

5158/22

I - 5200/2022

# भारतीय गैर न्यायिक

पचास  
रुपये  
₹.50



FIFTY  
RUPEES  
Rs.50

## INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 054349

Registration Commission Case No. 713/22

Handwritten notes: 24/05/2022, 06:20 P.M., (8) 1521684/2022



Handwritten signatures: Sushma Devi, Vikash Singh, Manisha, Tina Chattervedi, Sonishu, and another signature.

### DEVELOPMENT POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

THIS DEVELOPMENT POWER OF ATTORNEY IS MADE ON

THIS THE 24TH DAY OF MAY, 2022.

Certified that the Document is admitted to Registration and the Signature Sheet and the Endorsement Sheet attached to this Document are part of this Document

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

25 MAY 2022

Handwritten number 6

SL. NO. 45062 Date 29.3.2022  
PURCHASER Sri Kabeer Agarwal (Partner of Co-structure Builders)  
Full Address Maximpura, Siliguri  
Total Value 50  
Stamp Purchased from JPG Treasury-1

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

Sushma Devi



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Sushma Devi



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Vikas h Shah



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Manissha Shah



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Teena Chaturvedi



1457

Soni Shah



1458

Kauri



Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

24 MAY 2022

Certified that the Document is admitted to  
Registration and the Signature Sheet and  
the Document is attached to this  
Document as one part of this Document

Purpesh Kumar Agarwal  
S/o Late Manjeram Agarwal  
Gang Kuti Dedukh Tori  
Jalpaiguri - 736182

:2:

Sushma Devi

Vikaash Shah

Manishha Shah

Tina Chaturvedi

Soni Shm

Soni

BY : **1. SMT. SUSHMA DEVI**, wife of Late Dinesh Prasad Shah, India by Nationality, Hindu by faith, House-wife by occupation, residing at Swaraswati Rice Mill, 2<sup>nd</sup> Mile, Sevoke Road, Siliguri, P.O. - Sevoke Road, P.S. - Bhaktinagar, District - Jalpaiguri, PIN - 734001, in the State of West Bengal, (I.T. PAN - ADFPD1047A)

**2. SRI VIKAASH SHAH**, son of Late Dinesh Prasad Shah, Indian by Nationality, Hindu by faith, Business by occupation, residing at Swaraswati Rice Mill, 2<sup>nd</sup> Mile, Sevoke Road, Siliguri, P.O. - Sevoke Road, P.S. - Bhaktinagar, District - Jalpaiguri, PIN - 734001, in the State of West Bengal, (I.T. PAN - APEPS7350G)

**3. MISS MANISSHA SHAH**, daughter of Late Dinesh Prasad Shah, Indian by Nationality, Hindu by faith, House-wife by occupation, residing at Swaraswati Rice Mill, 2<sup>nd</sup> Mile, Sevoke Road, Siliguri, P.O. - Sevoke Road, P.S. - Bhaktinagar, District - Jalpaiguri, PIN - 734001, in the State of West Bengal, (I.T. PAN - KKDPS7983B)

**4. SMT. TINA SHAH** alias **TINA CHATURVEDI**, wife of Sri Avinash Chaturvedi and daughter of Late Dinesh Prasad Shah, Indian by Nationality, Hindu by faith, House-wife by occupation, residing at F 1901, Raheja Vistas, Chandivali Farm Road, Raheja Vihar, Chandivali, Mumbai, P.O. - Sakinaka, P.S. - Powai, District - Mumbai, PIN - 400072, in the State of Maharashtra (I.T. PAN - ALYPS1248R) and

G.

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Sushma Devi  
Sikesh Shah  
Manisha Shah  
Tina Chattervedi  
Soni Shah  
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5. **SMT. SONI SHAH**, wife of Sri Rajiv Sachdeva and daughter of Late Dinesh Prasad Shah, Indian by Nationality, Hindu by faith, House-wife by occupation, residing at Flat No.801, A-Wing, Adityavardhan Apartment, 186 B Saki Vihar Road, Opposite Boomerang, Andheri East, Mumbai, P.O. and P.S. - Andheri, District - Mumbai, PIN - 400072, in the State of Maharashtra, ( I.T. PAN - ALXPS8119A)

hereinafter called the " **PRINCIPALS** ".

TO : **SRI PRATEEK AGARWAL**, son of Sri Kamal Kumar Agarwal, ( Partner of ECOSTRUCTURE BUILDERS ), Indian by Nationality, Hindu by faith, Business by occupation, residing at Geetanjali Apartment, 3<sup>rd</sup> Floor, Syed Mustafa Ali Road, Hakimpara, Siliguri, P.O. and P.S. - Siliguri, District - Darjeeling, PIN- 734001, in the State of West Bengal, hereinafter called the " **ATTORNEY** ". (I.T. PAN - BFAPA5520F)

KNOW ALL MEN BY THESE PRESENTS that the abovenamed Principals are the sole, absolute and exclusive owners of all that piece or parcel of land measuring 1.825 Acres, more particularly described in the Schedule-A given hereinbelow.

THAT the abovenamed Principals have entered into a Development Agreement with ECOSTRUCTURE BUILDERS, executed on 07-04-2022, being Document No.3669 for the year 2022, registered in the Office of the Addl. Dist. Sub-Registrar, Bhaktinagar, for development / construction of the residential portion ( inclusive of the residential flats, parking spaces and all allied facilities and amenities ) of the complex on the Schedule-A land.

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Sykhwa Devi

Vikram Shah

Manisha Shah

Tina Chaturvedi

Soni Shah

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**NOW THEREFORE BY THESE PRESENTS**, We, the abovenamed Principals, in pursuance of the abovementioned Development Agreement being Document No.3669 for the year 2022, do hereby nominate, constitute and appoint abovenamed **SRI PRATEEK AGARWAL**, son of Sri Kamal Kumar Agarwal, Partner of ECOSTRUCTURE BUILDERS, as our true and lawful attorney, in our name and on our behalf to inter alia, do and perform the following acts, deeds and things particularly in pursuance of the abovementioned Development Agreement on our behalf in the manner as under.

1. To appear for and represent us before all Municipal Bodies/Corporation, Revenue Office/s, Settlement Office/s, before any Magistrate and in all courts having civil, criminal, original, appellate, revisional or special jurisdiction, before any Tribunals and/or other authorities and in all Govt./Semi-Govt. department/office and to sign, execute, verify and file plaints, written statements and petitions, and also to present appeals in any court, and to accept services of all summons, notices and other processes of law with respect to the hereinbelow mentioned project on the Schedule-A land.

2. To sign all papers/documents for obtaining occupation certificate from the authority concerned with respect to the development / construction of the Project on the Schedule-A land.

3. To construct the residential portion ( inclusive of the residential flats, parking spaces and all allied facilities and amenities ) of the complex on the Schedule-A land as per approved plan and for same store building materials as per requirement, keep guard/chowkidar or any other staff or take other security measures including padlocks.

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Sushma Devi

Vikram Shah

Manisha Shah

Tina Chaturvedi

Sonishu

Sumit

4. To make payment/deposit of Khazna, installments and/or any other taxes as may be levied by the concerned authority/ies with respect to the proportionate share of the land on which the residential portion ( inclusive of the residential flats, parking spaces and all allied facilities and amenities ) of the Project is to be constructed.

5. To advertise in the media and/or publish brochure, etc., for sale of the units in the residential portion ( inclusive of the residential flats, parking spaces and all allied facilities and amenities ) of the Project developed/constructed on the Schedule-A land.

6. To enter into an agreement to sale with any intending purchaser/s, receive baina money and balance of the consideration amount against sale and to give valid receipt/s thereof and discharge the intending purchaser/s from the payment thereof and to admit such receipt/s before the Registering Authority or any other concerned authority/ies with regards to the transfer of the right, title and possession of the units of the Developer's Allocation, more particularly described in the Schedule - B given hereinbelow.

7. To enter into, execute and present the Deed of Sale/ Conveyance and/or other documents on our behalf before the Registering Authority and admit execution thereof and to sign such papers, affidavits, vouchers, documents and registers as may be necessary and do such other things for registration of the said Deed of Sale/ Conveyance and/or other documents as our said attorney shall consider necessary for properly and legally conveying the units of the Developer's Allocation, more particularly described in the Schedule-B given hereinbelow, in favour of any intending purchaser/s as fully and effectually in all respects as we could have done the same ourselves, as particularly described in the abovementioned Development Agreement, being Document No.3669, for the year 2022.

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Sushma Devi

Vikash Shah

Manisha Shah

Trish Chaturvedi

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8. To make, sign and verify all applications or objections to appropriate authorities for all and any license, permission or consent, etc., required by law in connection with the management and development of the property as stipulated in the abovementioned Development Agreement.

9. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals, in any court anywhere within or outside India in its civil, criminal, revenue, revision or before any tribunal or arbitration or industrial court, income-tax and sales-tax authorities, to act and plead, to sign and verify complaints, written statements, petitions and other pleadings, including pleadings under Article 226 of the Constitution of India, and also to present any Memorandum of Appeal, to accept service of summons, notice and other legal processes.

10. To appoint, engage on our behalf pleaders, advocates or solicitors whenever our said attorney shall think proper to do so and to discharge and/or terminate his/ her or their appointment.

11. To compromise, compound or withdraw cases, and/or to refer to arbitration all disputes and differences.

12. To sign, verify and file applications for execution of decrees or orders of any court.

13. To execute and do all other acts, deeds or things for the assurance of the purchaser/s with respect to the Developer's Allocation and to apply and appear before any authority/ies as may be necessary, appropriate or expedient.

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Sushma Devi

Vikram Shah

Manish Shah

Tina Chaturvedi

Soni Suresh

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14. To receive delivery of notices issued by court or any department in respect to the property as stipulated in the said Development Agreement.

15. And generally to do, perform or execute or cause to be done, performed or executed all such further and other acts, deeds and things as and when required or deemed expedient or advised to be done for satisfactorily carrying into effect the powers and authority/ies hereby conferred.

16. And We, the abovenamed Principals, hereby agree, confirm and ratify all such acts, deeds and proceedings done legally in conformity with the stipulations in the Development Agreement and in a bona-fide manner by our said Attorney by virtue of these presents and the same shall be binding on us and be of full force and effect as if the same was done/executed by us.

17. This Power of Attorney shall remain valid and enforceable till the completion of the entire residential portion ( inclusive of the residential flats, parking spaces and all allied facilities and amenities ) of the complex and complete disposal and transfer of all the units, particularly described in the Schedule-B given hereinbelow.

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Sushma Devi  
Vikash Moh  
Manish Kumar Shah  
Tina Chatterjee  
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### SCHEDULE -A

All that piece or parcel of land measuring 1.825 Acres, situated within Mouza - Dabgram, J.L. No.02, R.S. Sheet No.8 corresponding to L.R. Sheet No.38, Pargana - Baikunthapur, located in the Road Zone - Payal Cinema Hall to Cosmos Mall, bearing Holding No.3333/1 in Ward No.40 of the Siliguri Municipal Corporation, P.S. - Bhaktinagar, District - Jalpaiguri, in the State of West Bengal.

R.S. Khatian No.	L.R. Khatian Nos.	R.S. Plot Nos.	L.R. Plot No.	Area
321/1	101, 100, 102, 98 and 99	422	17	1.245 Acres
		429		0.510 Acres
		430		0.070 Acres
Total				1.825 Acres

The said land is bound and butted as follows :

- By North : 18 feet wide Private Road of Shree Shyam Colony, Shree Shyam Colony and Royal Enclave Housing,
- By South : Land of Smt. Urmila Devi & Others and 17 feet wide Private Road,
- By East : Shreedham Apartments,
- By West : 100 feet wide Sevoke Road and Shree Shyam Colony.

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Sushma Devi

Vikram Moh

Mani S. he Shah

Tina Chaturvedi

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**SCHEDULE -B**

**DEVELOPERS'S ALLOCATION**

( As per Development Agreement being Document No.3669 for the year 2022.)

**I. RESIDENTIAL FLATS**

Floor	Flat no.	Built-up Area	Super built-up Area
First Floor	F1	2951.85 Sq.ft.	3542.22 Sq.ft.
Second Floor	B2	2951.85 Sq.ft.	3542.22 Sq.ft.
	C2	2401.06 Sq.ft.	2881.28 Sq.ft.
	E2	2398.45 Sq.ft.	2878.14 Sq.ft.
	F2	2951.85 Sq.ft.	3542.22 Sq.ft.
	G2	2401.06 Sq.ft.	2881.28 Sq.ft.
Third Floor	B3	2951.85 Sq.ft.	3542.22 Sq.ft.
	D3	2949.23 Sq.ft.	3539.08 Sq.ft.
	G3	2401.06 Sq.ft.	2881.28 Sq.ft.
Fourth Floor	C4	2401.06 Sq.ft.	2881.28 Sq.ft.
	E4	2398.45 Sq.ft.	2878.14 Sq.ft.
	F4	2951.85 Sq.ft.	3542.22 Sq.ft.
Fifth Floor	C5	2401.06 Sq.ft.	2881.28 Sq.ft.
	D5	2949.23 Sq.ft.	3539.08 Sq.ft.
	F5	2951.85 Sq.ft.	3542.22 Sq.ft.
Sixth Floor	B6	2951.85 Sq.ft.	3542.22 Sq.ft.
	E6	2398.45 Sq.ft.	2878.14 Sq.ft.
Seventh Floor	C7	2401.06 Sq.ft.	2881.28 Sq.ft.
	D7	2949.23 Sq.ft.	3539.08 Sq.ft.
	G7	2401.06 Sq.ft.	2881.28 Sq.ft.



Sushma Devi  
Vikram Shah  
Manisha Shah -  
Tina Chattervedi  
Soni Shri  
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## II. PARKING SPACES

A) 32 Parking Spaces, each measuring 135 Sq.ft., on the Basement Floor  
( Block - B to G) being Parking Space Nos. :-

26 to 39, 40 to 47, 58, 59, 61, 62, 64, 65, 67, 68, 70 and 72.

B) 25 Parking Spaces, each measuring 135 Sq.ft., on the Ground Floor  
( Block - B to G) being Parking Space Nos. :-

3 to 15, 38 to 41 and 46 to 53.

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IN WITNESSES WHEREOF THE PRINCIPALS AND THE ATTORNEY HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THIS DEVELOPMENT POWER OF ATTORNEY ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :

1. VIKAS Agarwal  
S/o Late Ram Bales Agarwal  
Sevoke Road, Pundosi Panel  
Siliguri -  
P.O. P.S. = Siliguri  
Dist - Darjeeling
2. Rupesh Kumar Agarwal  
S/o Late Mangaram Agarwal  
Gang Kuthin, Aekhole Toll  
Tejpur - 736182

The contents of this document have been personally gone through and understood by the Principals and the Attorney hereto.

Sushma Devi

Vikash Shah  
Manissha Shah.

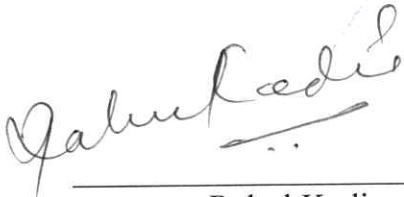
Tina Chaturvedi

Soni Shikha

PRINCIPALS

Drafted as per the instructions of the parties hereto and printed in the Office of Kamal Kumar Kedia & Associates, Siliguri.

Read over and explained by me.



Rahul Kedia  
Advocate, Siliguri.  
Enr.No.F/1379/1449/2017.



ATTORNEY

Sushma Devi

Vikash Shah

Manissha Shah.

Tina Chaturvedi

Soni Shikha

SIGNATURE OF THE ATTORNEY IS  
ATTESTED BY THE PRINCIPALS



FINGER PRINTS OF SMT. SUSHMA DEVI ( PRINCIPAL NO.1 )

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

Sushma Devi  
SIGNATURE



FINGER PRINTS OF SRI VIKAASH SHAH ( PRINCIPAL NO.2 )

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

Vikaash Shah  
SIGNATURE



Manissha Shah

FINGER PRINTS OF MISS MANISSHA SHAH ( PRINCIPAL NO.3 )

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

Manissha Shah  
SIGNATURE



Tina Chaturvedi

FINGER PRINTS OF SMT. TINA SHAH ALIAS TINA CHATURVEDI ( PRINCIPAL NO.4 )

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

Tina Chaturvedi  
SIGNATURE



Soni Shah

FINGER PRINTS OF SMT. SONI SHAH ( PRINCIPAL NO.5 )

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

Soni Shah

SIGNATURE



Sri Prateek

FINGER PRINTS OF SRI PRATEEK AGARWAL (Partner of Ecostructure Builders) - ATTORNEY

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

Sri Prateek

SIGNATURE







Government of West Bengal

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

OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07118001521684/2022

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






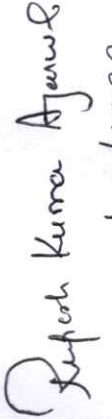
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt SUSHMA DEVI Swaraswati Rice Mill, 2nd Mile, Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001	Principal			Sushma Devi 24/05/2022
2	Shri VIKASH SHAH Swaraswati Rice Mill, 2nd Mile, Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001	Principal			Vikash Shah 24/05/2022

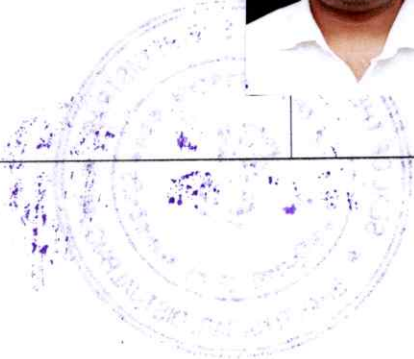


I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Miss MANISSHA SHAH Swaraswati Rice Mill, 2nd Mile, Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001	Principal			Manisha Shah 24/05/2022
4	Smt TINA SHAH Alias TINA CHATURVEDI F 1901, Raheja Vistas, Chandivali Farm Road, Raheja Vihar, Chandivali, Mumbai, City:- Not Specified, P.O:- Sakinaka, P.S:- PAWAI, District:- Mumbai, Maharashtra, India, PIN:- 400072	Principal			Tina Chaturvedi 24/05/2022
5	Smt SONI SHAH Flat No.801, A-Wing, Adityavardhan Apartment, 186 B Saki Vihar Road, Opposite Boomerang, Andheri East, Mumbai, City:- Not Specified, P.O:- Andheri, P.S:-ANDHERI, District:- Mumbai, Maharashtra, India, PIN:- 400072	Principal			Soni Shah 24/05/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Shri PRATEEK AGARWAL Geetanjali Apartment, 3rd Floor, Syed Mustafa Ali Road, Hakimpara, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Representative of Attorney [ECOSTRUCTURE BUILDERS]			 24/05/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Rupesh Kumar Agarwal Son of Late Mangeram Agarwal Garg Kutir, Deokota Toll. City:- , P.O:- Jaigaon, P.S:- Jaigaon, District:- Alipurduar, West Bengal, India, PIN:- 736182	Smt SUSHMA DEVI, Shri VIKAASH SHAH, Miss MANISSHA SHAH, Smt TINA SHAH, Smt SONI SHAH, Shri PRATEEK AGARWAL			 24/05/2022



(Tapash Kanti Ghosh)  
 ADDITIONAL DISTRICT  
 SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R.  
 BHAKTINAGAR  
 Jalpaiguri, West Bengal

## Major Information of the Deed

Deed No :	I-0711-05200/2022	Date of Registration	25/05/2022
Query No / Year	0711-8001521684/2022	Office where deed is registered	
Query Date	23/05/2022 3:42:31 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Kamal Kumar Kedia And Associates S F Road Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832040004, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 65,10,27,292/-		
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]:- 071103669/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Sevoke Road, Road Zone : (Payel Cinema hall -- Cosmos mall) , Mouza: Dabgram Sheet No - 8, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-422	RS-321/1	Commercial Use	Commercial Use	1.245 Acre		44,41,25,469/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-429	RS-321/1	Commercial Use	Commercial Use	0.51 Acre		18,19,30,914/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
L3	RS-430	RS-321/1	Commercial Use	Commercial Use	0.07 Acre		2,49,70,909/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>182.5Dec</b>	<b>0 /-</b>	<b>6510,27,292 /-</b>	
	<b>Grand Total :</b>				<b>182.5Dec</b>	<b>0 /-</b>	<b>6510,27,292 /-</b>	

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt SUSHMA DEVI (Presentant )</b> Wife of Late Dinesh Prasad Shah Swaraswati Rice Mill, 2nd Mile, Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:-734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxx7A, Aadhaar No: 94xxxxxxxx7047, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Pvt. Residence
2	<b>Shri VIKASH SHAH</b> Son of Late Dinesh Prasad Shah Swaraswati Rice Mill, 2nd Mile, Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:-734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxx0G, Aadhaar No: 90xxxxxxxx0570, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Pvt. Residence
3	<b>Miss MANISSHA SHAH</b> Daughter of Late Dinesh Prasad Shah Swaraswati Rice Mill, 2nd Mile, Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:-734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: KKxxxxx3B, Aadhaar No: 54xxxxxxxx8886, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Pvt. Residence
4	<b>Smt TINA SHAH, (Alias: TINA CHATURVEDI)</b> Wife of Shri Avinash Chaturvedi F 1901, Raheja Vistas, Chandivali Farm Road, Raheja Vihar, Chandivali, Mumbai, City:- Not Specified, P.O:- Sakinaka, P.S:-PAWAI, District:-Mumbai, Maharashtra, India, PIN:-400072 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxx8R, Aadhaar No: 24xxxxxxxx8308, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Pvt. Residence
5	<b>Smt SONI SHAH</b> Wife of Shri Rajiv Sachdeva Flat No.801, A-Wing, Adityavardhan Apartment, 186 B Saki Vihar Road, Opposite Boomerang, Andheri East, Mumbai, City:- Not Specified, P.O:- Andheri, P.S:-ANDHERI, District:-Mumbai, Maharashtra, India, PIN:- 400072 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxx9A, Aadhaar No: 39xxxxxxxx1387, Status :Individual, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/05/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Pvt. Residence

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ECOSTRUCTURE BUILDERS</b> Third Floor, City Mall, Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxx2Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri PRATEEK AGARWAL</b> Son of Shri Kamal Kumar Agarwal Geetanjali Apartment, 3rd Floor, Syed Mustafa Ali Road, Hakimpara, Siliguri, 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, , Aadhaar No: 90xxxxxxx2985 Status : Representative, Representative of : ECOSTRUCTURE BUILDERS (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Rupesh Kumar Agarwal</b> Son of Late Mangeram Agarwal Garg Kutir, Deokota Toll, City:- , P.O:- Jaigaon, P.S:-Jaigaon, District:-Alipurduar, West Bengal, India, PIN:- 736182			

Identifier Of Smt SUSHMA DEVI, Shri VIKAASH SHAH, Miss MANISSHA SHAH, Smt TINA SHAH, Smt SONI SHAH, Shri PRATEEK AGARWAL

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt SUSHMA DEVI	ECOSTRUCTURE BUILDERS-24.9 Dec
2	Shri VIKAASH SHAH	ECOSTRUCTURE BUILDERS-24.9 Dec
3	Miss MANISSHA SHAH	ECOSTRUCTURE BUILDERS-24.9 Dec
4	Smt TINA SHAH	ECOSTRUCTURE BUILDERS-24.9 Dec
5	Smt SONI SHAH	ECOSTRUCTURE BUILDERS-24.9 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Smt SUSHMA DEVI	ECOSTRUCTURE BUILDERS-10.2 Dec
2	Shri VIKAASH SHAH	ECOSTRUCTURE BUILDERS-10.2 Dec
3	Miss MANISSHA SHAH	ECOSTRUCTURE BUILDERS-10.2 Dec
4	Smt TINA SHAH	ECOSTRUCTURE BUILDERS-10.2 Dec
5	Smt SONI SHAH	ECOSTRUCTURE BUILDERS-10.2 Dec

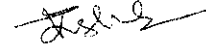
**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Smt SUSHMA DEVI	ECOSTRUCTURE BUILDERS-1.4 Dec
2	Shri VIKAASH SHAH	ECOSTRUCTURE BUILDERS-1.4 Dec
3	Miss MANISSHA SHAH	ECOSTRUCTURE BUILDERS-1.4 Dec
4	Smt TINA SHAH	ECOSTRUCTURE BUILDERS-1.4 Dec
5	Smt SONI SHAH	ECOSTRUCTURE BUILDERS-1.4 Dec

On 23-05-2022

**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 65,10,27,292/-



Tapash Kanti Ghosh  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
Jalpaiguri, West Bengal

On 24-05-2022

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

Presented for registration at 18:20 hrs on 24-05-2022, at the Private residence by Smt SUSHMA DEVI , one of the Executants.

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

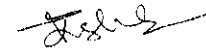
Execution is admitted on 24/05/2022 by 1. Smt SUSHMA DEVI, Wife of Late Dinesh Prasad Shah, Swaraswati Rice Mill, 2nd Mile, Sevoke Road, Siliguri, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 2. Shri VIKASH SHAH, Son of Late Dinesh Prasad Shah, Swaraswati Rice Mill, 2nd Mile, Sevoke Road, Siliguri, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. Miss MANISSHA SHAH, Daughter of Late Dinesh Prasad Shah, Swaraswati Rice Mill, 2nd Mile, Sevoke Road, Siliguri, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 4. Smt TINA SHAH, Alias TINA CHATURVEDI, Wife of Shri Avinash Chaturvedi, F 1901, Raheja Vistas, Chandivali Farm Road, Raheja Vihar, Chandivali, Mumbai, P.O: Sakinaka, Thana: PAWAI, , Mumbai, MAHARASHTRA, India, PIN - 400072, by caste Hindu, by Profession House wife, 5. Smt SONI SHAH, Wife of Shri Rajiv Sachdeva, Flat No.801, A-Wing, Adityavardhan Apartment, 186 B Saki Vihar Road, Opposite Boomerang, Andheri East, Mumbai, P.O: Andheri, Thana: ANDHERI, , Mumbai, MAHARASHTRA, India, PIN - 400072, by caste Hindu, by Profession House wife

Indetified by Mr Rupesh Kumar Agarwal, , Son of Late Mangeram Agarwal, Garg Kutir, Deokota Toll, P.O: Jaigaon, Thana: Jaigaon, , Alipurduar, WEST BENGAL, India, PIN - 736182, by caste Hindu, by profession Business

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

Execution is admitted on 24-05-2022 by Shri PRATEEK AGARWAL, Partner, ECOSTRUCTURE BUILDERS, Third Floor, City Mall, Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Mr Rupesh Kumar Agarwal, , Son of Late Mangeram Agarwal, Garg Kutir, Deokota Toll, P.O: Jaigaon, Thana: Jaigaon, , Alipurduar, WEST BENGAL, India, PIN - 736182, by caste Hindu, by profession Business



Tapash Kanti Ghosh  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
Jalpaiguri, West Bengal

On 25-05-2022

**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.

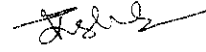
**Payment of Fees**

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 45062, Amount: Rs.50/-, Date of Purchase: 29/03/2022, Vendor name: Jaya Rani Das



**Tapash Kanti Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**Jalpaiguri, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2022, Page from 133989 to 134012

being No 071105200 for the year 2022.



*Tapash Kanti Ghosh*

Digitally signed by TAPASH KANTI  
GHOSH  
Date: 2022.06.01 12:10:22 +05:30  
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2022/06/01 12:10:22 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)