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I-9518/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 427692

10/12/2021  
 D/O. 8/002570911.

Usaid Roy  
 ✓

**DEVELOPMENT/CONSTRUCTION**

**POWER OF ATTORNEY**

3  
 Dipak Debnath  
 Advocate, Siliguri

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION  
 THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED  
 TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

Addl. District Sub-Registrar,  
 Siliguri-II at Bagdogra

10 DEC 2021

N. J. Stamp

SL. No. 240 Date 08.12.21

Sold to M/s. Disha Constructions

of Bagdogra

Value 50/- Rupees

*J. Sank*

**JAYABRATA BANIK**  
Govt. Stamp Vender  
A.D.S.R. Office Bagdogra  
L/No- 539-R.M/Darjeeling  
Year 2007



*J. Sank*  
Additional District Sub Registrar  
Bagdogra, Darjeeling, West Bengal

31.12.2021

Ujjal Roy ✓

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THIS POWER OF ATTORNEY IS MADE ON THIS THE 10<sup>th</sup> DAY OF DECEMBER, 2021

✓ BY:- MR. UJJAL ROY, (IT PAN AYBPR5008G), Son of Mr. Santosh Roy, Hindu by faith, Indian by Nationality, Business by occupation, residing at Pradhan Nagar, Dakshin Bagdogra, Upper Bagdogra, P.O. Bagdogra, P.S. Naxalbari now Bagdogra, District- Darjeeling, Pin-734014, in the State of West Bengal - hereinafter referred to as "THE PRINCIPAL" of the "ONE PART"

A N D

TO:- M/S. DISHA CONSTRUCTIONS, (IT PAN AAQFD6189B) a Partnership Firm, having its principal office at Sukanta Nagar, Upper Bagdogra, P.O. Bagdogra, P.S. Naxalbari now Bagdogra, District Darjeeling, in the state of West Bengal - being represented by its Partners, namely:

1. MD. TASLIM, (IT PAN ACBPT6537C) Son of Late Abdul Masjid, Muslim by faith, Indian by Nationality, Business by occupation, residing at 26 Tapsia Road, P.O. & P.S. Tiljala, District- South 24 Parganas, Pin-700039, in the State of West Bengal,

2. MR. SOYAB ALI, (IT PAN AIZPA2641J) Son of Late Mohammad Ali, Muslim by faith, Indian by Nationality, Business by occupation, residing at Main Road, Upper Bagdogra, P.O. Bagdogra, P.S. Naxalbari now Bagdogra, District- Darjeeling, Pin-734014, in the State of West Bengal

3. MD. SAURAB ALI, (IT PAN BXIPA0062Q) Son of Late Mohammad Ali, Muslim by faith, Indian by Nationality, Business by occupation, residing at Main Road, Upper Bagdogra, P.O. Bagdogra, P.S. Naxalbari now Bagdogra, District- Darjeeling, Pin-734014, in the State of West Bengal and

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9)  
Dipak Debnath  
Advocate, Siliguri

Ujjal Roy

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**4.MR. SHIBABRATA BARDHAN**, (IT PAN AGOPB5832F), Son of Mr. Sushil Chandra Bardhan, Hindu by faith, Indian by Nationality, Business by occupation, residing at Vivekananda Pally, Upper Bagdogra, P.O. Bagdogra, P.S. Naxalbari now Bagdogra, District- Darjeeling, Pin-734014, in the State of West Bengal- hereinafter referred to as **"THE DEVELOPER"** as my ture and lawful Attorney of the **"OTHER PART"**.

**KNOW ALL MEN BY THESE PRESENTS THAT**, I, the above named Principal is absolutely seized and possessed of a piece of land measuring 20 Decimals, forming part of R.S. Plot No. 297, corresponding to L.R. Plot No. 874, recorded in L.R. Khatian No. 4093, situated within Mouza – Uttar Bagdogra, J.L. No.- 93, Pargana - Patharghata, P.S. Naxalbari now Bagdogra, District Darjeeling and which is being assured by the owner that the said land is free from all sorts of encumbrances, attachments, charges, legal flaws, claims, demands, due, notice, religious or family disput etc

i, had got ownership by virtue of Deed of Gift Dtd.22.09.2021, executed by my mother Mrs. Durga Roy, Wife of Santosh Roy, **being Document No. 6807 for the year 2021**, recorded in Book No.I, Volume No.0403-2021, Pages 174328 to 174348, registered in the office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra, in the District of Darjeeling.

The said Mrs. Durga Roy had got ownership by virtue of Deed of Gift, **being Document No.2627 for the year 2013**, recorded in Book No.I, CD Volume No.5, Page 7693 to 7703, registered in the office of the Addl. Dist. Sub-Registrar, Siliguri-II at Bagdogra, in the District of Darjeeling..

WHEREAS I, the abovenamed Principal, **do hereby nominate, constitute and appoint the partners of M/S.DISHA CONSTRUCTIONS as my true and Lawful Attorney (s)** to jointly and severally act for me in the following matters, deeds and things particularly with respect to the scheduled property.

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**Dipak Debnath**  
Advocate, Siliguri

Ujjal Roy

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AND WHEREAS by Development Agreement dated 08.12.2021, executed by me as myself being Serial No.9727, for the year 2021 and being **Document No.9465 for the year 2021**, recorded in Book No.I, registered in the office of the Addl. District. Sub-Registrar, Siliguri-II at Bagdogra and I have agreed to assign the development rights in respect of below schedule-A property to **M/S. DISHA CONSTRUCTIONS** a partnership firm having its principal office at Sukanta Nagar, Upper Bagdogra, P.O Bagdogra, P.S Naxalbari now Bagdogra, District-Darjeeling, Pin-734014, in the State of West Bengal-hereinafter called the said Developer upon the terms and conditions contained therein.

AND WHEREAS in presence of the said development agreement I, have handed over the possession of the said property to the Developer for developing purpose as per following terms and conditions;

AND WHEREAS the Developer have requested me to grant power of attorney in their favour to enable them to set the plans sanctioned by the appropriate authority and to start construction on the said land and to do all other acts and things, which I have agreed to do.

NOW KNOW I ALL AND THESE PRESENTS WRITTEN THAT I, **MR. UJJAL ROY**, Son of Mr. Santosh Roy, do here by nominate, constitute and appoint **1.MD. TASLIM**, Son of Late Abdul Masjid, **2. MR. SOYAB ALI**, Son of Late Mohammad Ali, **3. MD. SAURAB ALI**, Son of Late Mohammad Ali and **4.MR. SHIBABRATA BARDHAN**, Son of Mr. Sushil Chandra Bardhan, the partners of **M/S. DISHA CONSTRUCTIONS** hereinafter referred to as my Attorney(s), to be my true and lawful Attorney (s) in my name and on my behalf to do jointly or severally all and/or execute all or any of the following acts, deeds, matters, and things for me and on my behalf and in my name VIZ

1.To develop and sell the buildings consisting of flats for residential purpose in the said property.

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<sup>2</sup>  
Dipak Debnath  
Advocate, Siliguri

Ujjal Ray

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2.To apply, for permission /exemption from the Competent Authority, the state of West Bengal and/or any other Authority /authorities under the provision of Urban Land (Celling and Regulation) Act, 1976 (forbravity ULC&R Act) and for the permission and/or sanction for development of the said property under the provision of ULC&R Act, and for that purpose to make any declarations, sign forms in my name.and my behalf as my attorney(s) shall deed fit and proper also to apper before appellate authorities under the said ULC&R Act AND/OR State Govt. In connection with the permission for transfer of the said property as also development of the said property as aforesaid and generally to do various acts, deeds, matters, and things connected with the matter relating to ULC&R Act in the manner my said Attorney(s) may deed fit and proper and conducive in connection with all matters pertaining to Rural /Urban Land Celling clearance

3.To make and prepare and/or cause to be made and prepared at their entire cost all such layout, sub-division, plans, specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary.required and advisable at the discretion of my said attorney(s) for the purpose of constructing the buildings on the said property to Upper Bagdogra Gram Panchayat, Block Development Office, Naxalbari and or local bodies and to engage the services of any Architect, Engineer,consultant, or any person as may be necessary or advisable at the discretion of my said attorneys and to pay necessary fees and premium required for getting the plans sanctioned and all other acts and things as may be necessary for getting the plans of the proposed buildings sanctioned by the UBGP/BDO, NAX./Municipal and other authorities.

4.To pay and discharge all ground rent. Taxes, assessments, charges, deductions, expenses and all other payments and out goings whatsoever due and payable for or on account of the said property from the date of the said agreements onwards.

5.To commence, carry out and complete and/or cause to be commenced and completed, construction work at their entire cost on the said property in accordance with the sanctioned plans and specifications and so far as any constructions work is concemed, to see that all applicable rules and regulations

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**Dipak Debnath**  
Advocate, Siliguri

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which are made by the Govt of West Bengal and/or Upper Bagdogra Gram Panchayat/ Block Development Office, Naxalbari and/or Town planning Authorities and/or collector and/or any other Competent Authority or authorities for the time being are strictly observed.

6.To invite tenders and offer for the purpose of construction of the building structure on the said property to accept such tenders or offers and such consideration and on such terms and conditions and the said attorney(s) may in their absolute direction deed fit, to give the construction contract to such person(s) as my said attorneys may deed fit and proper and to get all such buildings or structures duly completed by the said contractors and to enter into such agreements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of development of the said property wholly, partly or in stages and for construction of buildings or structures thereon and/or furnishing the premises therein as the said attorney(s) may in their absolute direction deed fit and to pay the cost of construction and development of the said buildings or structures and furnishing of the premises to such contractors and other persons or bodies and to obtain valid receipt and discharges therefor to enter into contracts for supply of materials, labour, and for all other services as may be required for development and construction of the buildings or structures on the said property on such terms and conditions as my said attorneys may in their absolute discretion deed fit and proper.

7.To carry on correspondence with all concern authorities and bodies including the government of West Bengal and all its department the Gram Panchayat /or City Survey Officers and/or Police Authorities for the time being in connection with the sanction of Plans, obtaining of floor space index for the construction proposed to be carried out on the said property and any other matters pertaining to the said property.

8.To deal and correspond with Gram Panchayat, Block Development office including all the departments or officers or any other officers or Authorities in connection with or relating to or to the said property hereunder and in particular to do the following acts, deeds, matters, and things viz:-

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Dipak Debnath  
Advocate, Siliguri

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a) To apply for and obtain, sanction, revalidation with further alterations or additions or modifications, as my said attorney(s) may require;

b) To apply for and obtain the occupation and/or completion certificates in respect of the buildings to be constructed and completed on the said property;,,

c) To deal with the assesment Department of the Upper Bagdogra Gram Panchayat and to get the assessment from the UBGP of the said property.

9. To appear and represent me before any and all concernd authorities and parties as may be necessary required and/or advisable in the sole discretion of my said attorney(s) for or in connection with the department of the said property and to make such agreements arrived at such arrangement as may be conducive to the department work and completing the same.

10. To enter upon property at any time, affix board, put the barbed wire fencing or construct a compound wall on the said property or any portion thereof as per demarcation thereof and to make all payments for getting the work done.

11. To represent before the public, local, and/or private authorities in respect of the development of the property and to make such of the actions and things as may be necessary for effectually commencing the said development work and completing the same.

12. To deal with the correspondence with the WBSEDC LTD/ Bagdogra Group Electric supply for the supply of electricity to the building that may be constructed on the said property and for that purpose to sign all letters, applications, undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the concern authorities.

<sup>3</sup>  
**Dipak Debnath**  
Advocate, Siliguri

Contd.P/8



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19. To connection with or relating to the said property to take action against person or tenants, occupiers, etc if any, in any court to represent me in any court of law and to sign all applications, plaints, written statements, applications, affidavits, review, appeal, petitions, on my behalf from time to time be found necessary proper and/or enter into any agreement relating to said development of property or to refer the same to arbitration or to otherwise deal with the same as effectively to all intents and purposes aforesaid to appoint Advocate(s), Solicitors and Counsel and to sign vakalatnama and/or authorities on my behalf, but at their entire risk as to costs.
20. In case the said property or any part thereof is notified for acquisition or requisition or reservation or road widening, to appear before the relevant authorities and to file applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals, reference, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ, summons or other legal proceedings or motion and to appear and represent me in any court and before all magistrates, judges, judicial officers, and other authorities and tribunals whatsoever as the said attorney's shall be thought advisable and to commence and continue any suit, petitions, actions, or any other proceedings in any court of law and before any public officers or tribunals for receiving compensation for acquisition, requisition, reservation and/or relief for de-acquisition or de-requisitioning or de-reservation or otherwise whatsoever.
21. To make application to the authorities of the Gram Panchayat/Municipal Corporations and such other private and public authorities for making availability of water, electricity, etc on the said property that may be require for commencing the development work and to complete the same and for that to execute necessary writings including undertakings.
22. To make applications to the government semi-government authorities for sanction of cement and steel and/or such other building materials as may be required for the said development work and for that purpose to execute necessary writings including undertakings and bonds and to furnish necessary deposits for the same.

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<sup>3</sup>  
**Dipak Debnath**  
Advocate, Siliguri

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23. To manage the said property written hereunder and to take such of the steps as may be necessary to manage the said property till the time of completion of the said development.
24. To evict or take possession of the said property in occupation of the tenants, occupants or trespassers, if any in the said property or any part thereof and to take all steps in that behalf such as negotiation, settlement, compromise or make agreements to get their rights surrendered and extinguished and also to create tenants of such duration as my attorney(s) shall deem fit either in my name or in the name of my attorneys and to collect and receive rents.
25. To mortgage the said property or any part thereof in favour of any Bank(s) or other financial institutions in such a manner as the attorneys think fit and proper for obtaining a loan by the attorneys and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage or charge on the said property, as attorneys think fit.
26. To sign and execute all papers, correspondence and all other deeds and assurance and documents of any kind whatsoever which me myself could have done for the completion of the said development work.
27. To attend and to represent me before any Collector, Authorities or officers of Government of India or any other state or states, before all Revenue, Municipal, Public or others officers including those of Income-tax as occasion shall arise for any purpose connected with the said development work.
28. To do any act, deed or thing, as my said attorney(s) may deem fit and proper and necessary in the best interest of myself and in the best interest of the said property.
29. To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes in the best interest of the said property.

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**Dipak Debnath**  
Advocate, Siliguri

Contd.P/11

Ujjwal Ray

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30 For any of the purposes mentioned hereinabove to sign all applications, papers, undertakings, terms and conditions as may be required from time to time, at their own cost.

31. To advertise in the news papers for the sale of residential flats in the development and to enter into agreements for the sale of such residential flats with the prospective purchasers on and for such price or consideration and upon such terms and conditions as my said attorney(s) shall deem fit and proper and for the same and also to execute all such writings as may be necessary, effectually entering into the said Agreements for sale for residential flats and to do all such necessary acts and things as may be necessary or proper in that behalf.

32. Subject to fulfillment of obligations under the said agreement of development, to sign and execute for me and on my behalf the conveyance (s) in favour of my said attorney (s) and/or their nominee or nominees including co-operative society(s) and to present any such conveyance(s) for registration to admit execution and receipt of consideration before the Sub-registrar having authority for and to have the said conveyance(s) registered and to do all acts, things and deeds, which my said attorney(s) shall consider necessary for conveying the said property to the purchaser/s or their nominee or nominees as fully effectively in all respects as I could do the same myself.

33. To sell and transfer of the flats and/or any other premises that may be constructed on the said property on ownership basis and/or in any other manner at the price or for the amount that the said attorneys may think fit and proper. To collect and receive from the acquires/occupants or purchasers of the premises price and/or consideration as aforesaid and also to receive and collect or demand the rent or maintenance charges from the tenants and to sign and execute and /or give proper and lawful discharge for the said receipts.

34. To execute from time to time all the writings, agreements, deeds etc on or in any other manner of the premises which may be constructed on the said property and also to execute and sign conveyance, transfer or surrender in respect of the said property or any part thereof.

Contd.P/12

<sup>2</sup>  
**Dipak Debnath**  
Advocate, Siliguri

For Mr. Deb Nath

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35. To take all necessary steps for the registration of the Co-operative society of the flat owners and other premises purchasers and for the purpose to sign and execute all necessary applications, papers, and writing and represent any person before the Registrar, Co-operative Societies as and when required to do so.

36. To lodge all the documents, writings etc referred hereinabove and/or generally in respect of the said property for registration as may be required from time to time before the concerned Sub-Registrar of Assurances and to admit execution thereof.

37. In general to do all acts, things, deeds etc in respect of the said property as also the development thereof and/or rights, authorities, benefits directly and/or indirectly attached to the said premises and which I could do myself.

38. AND I HEREBY DECLARE that this power of attorney is given in favour of the said attorneys jointly or severally and accordingly the said attorneys shall be entitled to exercise independently of each other the powers conferred upon them.

39. AND I HEREBY AGREE to ratify and confirm whatsoever the said Attorneys shall do in the premises by virtue of these presents.

40. This power of attorney shall not be revoked by me for the reasons or on the grounds whatsoever and it shall remain irrevocable till the said constituted attorneys complete the development work and put the third party or parties in possession of the said flats duly constructed by them and until the conveyance(s) of the said property is executed in favour of my said attorney(s), their nominee/nominees, assignee including co-operative society or societies..

41. To sign declarations as may be required under Section 268 UC (I) of Income-tax Act, 1961 and application under section 230(A)(I) of Income-tax Act 1961 and to appear before any tax authority on my behalf to do all acts, deeds, matters, and things necessary for obtaining certificates under the Income-tax Act 1961.

Contd.P/13

<sup>3</sup>  
Dipak Debnath  
Advocate, Siliguri

Original Copy

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42.To present for registration with the registering authority the document or documents of what so ever nature executed by me and to admit execution thereof before the registering authority.

43.To, sign, transfer forms, documents and writing for transferring the property in the records of Government or panchayat or Municipal authorities and other public authorities and to do all other acts in connection therewith.

44.And also for more effectually doing, executing and permorming the several matters and things aforesaid to appoint from time to time or generally such person or persons as my attorney(s) may think fit as their substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in their place and I hereby agree at all time to rectify and confirm what ever my attorneys or any such substitutes or substitute shall lawfully do or cause to be done in or about the said properties and even in case of demise of me of my heirs and successors-in-title or administrators and assigns shall remain bound to reconstitute my said attorney or their nominees with such powers as per their directions.

45..And to do every things whatever which may be at the sole disdretion of my said attorney (s) deeded fit or expedient for sale and/or enjoyment and/or development of the said property and which I myself could do fit personally present and as if this power had not been executed.

46..And generally to do and cause to be done all acts, deeds, matters, and things as my said attorney(s) shall think fit and proper for the purpose of sale of flats and enjoyment and the development of the said property as amply and effectual as I could have personally done.

47.All charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by my said attorney(s) in exercise of any power or powers herein contained shall be borne and paid and provided for by me said alone and I shall not be responsible for the same and the said attorney(s) shall indemnify and keep indemnified my estate and effects from and against the payment of the aforesaid costs, charges, that may have to be paid by me by reason of my attorney(s) doing or causing to be done any act, deed, matter or thing, by virtue of these presents.

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<sup>n</sup>  
**Dipak Debnath**  
Advocate, Siliguri

For M. B. B. N.

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48. To apply for No-objection certificate or necessary permissions from the Gram Panchayat of Upper Bagdogra, Bock Fire Brigade Department for occupying the building and to do all acts, deeds or things for the said purpose

**49. I FURTHER CLARIFY AS UNDER:-**

a) That the entire development of the said property will be done by the said Developer at their own cost, risk and efforts without creating any financial burden and or /or any kind of responsibilities upon me and

b). That the said Developer have agreed to indemnify me against all proceedings, claims, expenses and liabilities whatsoever which may raise upon me by virtue of the acts of Attorneys under the present Power of Attorney.

50. AND I, FURTHER DECLARE THAT:- To sign and execute the conveyance or conveyances or Assignments or any other assurances in respect of the said property and building/s constructed thereon or any part thereof in favour of such persons as the said attorneys shall determine including in favour of any Co-operative Society, Ltd Company that may be formed for the purpose.

51. AND I THE ABOVENAMED HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever the said attorneys under the power in that behalf and shall lawfully do or cause to be done in the premises either jointly and/or severally aforesaid by virtue of these present.

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<sup>3</sup>  
**Dipak Debnath**  
Advocate, Siliguri

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**THE SCHEDULE ABOVE REFERRED TO**

**[SCHEDULE -I (DESCRIPTION OF LAND)]**

All that piece of land measuring 20 Decimals, forming part of R.S. Plot No. 297, corresponding to L.R. Plot No. 874, recorded in L.R. Khatian No. 4093, situated within Mouza – Uttar Bagdogra, J.L. No.- 93, Pargana - Patharghata, P.S. Naxalbari now Bagdogra, Sub-Division, Siliguri, A.D.S.R.O Siliguri-II at Bagdogra, District Darjeeling, in the State of West Bengal. The said land butted and bounded as follows:-

North: Service road of Asian Highway No.2;

South: House of Ganga Pradhan;

East: House of Chandan Joarder & Diptikana Dasgupta;


West: House of A.D. Singh.

**DETAILS OF THE G+ FOUR STORIED BUILDING  
TO BE CONSTRUCTED  
SCHEDULE -II**

All that G+FOUR STORIED RESIDENTIAL BUILDING ON THE SEHEDULE -I LAND WILL BE CONSTRUCTED BY THE DEVELOPER.

Enclosed herewith separate sheet for photo and Finger print of both party is always part and parcel of this document.

Contd.P/16

  
Dipak Debnath  
Advocate, Siliguri

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IN WITNESS WHEREOF I, THE ABOVENAMED PRINCIPAL IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT MY SIGNATURES ON THIS POWER OF ATTORNEY ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

1.

Gopal K Roy  
S/o Late Susda Ranjan Roy  
Pragata more  
Upper Bagdora  
Pt Dajeebong  
Bagdora

2. Brodr Kumar Roy

S/o V. R. Roy

Pandit Ghat more

Dajeebong

Dajeebong

Ujjal Roy

SIGNATURE OF THE PRINCIPAL

1. Md. Tahir

2. Sojb Ali

3. Seerut Ali

4. Shibhat Barhan

SIGNATURE OF ATTORNEY/S

ate: Disha Constructions

(Partner's on behalf of  
M/S Disha Constructions)

As per instruction of the Principal/s drafted  
by me and type in my office.

Dipak Debnath

Dipak Debnath  
Advocate, Siliguri  
E.No.W.B/3036/99/



## EXECUTANT SHEET



U

Ujjal Roy

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Left Hand					
Right Hand					

Ujjal Roy

Signature



Md T

Md. Tahir

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Left Hand					
Right Hand					

Md Tahir

Signature



Soj

Sojib Ali

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Left Hand					
Right Hand					

Sojib Ali

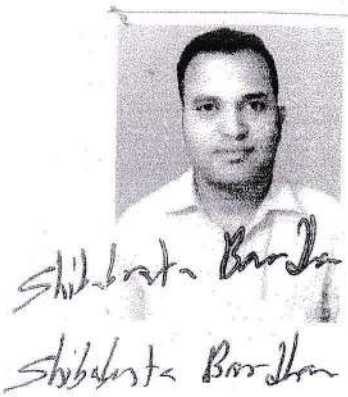
Signature

EXECUTANT SHEET



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Left Hand					
Right Hand					

Sam Au  
Signature



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Shikanta Bardhan  
Signature



ELECTION COMMISSION OF INDIA  
ভারতের নির্বাচন কমিশন

IDENTITY CARD

BQT2796555

পরিচয় পত্র



Elector's Name Ujjal Roy

নির্বাচকের নাম উজ্জল রায়

Father's Name Santosh Roy

পিতার নাম সন্তোষ রায়

Sex M

লিঙ্গ পুরু

Age as on 1.1.2003 19

১.১.২০০৩-এ বয়স ১৯

Address:

Sukantanagar, Mauja-Bagdogra, J L No- 93. Upper  
Bagdogara Naxalbari Darjeeling 734422

ঠিকানা :

সুকান্তনগর, মৌজা- বাগডোগরা, জে এল নং- ৯৩. আশার বাগডোগরা নক্সালবাড়ি  
দার্জিলিং ৭৩৪৪২২

Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 26-Phansidewa (ST)

বিধানসভা নির্বাচন ক্ষেত্র : ২৬-ফাঁসিডেওয়া (তশসিগী উপজাতি)

District: Darjeeling জেলা: দার্জিলিং

Date: 07.05.2003 তারিখ: ০৭.০৫.২০০৩

074/0342

Ujjal Roy

ভারত সরকার  
Government of India




উজ্জল রায়  
UJJAL ROY  
পিতা : সন্তোষ রায়  
Father : SANTOSH ROY  
জন্মতারিখ / DOB : 08/07/1984  
পুরুষ / Male



5240 1574 1973

আধার - সাধারণ মানুষের অধিকার

ভারতীয় বিকল্প পরিচয় প্রাধিকরণ  
Unique Identification Authority of India



ঠিকানা:  
প্রধান নগর, বাগডোগরা, -,  
দক্ষিণ বাগডোগরা, বাগডোগরা,  
দার্জিলিং, পশ্চিম বঙ্গ, 734014

Address:  
PRADHAN NAGAR, BAGDOGRA,  
-, Dakshin Bagdogra, Bagdogra,  
Darjeeling, West Bengal, 734014

5240 1574 1973

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Ujjal Roy

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

UJJAL ROY  
SANTOSH ROY  
01/01/1984

Permanent Account Number  
AYBPR5008G

*Ujjal Roy*  
Signature



*In case this card is lost / found, kindly inform / return to :*

Income Tax PAN Services Unit, UTITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/ लौटाएं :

आयकर पैन सेवा यूनिट, UTITSL  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बलापुर,  
नवी मुंबई-400 614.

*Ujjal Roy*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAQFD6189B



नाम  
DISHA CONSTRUCTIONS

निर्माण तिथि का प्रमाण  
Date of Incorporation

01/09/2013

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MD. TAJLIM

MASJID

14/02/1964

Permanent Account Number

ACBPT6537C

Signature



MD. TAJLIM



भारत सरकार

GOVERNMENT OF INDIA

Download Date: 18/11/2020



MD. TASLIM  
Date Of Birth / DOB : 14-02-1964  
Male / MALE  
Mobile No. 9748246960

3894 1748 7647  
VID : 9188 7509 5607 9135

Issue Date: 10/10/2015

मेरा आधार, मेरी पहचान

*MD. TASLIM*



आधार

भारतीय विधि विज्ञान प्रौद्योगिकी प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

Download Date: 26-11-2020

Address  
26 TOPSIA ROAD Tiljala Tiljala South  
24 Parganas West Bengal - 700039



3894 1748 7647



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001





ভারতীয় বিদ্যুৎ এবং তথ্য আধিকারিক

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভানিকাজুতির আই ডি / Enrollment No.: 1215/91285/02856

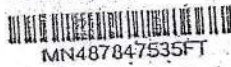
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To

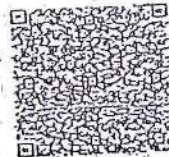
সোয়াব আলি  
Soyab Ali  
BAGDOGRA MAIN ROAD(NORTH)  
BAGDOGRA  
Dakshin Bagdogra  
Bagdogra  
Naxalbari Darjeeling  
West Bengal 734014

08/10/2013

48784753



MN487847535FT



Pan no -  
A1ZPQ2641J

আপনার আধার সংখ্যা / Your Aadhaar No.:

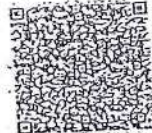
4602 0621 0775

আধার - সাধারণ মানুষের অধিকার



সংসদে ভারত সরকার  
Government of India

সোয়াব আলি  
Soyab Ali  
পিতা : সোয়াব আলি  
Father : MO, ALI  
জন্মতারিখ / DOB : 06/07/1982  
পুরুষ / Male



4602 0621 0775

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग

INCOME TAX DEPARTMENT

MD SAURAB ALI

MOHAMMAD ALI

01/01/1977

Permanent Account Number

BXIPA0062Q

*Saurab Ali*  
Signature



भारत सरकार

GOVT. OF INDIA



30062016

यदि कार्ड का कोई भी भाग खो या चुराया जाता है / गुप्त /  
 चोरी हो जाती है तो तुरंत निम्न सूचना देनी चाहिए।  
 यदि कार्ड खोया जाय तो तुरंत 01/01/1977  
 मोबाइल नंबर 99201 411 978 पर सूचना देनी चाहिए।  
 यदि कार्ड चुराया जाता है तो तुरंत 01/01/1977  
 मोबाइल नंबर 99201 411 978 पर सूचना देनी चाहिए।

If this Card is lost someone's copy card is found  
 please inform / return to  
 Income Tax PAN Service Unit NSDL  
 3rd floor, 4th main building  
 Plot No. 24, Survey No. 99201  
 Model Colony, Near Deer Bungalow, Chovva  
 Pune - 411 006

Tel: 020-27218080 Fax: 020-27218081  
 e-mail: alimmo@nsdl.com

*Saurab Ali*



भारत सरकार  
Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No. : 2036/96201/03363

To  
Md Saurab Ali  
मद सौराब अली  
S/O Mohammad Ali  
Main Road North  
Panighata Road  
Uttar Bagdogra  
Bagdogra, Naxalbari, Darjeeling,  
West Bengal - 734014  
9614566665

06/10/2013



KA494340315FH

49434031



आपका आधार क्रमांक / Your Aadhaar No. :

7397 9008 6005

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India

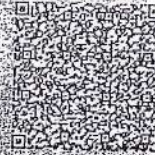


मद सौराब अली  
Md Saurab Ali  
पिता : मक़दूम अली  
Father: MD: ALI

जन्म तिथि / DOB: 01/01/1977

पुरुष / Male

7397 9008 6005



मेरा आधार, मेरी पहचान

*Saurab Ali*



सत्यमेव जयते  
যায়ে যজ্ঞো



आधार

ভারতীয় বিশিষ্ট পরিষেবা প্রদান  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

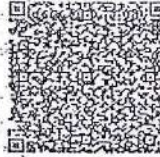
ভালিকাভুক্তির আই ডি / Enrollment No.: 1215/91042/00738

To  
শিবব্রত বর্ধন  
SHIBABRATA BARDHAN  
VIVEKANANDA PALLY  
BAGDOGRA  
Dakshin Bagdogra  
Bagdogra  
Naxalbari Darjeeling  
West Bengal 734014

26/09/2013  
40669805



MN406698056FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8819 3488 8732**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



শিবব্রত বর্ধন  
SHIBABRATA BARDHAN  
পিতা : সুশীল চন্দ্র বর্ধন  
Father : Sushil Chandra Bardhan  
জন্মতারিখ / DOB : 30/10/1983  
পুরুষ / Male



8819 3488 8732

আধার - সাধারণ মানুষের অধিকার

*Shিবব্রত Bardhan*

आयकर विभाग  
INCOME TAX DEPARTMENT

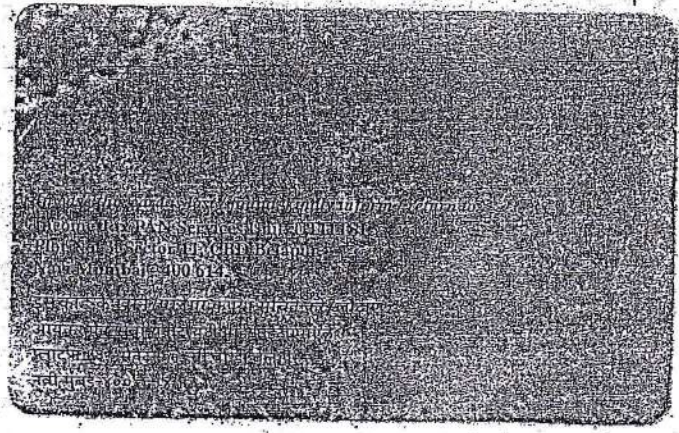

भारत सरकार  
GOVT OF INDIA

SHIBABRATA BARDHAN  
SUSHIL CHANDRA BARDHAN

30/10/1988

Permanent Account Number  
AGOPB5832F

*Shibabrata Bardhan*  
Signature



*Shibabrata Bardhan*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GOPAL ROY

BHISHMA ROY

16/02/1958

Permanent Account Number  
AYLPR5104K

*Gopal Roy*

Signature



08122010

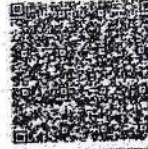
*Gopal Roy*



ভারত সরকার  
Government of India



প্রদীপ কুমার রায়  
PRADIP KUMAR ROY  
পিতা : ভীষ্ম রঞ্জন রায়  
Father : BHISMARANJAN ROY  
জন্মতারিখ / DOB : 17/08/1964  
পুরুষ / Male



5499 1657 2572

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
প্রধান নগর, বাগডোগরা, সুকান্ত  
নগর, দক্ষিণ বাগডোগরা,  
দার্জিলিং, বাগডোগরা, পশ্চিম বঙ্গ,  
734014

Address:  
PRADHAN NAGAR, BAGDOGRA,  
SUKANTANAGAR, Dakshin  
Bagdogra, Darjeeling, Bagdogra,  
West Bengal, 734014

5499 1657 2572

1947  
1800 300 1947

help@uidai.gov.in

www  
www.uidai.gov.in

Pradip Kumar Roy

### Major Information of the Deed



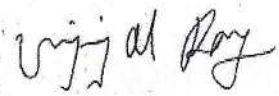
Deed No :	I-0403-09518/2021	Date of Registration	10/12/2021
Query No / Year	0403-8002580911/2021	Office where deed is registered	
Query Date	10/12/2021 11:39:39 AM	0403-8002580911/2021	
Applicant Name, Address & Other Details	DIPAK DEBNATH SILIGURI COURT, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832047516, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 58,00,000/-	Rs. 1,75,50,000/-		
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]:- 040309465/2021		

### Land Details :

District: Darjeeling, P.S:- Bagdogra, Gram Panchayat: UPPER BAGDOGRA, Mouza: Uttar Bagdogra, Pin Code : 734014

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-874	LR-4093	Bastu	Bastu	20 Dec	58,00,000/-	1,75,50,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					20Dec	58,00,000 /-	175,50,000 /-	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Shri Ujjal Roy (Presentant )</b> Son of Shri Santosh Roy Executed by: Self, Date of Execution: 10/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office			
		10/12/2021	LTI 10/12/2021	10/12/2021



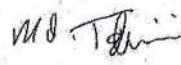





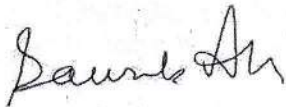


Pradhan Nagar, Dakshin Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/12/2021  
 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office



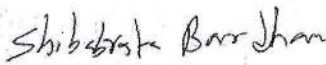
**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>DISHA CONSTRUCTIONS</b> Sukanta Nagar, Upper Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014 , PAN No.:: AAxxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



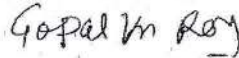
**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Md Taslim</b> Son of Late Abdul Masjid Date of Execution - 10/12/2021, , Admitted by: Self, Date of Admission: 10/12/2021, Place of Admission of Execution: Office	 Dec 10 2021 12:15PM	 LTI 10/12/2021	 10/12/2021
	26 Tapsia Road, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DISHA CONSTRUCTIONS (as partner)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Soyab Ali</b> Son of Late Mohammad Ali Date of Execution - 10/12/2021, , Admitted by: Self, Date of Admission: 10/12/2021, Place of Admission of Execution: Office	 Dec 10 2021 12:17PM	 LTI 10/12/2021	 10/12/2021
	Main Road, Upper Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx1J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DISHA CONSTRUCTIONS (as partner)			
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Md Saurab Ali</b> Son of Late Mohammad Ali Date of Execution - 10/12/2021, , Admitted by: Self, Date of Admission: 10/12/2021, Place of Admission of Execution: Office	 Dec 10 2021 12:19PM	 LTI 10/12/2021	 10/12/2021

Main Road, Upper Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: BXxxxxx2Q, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DISHA CONSTRUCTIONS (as partner)

4	Name	Photo	Finger Print	Signature
	<b>Mr Shibabrata Bardhan</b> Son of Mr Sushil Chandra Bardhan Date of Execution - 10/12/2021, , Admitted by: Self, Date of Admission: 10/12/2021, Place of Admission of Execution: Office	 <small>Dec 10 2021 12:18PM</small>	 <small>LTI 10/12/2021</small>	 <small>10/12/2021</small>
Vivekananda Pally, Upper Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx2F, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DISHA CONSTRUCTIONS (as partner)				

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Shri GOPAL KR ROY</b> Son of Late VISWA RANJAN ROY PANIGHATA MORE , UPPER BAGDOGRA, City:- , P.O:- BAGDOGRA, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014	 <small>10/12/2021</small>	 <small>10/12/2021</small>	 <small>10/12/2021</small>
Identifier Of Shri Ujjal Roy, Md Taslim , Mr Soyab Ali, Md Saurab Ali, Mr Shibabrata Bardhan			

#### Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Ujjal Roy	DISHA CONSTRUCTIONS-20 Dec

#### Land Details as per Land Record

District: Darjeeling, P.S:- Bagdogra, Gram Panchayat: UPPER BAGDOGRA, Mouza: Uttar Bagdogra, Pin Code : 734014

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English - as selected by Applicant
L1	LR Plot No:- 874, LR Khatian No:- 4093	Owner: উজ্জল রায়, Gurdian: সন্তোষ , Address: নিজ , Classification: বাঁসু, Area: 0.20000000 Acre,	Owner Name not selected by applicant.

**Endorsement For Deed Number : I - 040309518 / 2021**

**On 10-12-2021**

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

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

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

Presented for registration at 12:08 hrs on 10-12-2021, at the Office of the A.D.S.R. BAGDOGRA by Shri Ujjal Roy ,  
Executant.

**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 1,75,50,000/-

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

Execution is admitted on 10/12/2021 by Shri Ujjal Roy, Son of Shri Santosh Roy, Pradhan Nagar, Dakshin Bagdogra, P.O: Bagdogra, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by Profession Business

Indetified by Shri GOPAL KR ROY, , , Son of Late VISWA RANJAN ROY, PANIGHATA MORE , UPPER BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Business

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

Execution is admitted on 10-12-2021 by Md Taslim , partner, DISHA CONSTRUCTIONS, Sukanta Nagar, Upper Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014

Indetified by Shri GOPAL KR ROY, , , Son of Late VISWA RANJAN ROY, PANIGHATA MORE , UPPER BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Business

Execution is admitted on 10-12-2021 by Mr Soyab Ali, partner, DISHA CONSTRUCTIONS, Sukanta Nagar, Upper Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014

Indetified by Shri GOPAL KR ROY, , , Son of Late VISWA RANJAN ROY, PANIGHATA MORE , UPPER BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Business

Execution is admitted on 10-12-2021 by Md Saurab Ali, partner, DISHA CONSTRUCTIONS, Sukanta Nagar, Upper Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014

Indetified by Shri GOPAL KR ROY, , , Son of Late VISWA RANJAN ROY, PANIGHATA MORE , UPPER BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Business

Execution is admitted on 10-12-2021 by Mr Shibabrata Bardhan, partner, DISHA CONSTRUCTIONS, Sukanta Nagar, Upper Bagdogra, City:- , P.O:- Bagdogra, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014

Indetified by Shri GOPAL KR ROY, , , Son of Late VISWA RANJAN ROY, PANIGHATA MORE , UPPER BAGDOGRA, P.O: BAGDOGRA, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-  
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**Yogen Tshering Bhutia**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BAGDOGRA**  
**Darjeeling, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2021, Page from 245627 to 245664  
being No 040309518 for the year 2021.



Digitally signed by YOGEN TSHERING  
BHUTIA  
Date: 2021.12.23 11:21:07 +05:30  
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2021/12/23 11:21:07 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.