at the office of the A.D.S.R. Siliguri, Dist. Darjeeling, being document No. I- 2188 for the year 2022 dated 22.07.2022.

NOW THEREFORE, in terms of the said Deed of Development Agreement for smooth working and execution of the construction work as well as for transferring the residential units/shop premises/car parking spaces etc. out of the Developer's allocation as already agreed up on, we, **(1) SRI PRADIP KUMAR SARKAR, (2) SRI SANKAR SARKAR, & (3) MS. SWAPNA SARKAR**, all are sons/daughter of Late Jatindra Nath Sarkar, the above named Principals, do hereby appoint, nominate and constitute **M/S. BALAJEE REAL ESTATE**, [I.T. PAN : AAUFB6623Q] a partnership firm, having its office address at "Shyama Kunj", Pranami School Road Last, Punjabi para, P.O. Haider para, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin- 734001, in the State of West Bengal, represented by its partners namely



(1) **SMT. SUMAN DALMIA AGARWAL**, [I.T. PAN : ACCPA8114F] [AADHAAR: 854123222846] Wife of Sri Sunil Kumar Agarwal, & (2) **SMT. SWARMISTHA DUTTA LAKRA**, [I.T. PAN : AVXPD5911D] [AADHAAR: 939430948665] Wife of Sri Basuki Ranjan Lakra, both of them are Hindu by faith, Indian by nationality, Business by occupation, No.1 is resident of "Shyama Kunj", Pranami School Road Last, Punjabi para, P.O. Haider para, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin- 734001 and No.2 is resident of Bonani, B.B.D. Colony, behind Sewa Kendra, Pradhan Nagar, P.O. & P.S. Pradhan Nagar, Siliguri, Pin-734003, District Darjeeling, to do all acts, deeds and things in respect of construction and completion of proposed multi storied residential cum commercial building on the below scheduled land for us in our name and on our behalf in the manner as under:

- 1) To develop and make construction upon our below scheduled landed property and in the process to do any act or thing as may be necessary to construct and complete the proposed building on our said land as described in the schedule below.
- 2) To appear before any Authority, local body or any other office or offices under the State Government and also under the Central Government and to represent us with full authority and to present, file and sign any document in connection with my below scheduled property.
- 3) To engage on our behalf Architect(s)/Engineer(s) and also Labour Contractor/Thikadar and all other skilled persons as per requirement in respect of construction of the proposed building in the below scheduled land and further to dismiss them whenever our said Attorney shall think it proper to do so.
- 4) To submit Plans, designs, sketches etc. take them back with alterations or modifications thereof and/or to renew the same before the appropriate authority or competent authorities in our name and on our behalf.
- 5) To appear and act in all courts, civil, criminal or revenue, Original and Appellate and in any other office or before any authority and to institute Civil Suits or Criminal cases or any other legal proceedings sign, verify and file plaint, written statements, executions and petitions and to swear affidavits and also to sign, file and present appeals and to give evidence on our behalf in any Court or office in respect of any matter relating to our below scheduled property.
- 6) To appoint on our behalf Advocate/Advocates or Tax Consultant whenever necessary in respect of any matter relating to the below scheduled land and to dismiss them whenever our said Attorney shall think it proper to do so.
- 7) To compromise, compound or withdraw any case or refer any matter or case to Arbitration arising out of any matter relating to the said property.



- 8) To withdraw and receive documents or money from any Court or office or opposite party whether in execution or otherwise in connection with any such suits, cases or assessment proceedings relating to the below scheduled land.
- 9) To negotiate on terms for and to agree to and enter into and execute agreement for sale or any other agreement and other documents for us and on our behalf for the developer's area.
- 10) To advertise in any manner for sale of flats, shops and car parking spaces etc. in respect of Developer's allocation as already agreed upon in the proposed building in the below scheduled land.
- 11) To receive the advance money or part consideration and/or the entire consideration from the Purchaser/s of the Flat/unit/car parking space etc. in the proposed building upon the said landed property and to give valid receipt and discharge for the same, without any liability on our part for the same in Developer's area.
- 12) To sign and execute and deliver in our names and on our behalf all deeds including the Deed of Sale or Deed of Conveyance in respect of said residential flat(s)/shop(s) or parking space/s, etc. together with proportionate share of the said land **out of the Developer's area/allocation as agreed upon**, and to do all that is necessary in order to convey, grant and assign the said property unto the Purchaser or Purchasers in the manner and upon the terms, conditions and covenants to be contained in the Indenture or Indentures to be made by and between us and the Purchaser or Purchasers.
- 13) To endorse and sign on the Deed(s) including the Deed of Conveyance with respect to of said residential flat(s)/shop(s) or parking space/s, servant's quarter etc. together with proportionate share of the said land out of the Developer's area/allocation as agreed upon, on our behalf in proper and effectual manner upon receipt of the full consideration money from the Purchaser or Purchasers as agreed up on between them and further to present for registration and admit due execution of the said Deed or Deeds before the registering authority and to get the same duly registered for and on our behalf in respect of aforesaid property.
- 14) To hand over the possession of the said property to the purchaser(s) and also mutate the same in the name of the purchaser(s) in all the offices/records concerned.
- 15) To apply and get electric connection and water connection etc.

Madip Kumar Sankar
Sankar Sankar
Swapan Sankar

Balajee Real Estate
Suman Agarwal
Partner

Balajee Real Estate
Swarnishtha Anil Kumar
Partner



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

SCHEDULE OF THE PROPERTY

All that piece or parcel of homestead land measuring 7 Katha 15 Chhatak 11 Sq.Ft. or 0.13145 Acre, in part of R.S. Plot No.2043, corresponding to its L.R. Plot No.2274, recorded in Khatian No.627 (R.S.); 6308, 6219 & 6307 (L.R.), within Mouza Siliguri (R.S.); Siliguri Madhya Paschim (L.R.), Pargana Baikunthapur, J.L. No. 110(R.S.); 90 (L.R.), located at Govt. Sawmill road, within Ward No. IV (S.M.C.), under P.S. Siliguri, Dist. Darjeeling.

The said land is butted and bounded as follows:

BY NORTH : 5100 MM wide S.M.C. Road;
 BY SOUTH : Land and house of Late Shanti Ranjan Ghosh;
 BY EAST : 2750 MM wide Private Road;
 BY WEST : House of Sri Swapan Joardar.

IN WITNESSES WHEREOF, the Principals and the Attorneys named above do hereunto set and subscribed their respective hands and seal on the 21st day of JULY, 2022 at Siliguri.

WITNESSES:

1. Vishal Kr Jaiswal
 Anandesh Jaiswal
 Changanagar
 P.O. - Seleguri
 P.S. - Seleguri
 Dist. - Darjeeling

2. Jagmohan Poddar
 JAGMOHAN Poddar
 S/o- Sri Rohit Poddar
 Millanpally, Siliguri
 P.O - Siliguri Bazar
 P.S - Siliguri
 Dist: Darjeeling.

✓ *(Inadip Ghuman Sankar)*

✓ Sankar Sankar

✓ Swapna Sankar

PRINCIPALS

Balajee Real Estate

Suman Jaiswal
Partner

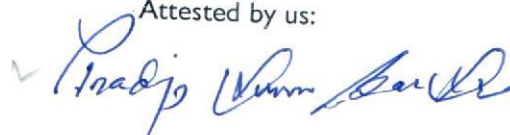
Balajee Real Estate

Swarnishtha Dutta
Partner

SIGNATURE OF THE ATTORNEY



Attested by us:

- ✓  Pradyumn Kumar
- ✓ Sankar Sankar
- ✓ Swapna Sankar

PRINCIPALS

Drafted by me as per instructions and I read over and explained the contents of this indenture to the principal & attorney and printed in my chamber.

 21/07/2022
Debdip Dutta
Advocate, Siliguri

[DEBDIP DUTTA]

Advocate, Siliguri

Enrol. No. WB/762/2003

FINGER PRINTS OF _____



Suman Agarwal
Suman Agarwal

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

Balajee Real Estate

Suman Agarwal
SIGNATURE

Partner

FINGER PRINTS OF _____



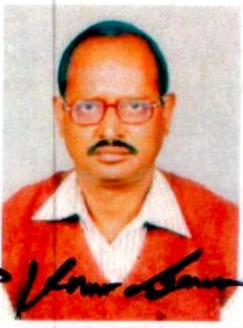
Swarnistha Antlekar
Swarnistha Antlekar

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

Balajee Real Estate

SIGNATURE
Swarnistha Antlekar
Partner

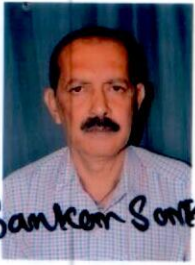
FINGER PRINTS OF _____



Pradyumn Kumar Saha
Pradyumn Kumar Saha

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

Pradyumn Kumar Saha
SIGNATURE



Sankar Sankar

Sankar Sankar

FINGER PRINTS OF _____

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

Sankar Sankar
SIGNATURE



Swapna Sankar

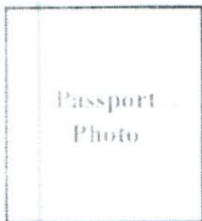
Swapna Sankar

FINGER PRINTS OF _____

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

Swapna Sankar
SIGNATURE

FINGER PRINTS OF _____



Passport
Photo

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

SIGNATURE

Major Information of the Deed



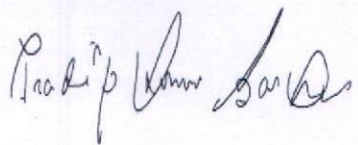


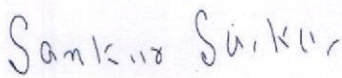


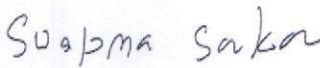
Deed No :	I-0402-02196/2022	Date of Registration	22/07/2022
Query No / Year	0402-8002233392/2022	Office where deed is registered	
Query Date	22/07/2022 11:51:23 AM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	DEBDIP DUTTA SILIGURI,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9474085938, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 35,00,000/-	Rs. 1,78,93,756/-		
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]:- 040202188/2022 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: GOVT. SAW MILL AREA WARD NO.4, 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-2043	RS-627	Bastu	Bastu	7 Katha 15 Chatak 11 Sq Ft	35,00,000/-	1,78,93,756/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					13.1221Dec	35,00,000 /-	178,93,756 /-	



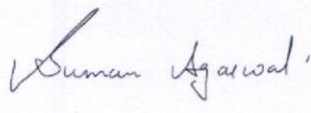


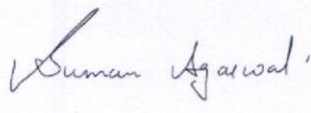


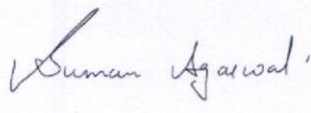


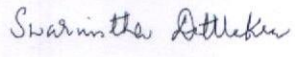


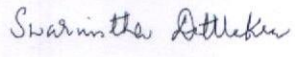


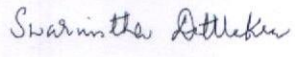
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Pradip Kumar Sarkar (Presentant) Son of Late Jatindra Nath Sarkar Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office	 22/07/2022	 LTI 22/07/2022	 22/07/2022
	Majumdar Colony, Mahananda Para, 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.:: AVxxxxxx1E, Aadhaar No: 52xxxxxxxx9812, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office			
2	Name Mr Sankar Sarkar Son of Late Jatindra Nath Sarkar Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office	 22/07/2022	 LTI 22/07/2022	 22/07/2022
	Majumdar Colony, Mahananda Para, 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.:: AIxxxxxx0B, Aadhaar No: 72xxxxxxxx3214, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office			
3	Name Ms Swapna Sarkar Daughter of Late Jatindra Nath Sarkar Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office	 22/07/2022	 LTI 22/07/2022	 22/07/2022
	Majumdar Colony, Mahananda Para, 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.:: FCxxxxxx7E, Aadhaar No: 50xxxxxxxx7773, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BALAJEE REAL ESTATE Shyama Kunj, Punjabi Para, City:- Siliguri Mc, P.O:- Haider Para, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx3Q,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> Mrs Suman Dalmia Agarwal Wife of Mr Sunil Kumar Agarwal Date of Execution - 22/07/2022, , Admitted by: Self, Date of Admission: 22/07/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Jul 22 2022 12:20PM</td> <td>LTI 22/07/2022</td> <td>22/07/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mrs Suman Dalmia Agarwal Wife of Mr Sunil Kumar Agarwal Date of Execution - 22/07/2022, , Admitted by: Self, Date of Admission: 22/07/2022, Place of Admission of Execution: Office				Jul 22 2022 12:20PM	LTI 22/07/2022	22/07/2022		Shyama Kunj, Punjabi Para, City:- Siliguri Mc, P.O:- Haider Para, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx4F, Aadhaar No: 85xxxxxxxx2846 Status : Representative, Representative o : BALAJEE REAL ESTATE (as Partner)		
Name	Photo	Finger Print	Signature													
Mrs Suman Dalmia Agarwal Wife of Mr Sunil Kumar Agarwal Date of Execution - 22/07/2022, , Admitted by: Self, Date of Admission: 22/07/2022, Place of Admission of Execution: Office																
Jul 22 2022 12:20PM	LTI 22/07/2022	22/07/2022														
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs Swarmistha Dutta Lakra Wife of Mr Basuki Ranjan Lakra Date of Execution - 22/07/2022, , Admitted by: Self, Date of Admission: 22/07/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Jul 22 2022 12:21PM</td> <td>LTI 22/07/2022</td> <td>22/07/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mrs Swarmistha Dutta Lakra Wife of Mr Basuki Ranjan Lakra Date of Execution - 22/07/2022, , Admitted by: Self, Date of Admission: 22/07/2022, Place of Admission of Execution: Office				Jul 22 2022 12:21PM	LTI 22/07/2022	22/07/2022		Bonani, B.B.D. Colony, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx1D, Aadhaar No: 93xxxxxxxx8665 Status : Representative, Representative o : BALAJEE REAL ESTATE (as Partner)		
Name	Photo	Finger Print	Signature													
Mrs Swarmistha Dutta Lakra Wife of Mr Basuki Ranjan Lakra Date of Execution - 22/07/2022, , Admitted by: Self, Date of Admission: 22/07/2022, Place of Admission of Execution: Office																
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Identifier Details :

Name	Photo	Finger Print	Signature
Shri VISHAL KR JAISWAL Son of AWADESH JAISWAL GANGA NAGAR, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005			
	22/07/2022	22/07/2022	22/07/2022
Identifier Of Mr Pradip Kumar Sarkar, Mr Sankar Sarkar, Ms Swapna Sarkar, Mrs Suman Dalmia Agarwal, Mrs Swarmistha Dutta Lakra			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Pradip Kumar Sarkar	BALAJEE REAL ESTATE-4.37403 Dec
2	Mr Sankar Sarkar	BALAJEE REAL ESTATE-4.37403 Dec
3	Ms Swapna Sarkar	BALAJEE REAL ESTATE-4.37403 Dec

On 22-07-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:08 hrs on 22-07-2022, at the Office of the A.D.S.R. SILIGURI by Mr Pradip Kumar Sarkar , 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 1,78,93,756/-

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

Execution is admitted on 22/07/2022 by 1. Mr Pradip Kumar Sarkar, Son of Late Jatindra Nath Sarkar, Majumdar Colony, Mahananda Para, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Mr Sankar Sarkar, Son of Late Jatindra Nath Sarkar, Majumdar Colony, Mahananda Para, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. Ms Swapna Sarkar, Daughter of Late Jatindra Nath Sarkar, Majumdar Colony, Mahananda Para, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife

Indetified by Shri VISHAL KR JAISWAL, , Son of AWADESH JAISWAL, GANGA NAGAR, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

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

Execution is admitted on 22-07-2022 by Mrs Suman Dalmia Agarwal, Partner, BALAJEE REAL ESTATE, Shyama Kunj, Punjabi Para, City:- Siliguri Mc, P.O:- Haider Para, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Shri VISHAL KR JAISWAL, , Son of AWADESH JAISWAL, GANGA NAGAR, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

Execution is admitted on 22-07-2022 by Mrs Swarmistha Dutta Lakra, Partner, BALAJEE REAL ESTATE, Shyama Kunj, Punjabi Para, City:- Siliguri Mc, P.O:- Haider Para, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Shri VISHAL KR JAISWAL, , Son of AWADESH JAISWAL, GANGA NAGAR, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Private Service

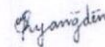
Payment of Fees

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 682, Amount: Rs.50/-, Date of Purchase: 06/07/2022, Vendor name: S K Sarkar



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 0402-2022, Page from 74400 to 74415
being No 040202196 for the year 2022.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN
Date: 2022.07.26 17:15:50 +05:30
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2022/07/26 05:15:50 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)