

SL. No. 1804 / 2022

I - 1721 / 2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 950760

Koushik Deb  
 Subrata Ghosh

Sangit Tyne  
 Chiranjib Prme.

8/1720087/2022

SIDDHI VINAYAK CONSTRUCTION  
 Koushik Deb  
 Partner

SIDDHI VINAYAK CONSTRUCTION  
 Subrata Ghosh  
 Partner

DEVELOPMENT GENERAL POWER OF ATTORNEY

Chyngden  
 13.37  
 08.06.22

CERTIFIED THAT THE DOCUMENT IS ADMITTED  
 TO REGISTRATION THE SIGNATURES SET AND  
 THE ENDORSEMENT SHEET IS ATTACHED TO THIS  
 DOCUMENT AND THE PART OF THIS DOCUMENT

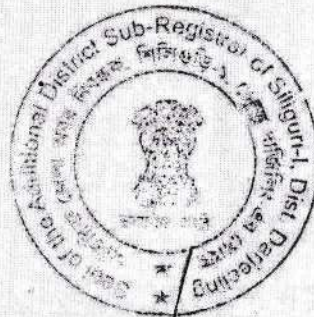
Chyngden  
 REGISTRAR  
 8/6/22



NON JUDICIAL STAMP

SI No. .... 437 ..... Dated .... 06/06/22 .....  
Name .... Koustav Dey Nathu .....  
Of .... S/L .....  
Value Rs. .... 1000 ..... (Rupees. One Thousand .....)

SANDHYA SAHA GOON  
GOVT. STAMP ENGR  
SILIGURI COURT  
L.No.-17/RM OF 2022



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

08 JUN 2022



Koustav Dey  
Subrata Sarkar  
Sanjib Pyne  
Chiranjib Pyne

SIDDHI VINAYAK CONSTRUCTION  
Koustav Dey  
Partner

SIDDHI VINAYAK CONSTRUCTION  
Subrata Sarkar  
Partner

THIS DEVELOPMENT POWER OF ATTORNEY IS MADE  
ON THIS THE 8<sup>th</sup> DAY OF JUNE,  
TWO THOUSAND TWENTY-TWO.

KNOW ALL MEN BY THESE PRESENTS, that We, 1. SRI KOUSTAV DEY, son of Sri Ashok Kumar Dey (PAN: AFDPD 4863 J, AADHAR 5786 9407 0699), residing at 20, Gostho Paul Sarani, Hakimpara, Post Office & Police Station – Siliguri, Pin – 734 001, District – Darjeeling and 2. SRI SUBRATA SARKAR, son of Sri Bibhash Sarkar (PAN: APWPS 9907 D; Aadhaar No. 4997 1320 9169), residing at 39, Rashbehari Sarani, Hakimpara, Post Office and Police Station – Siliguri, Pin – 734 001, District – Darjeeling, 3. SRI SANJIB PYNE (PAN: BTFPP 7819 F; Aadhaar No. 4062 4718 8911) and 4. SRI CHIRANJIB PYNE (PAN: ARFPP 9556 L; Aadhaar No. 8094 5584 6187), both are sons of Late Himadri Pyne, Hindu by faith, Business by occupation, Indian by Citizen, residing at 15/23, Azad Hind Sarani, Subhas Pally, Post Office and Police Station – Siliguri, Pin – 734 001, District – Darjeeling, hereinafter collectively, hereinafter called “the PRINCIPAL”.

TO

M/S. SIDDHI VINAYAK CONSTRUCTION, a Partnership firm [PAN: AEMFS 7759 E], having its office at Holding No. 215/1/293, Ground floor, Rashbehari Sarani, Hakimpara, Post Office and Police Station – Siliguri, Pin – 734 001, District – Darjeeling, represented by its Partners, viz. SRI KOUSTAV DEY, son of Sri Ashok Kumar Dey (PAN: AFDPD 4863 J, AADHAR 5786 9407 0699), residing at 20, Gostho Paul Sarani, Hakimpara, Post Office & Police Station – Siliguri, Pin – 734 001, District – Darjeeling and SRI SUBRATA SARKAR, son of Sri Bibhash Sarkar (PAN: APWPS 9907 D; Aadhaar No. 4997 1320 9169), residing at 39, Rashbehari Sarani, Hakimpara, Post Office and Police Station – Siliguri, Pin – 734 001, District – Darjeeling, in the State of West Bengal – hereinafter called “the ATTORNEY”.



Koustav Deu  
Subrata Sankar  
Sanjib Pyne  
Chiranjib Pyne

SIDDHI VINAYAK CONSTRUCTION  
Koustav Deu  
Partner

SIDDHI VINAYAK CONSTRUCTION  
Subrata Sankar  
Partner

WHEREAS, the Principal Nos. 1 & 2 acquired a plot of land measuring about 3 (three) kathas 6 (six) chhataks or 0.0557 acres, appertaining to and forming part of R. S. Plot No. 6521, recorded in R. S. Khatian No. 3939, situated within Mouza - Siliguri, J. L. No. 110(88), Touzi No. 3(Ja), Pargana - Baikunthapur, within Ward No. 20 of Siliguri Municipal Corporation, Police Station - Siliguri, District - Darjeeling, by virtue of a Deed of Sale, duly executed by SRI BISWARUP GHOSH & SRI AGNIRUP GHOSH, both are sons of Late Samarendra Narayan Ghosh, registered with the office of the Additional District Sub-Registrar, Siliguri on 11.08.2021 and the said document was recorded in Book No. I, Volume No. 0402-2021, at pages from 78101 to 78125, being No. I-1884, for the year 2021.

Subsequently, record of right was prepared for the said land measuring 0.0557 acres in the name of SRI SUBRATA SARKAR & SRI KOUSTAV DEY in the newly published L. R. Khatian; vide Khatian No. 13239 & 13238, L. R. Plot No. 1655/1834 of Mouza - Siliguri Madhya. Thereafter, above named SRI SUBRATA SARKAR & SRI KOUSTAV DEY mutated their names for the said property with the Holding Registrar of Siliguri Municipal Corporation, bearing Holding No. 43/9/2/91.

AND WHEREAS, one SRI HIMADRI PYNE, son of Late Hari Charan Pyne acquired a plot of land measuring 0.04 acres in part of R. S. Plot No. 6521, R. S. Khatian No 3939, situated within Mouza - Siliguri, J. L. No. 110(88), Touzi No. 3(Ja), Pargana - Baikunthapur, Police Station - Siliguri, District - Darjeeling, by virtue of a Deed of Gift, duly executed by SRI KHITINDRA NATH PYNE, registered with the office of the then Sub-Registrar, Siliguri on 17.02.1980 and the said document was recorded in Book No. I, Volume No. 30, at pages from 185 to 189, being No. I-1180, for the year 1982.

Thereafter, above named HIMADRI PYNE died intestate on 07.08.2019 and his wife SATI PYNE also died on 10.08.2014, leaving behind them 2 (two) sons, viz. SRI SANJIB PYNE & SRI CHIRANJIB PYNE i.e. First party Nos. 3 & 4, as their only legal heirs and/ or successors to inherit their estates as per provisions of Hindu Succession Act, 1956. By virtue of such law of inheritance, above named SRI SANJIB PYNE & SRI CHIRANJIB PYNE i.e. First party Nos. 3 & 4 acquired the said land measuring 0.04 acres in part of R. S. Plot No. 6521, R. S. Khatian No 3939, situated within Mouza - Siliguri, J. L. No. 110(88), Touzi No. 3(Ja), Pargana - Baikunthapur, Police Station - Siliguri, District - Darjeeling in their khas, actual and physical possession with permanent, heritable and transferable right, title and interest therein.





Koustav Deu  
Subrata Sarkar

Sanjib Pyne

Chiranjib Pyne

SIDDHI VINAYAK CONSTRUCTION  
Koustav Deu  
Partn

SIDDHI VINAYAK CONSTRUCTION  
Subrata Sarkar  
Partners

Subsequently, record of right was prepared for the said land measuring 0.04 acres in the name of SRI SANJIB PYNE & SRI CHIRANJIB PYNE in the newly published L. R. Khatian; vide Khatian No. 13240 & 13241, L. R. Plot No. 1655/1834 of Mouza – Siliguri Madhya. Thereafter, above named SRI SANJIB PYNE & SRI CHIRANJIB PYNE mutated their names for the said property with the Holding Registrar of Siliguri Municipal Corporation, bearing Holding No. 100/37/113.

Thereafter, above named SRI SUBRATA SARKAR & SRI KOUSTAV DEY i.e. the Principal Nos. 1 & 2, SRI SANJIB PYNE & SRI CHIRANJIB PYNE i.e. Principal Nos. 3 & 4 amalgamated their land into a single plot of land by executing an Amalgamation Agreement on 08.06.2022.

AND WHEREAS We, the Principal is now desirous of construction of a multi-storied residential building on the said land measuring 0.0957 Acres particularly described in the schedule given here-in-under but we are not in a position to put our contemplation and scheme into action due to devoid of technical knowledge and shortage of fund and have approached the M/S. SIDDHI VINAYAK CONSTRUCTION, a Partnership firm to promote / develop my aforesaid land by constructing a residential complex on the said land.

WHEREAS we have entered into an agreement with one M/S. SIDDHI VINAYAK CONSTRUCTION, a Partnership firm [PAN: AEMFS 7759 E], having its office at Holding No. 215/1/293, Ground floor, Rashbehari Sarani, Hakimpara, Post Office and Police Station – Siliguri, Pin – 734 001, District – Darjeeling, represented by its Partners, viz. SRI KOUSTAV DEY, son of Sri Ashok Kumar Dey (PAN: AFDPD 4863 J, AADHAR 5786 9407 0699), residing at 20, Gostho Paul Sarani, Hakimpara, Post Office & Police Station – Siliguri, Pin – 734 001, District – Darjeeling and SRI SUBRATA SARKAR, son of Sri Bibhash Sarkar (PAN: APWPS 9907 D; Aadhaar No. 4997 1320 9169), residing at 39, Rashbehari Sarani, Hakimpara, Post Office and Police Station – Siliguri, Pin – 734 001, District – Darjeeling, in the State of West Bengal for development and construction of a multi-storied building on my said land in accordance with the building plan to be sanctioned by the Siliguri Municipal Corporation and the said document was duly registered with the office of the Additional District Sub-Registrar, Siliguri on 08.06.2022 and the said document was recorded in Book No. I, being No. I- 1714, for the year 2022.



Koustav Deu  
Subrata Sarkar  
Sangita Jyoti  
Chinmayi B. Patra

SIDDHI VINAYAK CONSTRUCTION  
Koustav Deu  
Partner

SIDDHI VINAYAK CONSTRUCTION  
Subrata Sarkar  
Partner

AND WHEREAS, in terms of the said agreement we have decided to empower the said Developer with all necessary powers to construct the above mentioned building on my said land described in the Schedule below and sale or transfer in any manner, the whole or any part of **Developer's allocation** in terms of the Development agreement.

NOW BY THIS POWER OF ATTORNEY, we do hereby nominate, appoint and constitute M/S. SIDDHI VINAYAK CONSTRUCTION, a Partnership firm represented by and through Partners(1) SRI SUBRATA SARKAR, son of Sri Bibhash Sarkar & (2) SRI KOUSTAV DEY, son of Sri Ashok Kumar Dey, as our true and lawful Attorney for me, in my name and on my behalf to do, execute and perform or cause to be done executed and performed all or any of the following acts, deeds and things.

1. To build and construct one multi-storied building or other building upon our below Schedule mentioned land at its costs and expenses according to the building Plan to be sanctioned by the Siliguri Municipal Corporation and/ or other appropriate authority.
2. To get the proposed building plan approved and sanctioned in our names from the appropriate authority or authorities at its own cost and for that purpose to sign all papers and documents.
3. To apply for and obtain electric and/ or water connection etc. whenever would be necessary for the purpose of construction of the said building.
4. To look after, execute, manage, supervise the entire construction work at its discretion and to deal with all affairs relating to and in connection with the construction of the said building and to appoint/ engage architect/ engineer, labourers and masons or any other person/s as may be necessary and to pay their remunerations and to discharge them from work.
5. To represent us before all authorities or person concerned as may be required from time to time for effective completion of the proposed building and to sign all relevant papers, deeds and documents for and on behalf of us.



Koustar Duj  
Sobush Gumb

Sanjiv Pyne

Chhavi Pyne

SIDDHI VINAYAK CONSTRUCTION  
Koustar Duj  
Partner

SIDDHI VINAYAK CONSTRUCTION  
Sobush Gumb  
Partner

6. To sign and verify all applications and objections to submit/ file the same before appropriate authority, to apply for all licenses, permissions, consent which may be required according to any existing rules or regulations in connection with the said construction of the building.

7. To enter into any agreement to sell or other agreements with the intending Purchaser/s or with any person/s of their choice and to execute any deed or document or instrument for the said purpose on behalf of us as the constituted attorney.

8. To transfer possession by way of sale or otherwise of the portions of the allocation of the said Developer, either at a time or part by part in favour of any intending purchaser/s of its choice and to do all acts, deeds and things as may be necessary for the said purpose.

9. To receive from the intending purchaser/s any money and/ or advances including the said consideration of any part of Developer's allocation and to give good and valid receipts for the same and grant discharges for the said payments which will protect the said purchaser/s.

10. To sign all documents, conveyances, deeds, applications, plan, sketch map, Forms on my behalf whenever it will consider it necessary.

11. To sign, execute or deliver any conveyance or conveyances for the purpose of selling any Flat/s and parking areas or other portion of Developer's allocation of the building to be constructed on the below Scheduled land in favour of the intending purchaser/s or his/ her/ their nominee or assignee.

However, the said Attorney shall have no authority to sell any portion of the Owner's allocation in terms of the Development agreement.

12. To sign and execute all other deeds, instrument, declaration, rectification deed and assurances which our Attorney shall consider necessary and to enter into and/ or agree to such covenant and conditions as may be required for fully and



Koustav Dey  
Subrata Sarkar

Sanjiv Tyne

Chinmayee Patil

SIDDHI VINAYAK CONSTRUCTION  
Koustav Dey  
Partner

SIDDHI VINAYAK CONSTRUCTION  
Subrata Sarkar  
Partner

effectually conveying the said flats/ spaces as we could do ourselves, if personally present.

13. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration if any, before the Additional District Sub-Registrar, or Registrar having authority for and to have the said conveyance/s registered. And to do all acts, deeds and things which my Attorney shall consider necessary for conveying the said Flats/ spaces to the said purchaser or purchasers as fully and effectually in all respects as we could do the same ourselves, if present.
14. To file, defend and prosecute all suits/ cases and to sign and verify plaint, complaints, petitions, written statements, written objections, affidavits etc. for us, in our name and on our behalf and to compromise, settle any dispute, suit, cases, proceedings etc. at its discretion and to pay or receive any amount of cost/ compensation in connection with any of such suits, cases or proceedings.
15. That our said Attorney M/S. SIDDHI VINAYAK CONSTRUCTION, a Partnership firm represented by and through Partners (1) SRI SUBRATA SARKAR, son of Sri Bibhash Sarkar & (2) SRI KOUSTAV DEY, son of Sri Ashok Kumar Dey shall execute proper Deed of Sale in favour of intending purchaser from the allocation of Developer.
16. To engage and appoint any solicitor, advocate, advocates, or counsel to act and plead or otherwise conduct any suit or case etc. on behalf of us. And, to discharge and or terminate its appointment, whenever our said attorney shall think fit and proper.
17. And generally to do all acts, deeds and things as may be necessary to give full effect to the intent and purpose of this Power of Attorney.

We do hereby agree to ratify and confirm whatever all acts, deeds and things shall be lawfully and bonafide done by my attorney, which shall be construed as acts, deeds and things done by us to all intents and purposes as if, we were personally present

✓



Konstan Dey  
Subhas Kumar

Sanjib Gyne

Chinmayi Prasad

SIDDI VINAYAK CONSTRUCTION  
Konstan Dey

SIDDI VINAYAK CONSTRUCTION  
Subhas Kumar  
Patna

even notwithstanding the fact that, no special power in that behalf is contained in this Power of Attorney.

SCHEDULE OF THE LAND

All that piece or parcel of land measuring 0.0957 acres, in part of R. S. Plot No. 6521, corresponding to L. R. Plot No. 1655/1834, recorded in R. S. Khatian No. 3939, corresponding to L. R. Khatian No. 13238, 13239, 13240 & 13241, situated within Mouza – Siliguri (at present Siliguri Madhya), J. L. No. 110(88), Touzi No. 3(Ja), Pargana – Baikunthapur, Subhas Pally, bearing Holding No. 43/9/2/91 & 100/37/113, within Ward No. 20 of Siliguri Municipal Corporation, Post Office – Siliguri, Pin -734 001, Police Station - Siliguri, District – Darjeeling. The said land is butted and bounded as follows:-

- NORTH : By the land and house of Ranjit Ghosh;
- SOUTH : By the land of Mr. S. Chanda;
- EAST : By the 21'-6" wide S. M. C. Road;
- WEST : By the Green Valley Apartment.

OWNERS' ALLOCATION

1. one Flat measuring 800 square feet including 20% super built-up area and stair case in the Third floor to the Principal No. 1 & 2.
2. 2 (two) Nos. of Flat measuring 880 square feet each including 20% super built-up area and stair case out of which one flat in the Second floor – back side and another in the Third floor back side and 2 (two) Nos. covered Garage measuring 130 square feet each in the Ground floor back side to the Principal No. 3 & 4;

DEVELOPERS' ALLOCATION

That except owner's allocation, remaining area shall be treated as Developer's allocation.

5/10



IN WITNESS WHEREOF, I the above named principals have set and subscribed my hand on this POWER OF ATTORNEY on the day month and year first above written.

WITNESSES:-

1. Suresh Das.  
S/o - Subhas Das  
South Shantinagar.  
P.O - Dabgram 2.  
P.S - Bhaktinagar.  
Dist - Jalpaiguri  
Pin - 734004

1. Konkar Jy
2. Subank Sarkar
3. Sanjay Pyne
4. chinanjib pyne.

EXECUTANT  
1. Konkar Jy  
SIDDHIVINAY CONSTRUCTION  
2. Subank Sarkar  
Partner

Signature of the Attorney.

Attested by US:

1. Konkar Jy
2. Subank Sarkar
3. Sanjay Pyne
4. chinanjib pyne.

Signature of the EXECUTANT.












2. Pravat Sarkar  
S/o - Lt - Paritosh Sarkar  
vill/P.O - Ramganj  
P.S - Islampur  
Dist - Uttar Dinajpur  
Pin - 733207

Drafted by me and printed in my  
office:












(SURI GHOSH)  
Advocate, Siliguri,  
Enroll. No. WB-493/2003














# EXECUTANT SHEET (PRINCIPAL)

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Kuntav Dey</i>						
						

*Kuntav Dey*  
Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Subal Saha</i>						
						

*Subal Saha*  
Signature with date












		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Sanjib Pyne</i>						
						


*Sanjib Pyne*  
Signature with date
















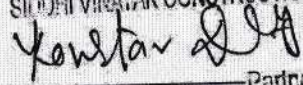
# EXECUTANT SHEET (PRINCIPAL)












		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Chinanjib Pyne.</i>						
						

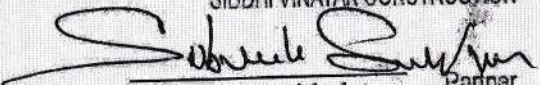
  
Chinanjib Pyne.  
 Signature with date

## (ATTORNEY)

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Konstar</i>						
						

SIDDI VINAYAK CONSTRUCTION  
  
Konstar Partner  
 Signature with date

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Subodh</i>						
						

SIDDI VINAYAK CONSTRUCTION  
  
Subodh Partner  
 Signature with date



### Major Information of the Deed

Deed No :	I-0402-01721/2022	Date of Registration	08/06/2022
Query No / Year	0402-8001720087/2022	Office where deed is registered	
Query Date	08/06/2022 1:19:31 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	SUPRIO GHOSH SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 8250809457, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1,04,39,000/-	Rs. 1,04,39,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040201714/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		






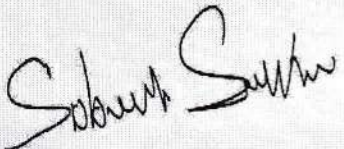


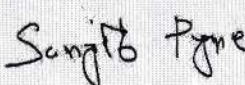
#### Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: SUBHAS PALLY, Road Zone : (Ward No.20 -- Ward No.20) , Mouza: Siliguri, Pin Code : 734001


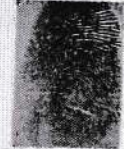
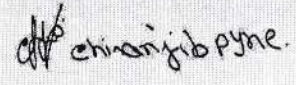
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-6521	RS-3939	Bastu	Bastu	0.0957 Acre	1,04,39,000/-	1,04,39,998/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					<b>9.57Dec</b>	<b>104,39,000 /-</b>	<b>104,39,998 /-</b>	



**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr KOUSTAV DEY</b> Son of Mr ASHOK KUMAR DEY Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Office	 08/06/2022	 LTI 08/06/2022	 08/06/2022
	GOSTHO PAUL SARANI,HAKIMPARA, 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.:: AFxxxxxx3J, Aadhaar No: 57xxxxxxxx0699, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Office			
2	<b>Name</b> <b>Mr SUBRATA SARKAR (Presentant )</b> Son of Mr BIBHASH SARKAR Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Office	 08/06/2022	 LTI 08/06/2022	 08/06/2022
	RASHBEHARI SARANI,HAKIMPARA, 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.:: APxxxxxx7D, Aadhaar No: 49xxxxxxxx9169, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Office			
3	<b>Name</b> <b>Mr SANJIB PYNE</b> Son of Late HIMADRI PYNE Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Office	 08/06/2022	 LTI 08/06/2022	 08/06/2022
	AZAD HIND SARANI ,SUBHAS PALLY, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BTxxxxxx9F, Aadhaar No: 40xxxxxxxx8911, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Office			



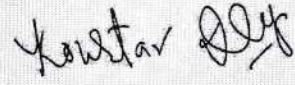





4	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr CHIRANJIB PYNE</b> Son of Late HIMADRI PYNE Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Office			
	08/06/2022	LTI 08/06/2022	08/06/2022	
AZAD HIND SARANI, SUBHAS PALLY, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx6L, Aadhaar No: 80xxxxxxxx6187, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Office				

**Attorney Details :**



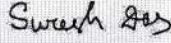
SI No	Name,Address,Photo,Finger print and Signature
1	<b>SIDDHI VINAYAK CONSTRUCTION</b> RASHBEHARI SARANI,HAKIMPARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AExxxxxx9E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr KOUSTAV DEY</b> Son of Mr ASHOK KUMAR DEY Date of Execution - 08/06/2022, , Admitted by: Self, Date of Admission: 08/06/2022, Place of Admission of Execution: Office			
	Jun 8 2022 1:45PM	LTI 08/06/2022	08/06/2022	
GOSTHO PAUL SARANI,HAKIMPARA, 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.:: AFxxxxxx3J, Aadhaar No: 57xxxxxxxx0699 Status : Representative, Representative of : SIDDHI VINAYAK CONSTRUCTION (as PARTNER)				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr SUBRATA SARKAR</b> Son of Mr BIBHASH SARKAR Date of Execution - 08/06/2022, , Admitted by: Self, Date of Admission: 08/06/2022, Place of Admission of Execution: Office			
	Jun 8 2022 1:46PM	LTI 08/06/2022	08/06/2022	
RASHBEHARI SARANI,HAKIMPARA, 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.:: APxxxxxx7D, Aadhaar No: 49xxxxxxxx9169 Status : Representative, Representative of : SIDDHI VINAYAK CONSTRUCTION (as PARTNER)				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri SURESH DAS</b> Son of Shri SUBHAS DAS SOUTH SHANTI NAGAR, City:- Not Specified, P.O:- DABGRAM I I, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734004			
	08/06/2022	08/06/2022	08/06/2022
Identifier Of Mr KOUSTAV DEY, Mr SUBRATA SARKAR, Mr SANJIB PYNE, Mr CHIRANJIB PYNE, Mr KOUSTAV DEY, Mr SUBRATA SARKAR			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr KOUSTAV DEY	SIDDHI VINAYAK CONSTRUCTION-0.02785 Acre
2	Mr SUBRATA SARKAR	SIDDHI VINAYAK CONSTRUCTION-0.02785 Acre
3	Mr SANJIB PYNE	SIDDHI VINAYAK CONSTRUCTION-0.02 Acre
4	Mr CHIRANJIB PYNE	SIDDHI VINAYAK CONSTRUCTION-0.02 Acre



**Endorsement For Deed Number : I - 040201721 / 2022**

**On 08-06-2022**

**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 13:37 hrs on 08-06-2022, at the Office of the A.D.S.R. SILIGURI by Mr SUBRATA 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 1,04,39,998/-

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

Execution is admitted on 08/06/2022 by 1. Mr KOUSTAV DEY, Son of Mr ASHOK KUMAR DEY, GOSTHO PAUL SARANI, HAKIMPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Mr SUBRATA SARKAR, Son of Mr BIBHASH SARKAR, RASHBEHARI SARANI, HAKIMPARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. Mr SANJIB PYNE, Son of Late HIMADRI PYNE, AZAD HIND SARANI, SUBHAS PALLY, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 4. Mr CHIRANJIB PYNE, Son of Late HIMADRI PYNE, AZAD HIND SARANI, SUBHAS PALLY, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Shri SURESH DAS, , , Son of Shri SUBHAS DAS, SOUTH SHANTI NAGAR, P.O: DABGRAM II, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 08-06-2022 by Mr KOUSTAV DEY, PARTNER, SIDDHI VINAYAK CONSTRUCTION, RASHBEHARI SARANI, HAKIMPARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Shri SURESH DAS, , , Son of Shri SUBHAS DAS, SOUTH SHANTI NAGAR, P.O: DABGRAM II, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-06-2022 by Mr SUBRATA SARKAR, PARTNER, SIDDHI VINAYAK CONSTRUCTION, RASHBEHARI SARANI, HAKIMPARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Shri SURESH DAS, , , Son of Shri SUBHAS DAS, SOUTH SHANTI NAGAR, P.O: DABGRAM II, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Law Clerk

**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 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 437, Amount: Rs.100/-, Date of Purchase: 06/06/2022, Vendor name: S S Goon



**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 64926 to 64943  
being No 040201721 for the year 2022.



*Syangden*

Digitally signed by SANGHA RATNA  
SYANGDEN  
Date: 2022.06.13 17:57:11 +05:30  
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2022/06/13 05:57:11 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.

(This document is digitally signed.)