

Sl no: 217/2023

I-211/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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NEEV CONSTRUCTION

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DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTRATION OF DEVELOPMENT AGREEMENT

P: 8-1754462/2023
 13:47
 11/07/2023
 April ✓

CONFIRMING THAT THE DOCUMENT IS ADMITTED FOR
 REGISTRATION THE SIGNATURE SHEET AND THE
 ENDORSEMENT SHEETS ATTACHED TO THIS
 DOCUMENT ARE THE PART OF THIS DOCUMENT

11 JUL 2023

REGISTRAR

No. 578 Date 10/07/2023
of Jagjit Singh & others
OF Krishna Nagar, Mirik
Rs. 50/- (Rupees) Fifty Only

B. R. Ghosh
(B. R. Ghosh)
Stamp Vendor
Siliguri Court
L No R. M./106/1993
Darjeeling



Addl. Dist. Sub-Registrar
Kurseong
11 JUL 2023

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, **1.MR. JAGJIT SINGH BINDRA**, (PAN-AKWPS4590D, AADHAR-7970-8435-1016), Son of Late Surjeet Singh, Sikh by religion, Indian by Nationality, Business by occupation, resident of Krishna Nagar, Post Office and Police Station, Sub-Division at Mirik, District-Darjeeling, PIN-734214, within the State of West Bengal, **2.MR. MANJEET SINGH**, (PAN-AUEPS8333E, AADHAR-6576-5414-3993), Son of Late Surjeet Singh, Sikh by religion, Indian by Nationality, Business by occupation, resident of Krishna Nagar, Post Office and Police Station, Sub-Division at Mirik, District-Darjeeling, PIN-734214, within the State of West Bengal, **3.MR. ANUPAM GUPTA**, (PAN-ADPPG6300F, AADHAR-2005-2867-5417), Son of Late Ram Avtar Gupta, Hindu by religion, Indian by Nationality, Business by occupation, resident of 59,Hill Cart Road, P.O. & P.S. Kurseong, District-Darjeeling, PIN-734203, within the State of West Bengal and **4.MR. ANURAG GUPTA**, (PAN-ADPPG4628L, AADHAR-4324-7151-0568), Son of Late Ram Avtar Gupta, Hindu by religion, Indian by Nationality, Business by occupation, resident of 59,Hill Cart Road, P.O. & P.S. Kurseong, District-Darjeeling, PIN-734203, within the State of West Bengal, (hereinafter referred to as "the **PRINCIPALS**") **SEND GREETINGS:**

WHEREAS one **Manmaya Chettrini**, wife of Bhim Bahadur Chettri resident of Sheruban P.O & P.S Kurseong and District Darjeeling was the recorded owner of all that piece and parcel of land measuring more or less 0.1635 acres (16.35 Decimals) in total, comprised under L.R. Plot nos. 58, 59, 60, 61, 62 corresponding to R.S. Plot Nos. 53, 54, 55, 57, 56, classified as Sukhakhhet, Ghareri, Ghareri, Sukhekhet, Sukhekhet respectively, situated within Mauza- Card Road, Sheet no. 29, J.L. no 31, recorded in Khatian no. R.S. 546 corresponding to L.R. Khatian No. 340, P.O. & P.S.- Kurseong, in the district of Darjeeling, having inheritable transferable right and seize the physical possession on the said land without any encumbrances and disputes whatsoever.

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AND WHEREAS the said **Manmaya Chettrini** wife of Bhim Bahadur Chettri, had sold and transferred the said land measuring more or less 0.1635 acres (16.35 Decimals) in total, comprises under L.R. Plot nos. 58, 59, 60, 61,62 corresponding to R.S. Plot Nos. 53, 54, 55, 57, 56, classified as Sukhakhet, Ghareri, Ghareri, Sukhekhet, Sukhekhet, recorded in Khatian no. R.S. 546 corresponding to L.R. Khatian No. 340, Mauza- Cart Road, Sheet no 29, under P.S.- Kurseong, District Darjeeling, to and in favour of **Smt. Radhika Raya**, Daughter of Late Nanda Singh Raya, by virtue of **DEED OF SALE** being Document No. 91 for the year 1991, recorded in Book- 1, volume no. 03, Pages from 1 to 6, registered at the office of the Addl. District Sub-Registrar Kurseong and since then having permanent heritable and transferable right title and interest therein.

AND WHEREAS thereafter said **Radika Raya**, had Gifted the said land measuring more or less 0.1635 acres (16.35 Decimals) in total, comprises under L.R. Plot nos. 58,59,60,61,62 corresponding to R.S. Plots Nos. 53,54,55,57,56, classified as Sukhakhet, Ghareri, Ghareri, Sukhekhet, Sukhekhet, recorded in Khatian no. R.S. 546 corresponding to L.R. Khatian No. 340, Mauza- Cart Road, Sheet no 29, under P.S.- Kurseong, District Darjeeling, to her nephew **Sri. Subash Kumar Chettri**, S/O Late Mathban Singh Chettri, by virtue of **DEED OF GIFT** being Document No. 42 for the year 2002, recorded in Book- 1, volume no. 2, Pages 48 to 51, registered at the office of the Addl. District Sub-Registrar Kurseong having permanent heritable and transferable right title and interest therein.


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AND WHEREAS above named **Sri. Subash Kumar Chettri**, thereafter transferred for valuable consideration and made over physical possession of the land measuring 0.1635 Acres in total land, unto and in favour of the **Sri. Indranil Chakraborty and Suvanil Chakravorty**, both sons of Sri. Satya Ranjan Chakraborty, vide registered Sale Deed, dated 05/11/2012, being document No. 00274 for the year 2012, recorded in book no. 1, CD volume no. 2, pages from 1780 to 1798 and the same was registered in the office of the Additional Dist. Sub-Registrar, Kurseong, recorded in Khatian no. 507/6, comprised



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in L.R. Plot nos. 58,59,60,61,62 corresponding to R.S Plot Nos. 53,54,55,57,56 classified as Sukhakheth, Gharei, Ghareri, Sukhekhet, Sukhekhet, respectively, thus the said having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS by virtue of the aforesaid Sale Deed Sri Indranil Chakravorty and Suvanil Chakravorty both sons of Sri Satya Ranjan Chakravorty became the absolute owner holding 50% share in the said land measuring total 0.1635 Acres, having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever and the said land was mutated in their respective names at the Record of Right maintained at the office of Block Land and Land Reforms Kurseong, District Darjeeling and two different Khatians were issued in their respective names being Khatian no. L.R. 26 for land measuring more or less 0.0818 Acres in the name of Suvanil Chakravorty and L.R. 507/6 for land measuring more or less 0.0817 Acres in the name of Indranil Chakravorty.

AND WHEREAS Sri Suvanil Chakravorty above named after becoming the absolute owner of land measuring more or less 0.0818 Acres and exercising all Acts of absolute ownership in or upon the said Land without any objection, claims, demand whatsoever from any person or persons whomsoever of all that land measuring more or less 0.0818 Acres recorded in Khatian no. L.R. 26, comprised under L.R. Plot nos. 58, 59, 60, 61, 62 corresponding to R.S. Plot Nos. 53, 54, 55, 57, 56, classified as Sukhakheth, Ghareri, Ghareri, Sukhekhet, Sukhekhet, had GIFTED the said land to his brother namely **Sri Indranil Chakravorty** by way of DEED OF GIFT, registered in book I, volume number 0401-2021, pages from 5017 to 5037 being no. 040100219 or the year 2021, dated 16/03/2021, executed and registered at the office District Sub-registrar Darjeeling.

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AND WHEREAS thereafter the DEED OF GIFT, executed by Sri Suvanil Chakravorty in favour of his brother namely Sri Indranil Chakraborty, being the Donee therein, became sole and absolute owner of all that land measuring more or less 16.35 decimals, exercising all Acts of absolute ownership in or upon the said Land without any objection, claims, demand whatsoever from any person or persons whomsoever and recorded his name under L.R. Khatian No. 507/6 of Mouza- cart Road, Dist.- Darjeeling.

AND WHEREAS after that said Sri Indranil Chakraborty, had been exercising absolute right, title and interest in or upon the said land property and he had been paying and rent to the Land and Land Reforms Office regularly.

AND WHEREAS thereafter said Indranil Chakraborty had sold, transferred and conveyed ALL THAT piece and parcel of land measuring 0.1635 Acres (16.35 decimals) more or less, lying and situate at Mouza- Cart Road, Sheet no. 29, J.L. No. 31, comprised under R.S. Dag Nos. 53, 54, 55, 56, 57, corresponding to L.R. Dag Nos. 58, 59, 60, 61, 62, under L.R. Khatian No. 507/6, within the local limits of Ghayabari-I, gram panchayet, P.O. & P.S.- Kurseong, District- Darjeeling, unto and in favour **1.MR. JAGJIT SINGH BINDRA**, Son of Late Surjeet Singh, **2.MR. MANJEET SINGH**, Son of Late Surjeet Singh, **3.MR. ANUPAM GUPTA**, Son of Late Ram Avtar Gupta, and **4.MR. ANURAG GUPTA**, Son of Late Ram Avtar Gupta, by virtue of a Deed of Conveyance dated 27th July, 2021, executed and registered before the office of the Additional District Sub-Registrar Kurseong and recorded in Book No. 1, Volume No. 0405-2021, Pages from 4253 to 4287, being no. 040500207, for the year 2021. Accordingly, the Owners herein became the joint, lawful and absolute owners of and fully seized and possessed of and/or otherwise well and sufficiently entitled the above mentioned land.

AND WHEREAS the owners herein have been enjoying the same peacefully, freely, absolutely and without any interruptions from any corner whatsoever and duly



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mutated their names in the record of Block Land & Land Reforms Office at Kurseong, in respect of **ALL THAT** piece and parcel of land measuring 0.1635 Acres (16.35 decimals) more or less, lying and situate at Mouza- Cart Road sheet no. 29, J.L. No. 31, comprised under R.S. Dag Nos. 53, 54, 55, 56, 57, corresponding to L.R. Dag Nos. 58, 59, 60, 61, 62, under Khatian No. 507/6, corresponding to L.R. Khatian No. 721, 722, 723 & 724, within the local limits of Ghayabari-I, gram panchayet, P.O. & P.S.- Kurseong, District- Darjeeling, morefully and particularly described in the Schedule- A hereunder written and hereinafter referred to as the "**SAID PREMISES**" and paying usual rents and taxes to the proper authorities concerned in their own names as the absolute joint owners and possessors and have the absolute power of ownership and also entitle to sell, gift, lien, mortgage, assign the same to anybody else in any way as they will think fit and proper.

Amc

AND WHEREAS by a registered **Development Agreement** dated 11.07.2023, registered at the Office of the Additional District Sub Registrar, Kurseong, recorded in the Book No. I, being No. 040500210, for the year 2023 by and between the Principal's herein as the Owners and **M/S. NEEV CONSTRUCTION (PAN No. AARFN9479K)**, a Partnership firm, having its principal place of business at Krishnanagar, Mirik, P.O.- Mirik, P.S.- Mirik, District- Darjeeling, West Bengal, represented by its partners namely **1.MR. JAGJIT SINGH BINDRA**, (PAN-AKWPS4590D, AADHAR-7970-8435-1016), Son of Late Surjeet Singh, Sikh by religion, Indian by Nationality, Business by occupation, resident of Krishna Nagar, Post Office and Police Station, Sub-Division at Mirik, District- Darjeeling, PIN-734214, within the State of West Bengal, **2.MR. MANJEET SINGH**, (PAN-AUEPS8333E, AADHAR-6576-5414-3993), Son of Late Surjeet Singh, Sikh by religion, Indian by Nationality, Business by occupation, resident of Krishna Nagar, Post Office and Police Station, Sub-Division at Mirik, District-Darjeeling, PIN-734214, within the State of West Bengal, **3.MR. ANUPAM GUPTA**, (PAN- ADPPG6300F, AADHAR-2005-2867-5417), Son of Late Ram Avtar Gupta, Hindu by religion, Indian by Nationality, Business by




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occupation, resident of 59, Hill Cart Road, P.O. & P.S. Kurseong, District-Darjeeling, PIN-734203, within the State of West Bengal and **4. MR. ANURAG GUPTA**, (PAN-ADPPG4628L, AADHAR-4324-7151-0568), Son of Late Ram Avtar Gupta, Hindu by religion, Indian by Nationality, Business by occupation, resident of 59, Hill Cart Road, P.O. & P.S. Kurseong, District-Darjeeling, PIN-734203, within the State of West Bengal, the Attorney herein and developer therein (and hereinafter also referred to as "the Attorney"), the Principal's have appointed the Developer to develop the said Property into a multi-storied building (hereinafter referred to as "the building") and for the residential exploitation of the Developer's Allocation in the building as defined and described therein on the terms and conditions therein contained.

AND WHEREAS We are busy with our own day to day business respectively at the same time having no contemplation to construct new building on the land comprised in the said premises as per plan to be sanctioned by the local Authority of the above facts it is not possible to look after and manage the whole affairs including construction and of the new proposed building on comprised in the SAID PREMISES hence we, do hereby pleased to nominate, constitute and appoint **M/S. NEEV CONSTRUCTION (PAN No. AARFN9479K)**, a Partnership firm, having its principal place of business at Krishnanagar, Mirik, P.O.- Mirik, P.S.- Mirik, District- Darjeeling, West Bengal, represented by its partners namely **1. MR. JAGJIT SINGH BINDRA**, (PAN-AKWPS4590D, AADHAR-7970-8435-1016), Son of Late Surjeet Singh, Sikh by religion, Indian by Nationality, Business by occupation, resident of Krishna Nagar, Post Office and Police Station, Sub-Division at Mirik, District-Darjeeling, PIN-734214, within the State of West Bengal, **2. MR. MANJEET SINGH**, (PAN-AUEPS8333E, AADHAR-6576-5414-3993), Son of Late Surjeet Singh, Sikh by religion, Indian by Nationality, Business by occupation, resident of Krishna Nagar, Post Office and Police Station, Sub-Division at Mirik, District-Darjeeling, PIN-734214, within the State of West Bengal, **3. MR. ANUPAM GUPTA**, (PAN-ADPPG6300F, AADHAR-2005-2867-5417), Son of Late Ram Avtar Gupta, Hindu by religion, Indian by Nationality, Business by occupation, resident of 59, Hill Cart Road,

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P.O. & P.S. Kurseong, District-Darjeeling, PIN-734203, within the State of West Bengal and **4.MR. ANURAG GUPTA**, (PAN- ADPPG4628L, AADHAR-4324-7151-0568), Son of Late Ram Avtar Gupta, Hindu by religion, Indian by Nationality, Business by occupation, resident of 59,Hill Cart Road, P.O. & P.S. Kurseong, District-Darjeeling, PIN-734203, within the State of West Bengal, to be our true and lawful **ATTORNEY** to act for us in our name and on our behalf and for the sake of brevity hereinafter referred to as the **ATTORNEY**.

Abant

AND WHEREAS NOW WE, 1.MR. JAGIIT SINGH BINDRA, (PAN-AKWPS4590D, AADHAR-7970-8435-1016), Son of Late Surjeet Singh, Sikh by religion, Indian by Nationality, Business by occupation, resident of Krishna Nagar, Post Office and Police Station, Sub-Division at Mirik, District-Darjeeling, PIN-734214, within the State of West Bengal, **2.MR. MANJEET SINGH**, (PAN-AUEPS8333E, AADHAR-6576-5414-3993), Son of Late Surjeet Singh, Sikh by religion, Indian by Nationality, Business by occupation, resident of Krishna Nagar, Post Office and Police Station, Sub-Division at Mirik, District-Darjeeling, PIN-734214, within the State of West Bengal, **3.MR. ANUPAM GUPTA**, (PAN-ADPPG6300F, AADHAR-2005-2867-5417), Son of Late Ram Avtar Gupta, Hindu by religion, Indian by Nationality, Business by occupation, resident of 59,Hill Cart Road, P.O. & P.S. Kurseong, District-Darjeeling, PIN-734203, within the State of West Bengal and **4.MR. ANURAG GUPTA**, (PAN- ADPPG4628L, AADHAR-4324-7151-0568), Son of Late Ram Avtar Gupta, Hindu by religion, Indian by Nationality, Business by occupation, resident of 59,Hill Cart Road, P.O. & P.S. Kurseong, District-Darjeeling, PIN-734203, within the State of West Bengal, do hereby nominate, constitute and appoint **M/S. NEEV CONSTRUCTION (PAN No. AARFN9479K)**, a Partnership firm, having its principal place of business at Krishnanagar, Mirik, P.O.- Mirik, P.S.- Mirik, District- Darjeeling, West Bengal, represented by its partners namely **1.MR. JAGIIT SINGH BINDRA**, (PAN-AKWPS4590D, AADHAR-7970-8435-1016), Son of Late Surjeet Singh, Sikh by religion, Indian by Nationality, Business by occupation, resident of Krishna Nagar, Post Office and



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Police Station, Sub-Division at Mirik, District-Darjeeling, PIN-734214, within the State of West Bengal, 2. **MR. MANJEET SINGH**, (PAN-AUEPS8333E, AADHAR-6576-5414-3993), Son of Late Surjeet Singh, Sikh by religion, Indian by Nationality, Business by occupation, resident of Krishna Nagar, Post Office and Police Station, Sub-Division at Mirik, District-Darjeeling, PIN-734214, within the State of West Bengal, 3. **MR. ANUPAM GUPTA**, (PAN- ADPPG6300F, AADHAR-2005-2867-5417), Son of Late Ram Avtar Gupta, Hindu by religion, Indian by Nationality, Business by occupation, resident of 59, Hill Cart Road, P.O. & P.S. Kurseong, District-Darjeeling, PIN-734203, within the State of West Bengal and 4. **MR. ANURAG GUPTA**, (PAN- ADPPG4628L, AADHAR-4324-7151-0568), Son of Late Ram Avtar Gupta, Hindu by religion, Indian by Nationality, Business by occupation, resident of 59, Hill Cart Road, P.O. & P.S. Kurseong, District-Darjeeling, PIN-734203, within the State of West Bengal, to be our true and lawful **ATTORNEY** for us in our name and on our behalf to do all or any of the acts, deeds, matters and things whatsoever relating to the said premises hereinafter mention that is to say:-

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1. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said property and every part thereof.
 2. To appear and represent us before the any authority and authorities including the Gram Panchayet Ghatabari-I, Fire Brigade, The Competent Authority under the Urban Land [ceiling and regulation] Act, 1976 and Government of West Bengal in connection with the sanction and/or modification and/or alteration of the building sanctioned plan/plans.
 3. To pay fees, obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction of the Development Plan and to submit and take delivery of title deed concerning the said property and also other premises



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and documents as may be required by the authorities, execute deed for betterment of title of the said property.

4. To negotiate for sale or disposal of the Developer's Allocation as specified in the reference Development Agreement and also for development work in respect of the said Premises, described fully herein below, which includes the Owner's Allocation morefully described in the Schedule "B" here under written and hereinafter referred to as the "Owner's Allocation", and Developer's Allocation morefully described in the Schedule "C" here under written and hereinafter referred to as the "Developer's Allocation", fully described in the reference Development Agreement and also in respect of the proportionate share in the said Premises, on which the said multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of my said Attorney and/or in respect of the said multi-storied building to be constructed in the said Premises at such price and on such terms and condition as our said Attorney shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at the choice of my said Attorney and/or in respect of the said multi-storied building to be constructed in the said Premises and at such price and on such terms and conditions as our said Attorney shall think fit and proper and for that purpose, to sign, execute and perfect all agreement, contracts and other writings and papers relating to the sale, lease or disposal as aforesaid containing such covenants and conditions as our said Attorney shall think fit and proper.

Amend

5. To receive the excess amount of fees, if any paid for the purpose of sanction, modification and/or alteration of the development plan to any authority or authorities.




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6. To develop the said Property making construction of said building thereon as per plan which to be approved and sanctioned by the concerned authority.
7. To apply for the obtain electricity, water, sewerage, drainage, telephone or other connections of any other utility to the said Property and/or make alterations thereon and to close down and/or have disconnected the same and for the purpose to sign, execute and commit the all papers, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said ATTORNEY.
8. To appear and represent us before all authorities including those under the Gram Panchayet Ghatadari-I, for fixation and / or finalization of annual valuation of the said Property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said ATTORNEY may deem fit and proper.
9. To file and submit declarations, statements, applications and / or returns to the Competent Authority or any other necessary authority or authorities about the matters herein contained.
10. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Completion Plan, Amalgamation Plan, specifications of structure, construction of multi-storied building in the said Premises as well as revised or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, Completion Plan, specifications including revised or new plans or Addition Plan, Alteration Plan and to submit the same before the concerned authority for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, Completion Plan, specifications, Amalgamation Plan and also to sign Deed of Rectification, Deed of

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Declaration, Deed of Amalgamation and also with regard to specification and to receive all plans including sanctioned Building plan, Addition Plan, Alteration Plan, Completion Plan, Completion certificate etc., from the concerned authority upon giving proper acknowledgement and or receipts for the same.

11. To sign, execute and submit and take delivery of site plan, building plan, completion certificate as any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned and /or sanction plan modified and /or altered concerned authority in respect of our property more specifically mentioned in the Schedule written hereunder.
12. To enter into any agreement for sale with intending buyer / buyers against our Attorney's allocated portion and also do collect advance and/or part payment or full consideration from them at any terms and conditions as may the Attorney shall think fit.
13. To enter into all Agreement for Sale with the prospective Purchaser/s save and except Owner's/Principal's allocation in the said building to be constructed upon the said property and to receive all consideration money or earnest money or deposits in respect of any portion or portions of the said Property and also to receive realize and obtain payment of all or any money which may hereafter become payable to our said Attorney and to sign, give and grant sufficient and effectual receipts and discharge for the same as our said Attorney shall think fit and proper.
14. To appear and represent me before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for

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authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the Attorney in any manner concerning the said Property subject to the conditions mentioned under various clauses in the said deed of agreement for Development of the said property. The principals' will not be responsible in any manner to repay/refund such Purchaser or Purchasers and the Attorney is solely responsible to refund to the buyer whatever necessary.

15. To appear before and represent us at the office of the B.L. & L.R.O., S.D.L. R.O., A.D.M.(L.R.), District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, Income Tax Authority and Tax matter, Gram Panchayet Ghabari-I, Fire Brigade, West Bengal Police, Government of West Bengal and/or any other concerned authorities in respect of the said Premises and all other acts, statutes, laws, rules and bye-laws in any way in connection with the development of the said Premises.
16. To appear before Registrar, District Registrar, Sub-Registrar, Registrar of Assurances, Kolkata, all appropriate registration authority and/or to present for registration any agreement, sale deeds and/or any deeds, gift deed or any other documents that may be necessary for any of the purpose mentioned herein and to admit execution of the same for us and on our behalf by our attorney also authorize to receive the consideration money from the purchaser/purchasers on our behalf except the owner's allocation.
17. To receive the consideration money, sale proceeds and/or any money in connection with the Development Agreement for the prospective buyers and/or person or

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persons in respect of Developer's Allocation in the proposed new building and to grant proper and effectual receipt thereof.

18. That the Developer will be bound to make over Owners' Allocation as described in the Development Agreement mentioned therein and thereafter the Developer shall be entitled to transfer/dispose of the Developer's allocation to anyone as prescribed in the Transfer of Property Act.
19. To execute deed of conveyances, gift deed, deed of amalgamation in respect of the said property or any part thereof or any portion of the said proposed building in terms of the said Development Agreement.
20. To sign and execute any deeds, instruments of documents for the purpose of transferring of the said premises or any portion thereof to the intending purchaser or purchasers save and except Principal's allocations as stated in the said Development Agreement.
21. To execute conveyance or conveyances in our names on our behalf to do all acts and deeds in favour of the intending purchaser and to present the said conveyance for registration before the competent registering authority save and except Principal's allocations as stated in the said Development Agreement.
22. To instruct the Advocate / Lawyer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and /or selling the schedule mentioned property except Principal's Allocation.



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23. To execute and/or negotiate and/or entering into any agreement for selling the schedule mentioned property in the name of the Attorney as and on our behalf save and except Principal's allocations as stated in the said Development Agreement.
24. To execute and sign any deeds, agreement, memo of understanding with a view to sale of schedule mentioned property in its own name and on our behalf save and except Principal's allocations as stated in the said Development Agreement.
25. To communicate, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premises or any part thereof including acquisition and / or requisition and/ or in respect of the said Premises or any part thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgement or become non-suited in any such action of proceedings as aforesaid before any Learned Court of Civil, Criminal and Revenue.
26. To allow the intending Purchaser or Purchasers to inspect the original title of the property, sanction building plan and other relevant documents of the title of the property for and on our behalf.
27. To affix sign board or install any Hoarding board on the said Property in the name of the Attorney.
28. To advertise in the newspaper for Obtaining Purchasers for selling the flat and car parking space in the proposed building.

Panel



A handwritten signature in blue ink, appearing to be "S. Srinivas".

Add. Dist. Sub-Registrar
Kurnool 2023

Handwritten signatures and initials at the top of the page, including "1/11/14", "1/11/14", "16", "1/11/14", and "1/11/14".

29. To receive compensation becoming receivable in respect of any acquisition and /or requisition of the said constructed building save and except Principal's allocations or any part thereof subject to the conditions stipulated in the said Development Agreement.
30. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of us or it be instituted preferred by or against any person or persons in respect of the said Premises and also to present prosecute writ application in respect thereof.
31. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other authority whatsoever and to sign and verify applications therefore.
32. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.
33. And generally to do all such acts, or things that may be necessary for all or the purposes mentioned hereinabove.
34. And we, do hereby ratify and agree to ratify all such acts, or things as our said attorney may lawfully do by virtue of these presents.
35. This power of attorney shall remain valid until the completion of the construction of the said building and disposal of the developer's allocation i.e. flats, shops and garage space of the said building.

Apmt



*Add. Dist. Sub-Registrar
Kurseong
11 JUL 2023*

AND GENERALLY to act our Attorney or agents in relation to all matters touching our said premises and building, as we could do if We could personally represent notwithstanding the special Power of Attorney, in the particular behalf as contained in these presents.

AND We, hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds, and things whatsoever by the said Attorney or Agents appointed under this power in the herein above contained shall lawfully do cause or to be done in the right of or by virtue of these presents as per the said registered development agreement vide Deed number 040500210 of 2023 under some terms and conditions mentioned therein which duly registered with the office of the Additional District Sub-Registrar, Kurseong, and this Development power of Attorney is revocable in nature but it cannot be revoked if there is no breach of contract or any act by the Attorney which may go against the lawful right and interest of the Principal.

SCHEDULE "A" ABOVE REFERRED TO
("said Premises")

Apant
ALL THAT piece and parcel of land measuring 0.1635 Acres (16.35 decimals) more or less, lying and situate at Mouza- Cart Road, Sheet no. 29, J.L. No. 31, comprised under R.S. Dag Nos. 53,54,55,56,57, corresponding to L.R. Dag Nos. 58,59,60,61,62, under Old Khatian No. 507/6, corresponding to New L.R. Khatian No. 721, 722, 723 & 724, within the local limits of Ghayabari-I, Gram Panchayet, P.O. & P.S.- Kurseong, District- Darjeeling, West Bengal, PIN-734203.

Details of Land area of Landowners



*Addl. Dist. Sub-Registrar
Kurseong*

11 JUL 2023

18

Handwritten signatures and marks at the top of the page.

MR. JAGIT SINGH BINDRA

| Khatian No. | Plot No. | Area (Acres) |
|-------------|----------|--------------|
| 721 | 58 | 0.0117 |
| | 59 | 0.0096 |
| | 60 | 0.0039 |
| | 61 | 0.0001 |
| | 62 | 0.0156 |

Total 0.0409

MR. ANUPAM GUPTA

| Khatian No. | Plot No. | Area (Acres) |
|-------------|----------|--------------|
| 723 | 58 | 0.0117 |
| | 59 | 0.0096 |
| | 60 | 0.0039 |
| | 61 | 0.0001 |
| | 62 | 0.0156 |

Total 0.0409

MR. ANURAG GUPTA

| Khatian No. | Plot No. | Area (Acres) |
|-------------|----------|--------------|
| 722 | 58 | 0.0116 |
| | 59 | 0.0096 |
| | 60 | 0.0039 |
| | 61 | 0.0001 |
| | 62 | 0.0156 |

Total 0.0408

MR. MANJEET SINGH

Amul

| Khatian No. | Plot No. | Area (Acres) |
|-------------|----------|--------------|
| 724 | 58 | 0.0116 |
| | 59 | 0.0097 |
| | 60 | 0.0039 |
| | 61 | 0.0002 |
| | 62 | 0.0155 |

Total 0.0409

The land is butted and bounded as follows:-

North: By the Cart Road N.H.55,

South: By the house of Belu Pradhan,

East: By the Jhora & Rajen Tamang,

West: By the Jhora and House of Lt. Bhim Paudyal (Chettri).




Addl. Dist. Sub-Registrar
Kursong, Lulu
11 JUL 2013

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[Handwritten signatures]

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**THE SCHEDULE-"B" ABOVE REFERRED TO
OWNERS' ALLOCATION**

The Landowners/Owners shall be entitled to have the allocation in the manner as follows:-

- That the landowners herein entitled to receive the residential flats to be constructed on the premises which are as follows:
 - i) One residential flat on the Second floor, being Flat No. 502, measuring an area of 700 Sq. Ft. more or less including super built up area.
 - ii) One residential flat on the Second floor, being Flat No. 503, measuring an area of 700 Sq. Ft. more or less including super built up area.
 - iii) One residential flat on the Second floor, being Flat No. 504, measuring an area of 700 Sq. Ft. more or less including super built up area.
 - iv) One residential flat on the Second floor, being Flat No. 505, measuring an area of 700 Sq. Ft. more or less including super built up area.

**THE SCHEDULE "C" ABOVE REFERRED TO
DEVELOPER'S ALLOCATION**

[Handwritten signature]

DEVELOPER'S ALLOCATION: The Developer shall receive the total remaining portion of the entire building/s, to be constructed on the said premises (excluding Landowners' Allocation as described above) will be exclusively be treated as Developer's Allocation, with exclusive power to sell, transfer and convey the units under the purview of Developer's Allocation to any third party/parties.



Addl. Dist. Sub-Registrar
Kurseong
11 JUL 2023

IN WITNESSES WHEREOF THE PRINCIPALS HEREOF IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THIS GENERAL POWER OF ATTORNEY ON THE 11TH DAY OF JULY, 2023.

WITNESSES :

- 1) Amit Paul
 (MR AMIT PAUL)
 Son of Mr. Asim Kumar Paul
 Aurobinda Pally, SILIGURI,
 P.O:- Rabindra Sarani,
 P.S:-Siliguri, District:-Darjeeling,
 West Bengal, India, PIN:- 734006,

- 2) Ramesh Khati
 4/5 D. B. Khati
 Krishna nagar
 Mirik 734214
 Darjeeling

Signature of the LAND OWNERS/PRINCIPALS

Amit Paul

Signature of the ATTORNEY HOLDERS

Drafted, read over and explained by me to the parties and computerized in my chamber.

Amit Paul
 Amit Paul
 Advocate, Siliguri
 Enrl. No. F-512/485/04



*Addl. Dist. Sub-Registrar
Kurseong
11 JUL 2023*

Finger Prints of SRI JAGJIT SINGH BINDRA (PRINCIPAL)



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

Signature

Finger Prints of SRI MANJEET SINGH (PRINCIPAL)



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

Signature

Finger Prints of SRI ANUPAM GUPTA (PRINCIPAL)



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

Signature



Addl. Dist. Sub-Registrar
Kurseong
11 JUL 2023

Finger Prints of SRI ANURAG GUPTA (PRINCIPAL)



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

Signature

Finger Prints of SRI JAGJIT SINGH BINDRA (ATTORNEY)
(PARTNER OF NEEV CONSTRUCTION)



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

Signature

Finger Prints of SRI MANJEET SINGH (ATTORNEY)
(PARTNER OF NEEV CONSTRUCTION)



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

Signature



*Addl. Dist. Sub-Registrar
Kurseong*

11 JUL 2023

Finger Prints of SRI ANUPAM GUPTA (ATTORNEY)
(PARTNER OF NEEV CONSTRUCTION)



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



Anupam Gupta
Signature

Finger Prints of SRI ANURAG GUPTA (ATTORNEY)
(PARTNER OF NEEV CONSTRUCTION)



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



Anurag Gupta
Signature

Finger Prints of SRI AMIT PAUL (IDENTIFIER)



| | Thumb |
|-----------|-------|
| Left Hand | |



Amit Paul
Signature



*Addl. Dist. Sub-Registrar
Kursaong*

11 JUL 2023

Major Information of the Deed

| | | | |
|---|---|---|------------|
| Deed No : | I-0405-00211/2023 | Date of Registration | 11/07/2023 |
| Query No / Year | 0405-8001754462/2023 | Office where deed is registered | |
| Query Date | 11/07/2023 1:37:10 PM | A.D.S.R. KURSEONG, District: Darjeeling | |
| Applicant Name, Address & Other Details | Amit Paul Siliguri Court,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9434045630, Status :Advocate | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | | |
| Set Forth value | Market Value | | |
| Rs. 77,30,100/- | Rs. 77,30,100/- | | |
| 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]:- 040500210/2023 | | |

Land Details :

District: Darjeeling, P.S:- Kurseong, Gram Panchayat: GAYABARI-I, Mouza: Cart Road Sheet No. 29, Pin Code : 734203

| 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-58 | LR-721 | Bastu | Sukhakh et | 0.0117 Acre | 5,52,825/- | 5,52,825/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L2 | LR-59 | LR-721 | Bastu | Bastu | 0.0096 Acre | 4,53,600/- | 4,53,600/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L3 | LR-60 | LR-721 | Bastu | Bastu | 0.0039 Acre | 1,84,275/- | 1,84,275/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L4 | LR-61 | LR-721 | Bastu | Sukhakh et | 0.0001 Acre | 4,725/- | 4,725/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L5 | LR-62 | LR-721 | Bastu | Sukhakh et | 0.0156 Acre | 7,37,100/- | 7,37,100/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L6 | LR-58 | LR-722 | Bastu | Sukhakh et | 0.0116 Acre | 5,52,825/- | 5,52,825/- | Property is on Road Adjacent to Metal Road, , Project Name : |









| | | | | | | | | |
|-----|-------|--------|-------|------------|-------------|------------|------------|--|
| L7 | LR-59 | LR-722 | Bastu | Bastu | 0.0096 Acre | 4,53,600/- | 4,53,600/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L8 | LR-60 | LR-722 | Bastu | Bastu | 0.0039 Acre | 1,84,275/- | 1,84,275/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L9 | LR-61 | LR-722 | Bastu | Sukhakh et | 0.0001 Acre | 4,725/- | 4,725/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L10 | LR-62 | LR-722 | Bastu | Sukhakh et | 0.0156 Acre | 7,37,100/- | 7,37,100/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L11 | LR-58 | LR-723 | Bastu | Sukhakh et | 0.0117 Acre | 5,52,825/- | 5,52,825/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L12 | LR-59 | LR-723 | Bastu | Bastu | 0.0096 Acre | 4,53,600/- | 4,53,600/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L13 | LR-60 | LR-723 | Bastu | Bastu | 0.0039 Acre | 1,84,275/- | 1,84,275/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L14 | LR-62 | LR-721 | Bastu | Sukhakh et | 0.0156 Acre | 7,37,100/- | 7,37,100/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L15 | LR-58 | LR-724 | Bastu | Sukhakh et | 0.0116 Acre | 5,48,100/- | 5,48,100/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L16 | LR-59 | LR-724 | Bastu | Bastu | 0.0097 Acre | 4,58,325/- | 4,58,325/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L17 | LR-60 | LR-724 | Bastu | Bastu | 0.0039 Acre | 1,84,275/- | 1,84,275/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |








| | | | | | | | | |
|-----|-------|----------------------|-------|---------------|-----------------|---------------------|---------------------|--|
| L18 | LR-61 | LR-723 | Bastu | Sukhakh et | 0.0001 Acre | 4,725/- | 4,725/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L19 | LR-61 | LR-724 | Bastu | Sukhakh et | 0.0002 Acre | 9,450/- | 9,450/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L20 | LR-62 | LR-724 | Bastu | Sukhakh et | 0.0155 Acre | 7,32,375/- | 7,32,375/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| | | TOTAL : | | | 16.35Dec | 77,30,100 /- | 77,30,100 /- | |
| | | Grand Total : | | | 16.35Dec | 77,30,100 /- | 77,30,100 /- | |

Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|--|--|--|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr Jagjit Singh Bindra (Presentant) Son of Late Surjeet Singh Executed by: Self, Date of Execution: 11/07/2023 , Admitted by: Self, Date of Admission: 11/07/2023 ,Place : Office |  <small>11/07/2023</small> |  <small>LT1 11/07/2023</small> |  <small>11/07/2023</small> |
| Mirik, City:- Mirik, P.O:- Mirik, P.S:-Mirik, District:-Darjeeling, West Bengal, India, PIN:- 734214 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx0d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/07/2023 , Admitted by: Self, Date of Admission: 11/07/2023 ,Place : Office | | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Mr MANJEET SINGH Son of Late SURJEET SINGH Executed by: Self, Date of Execution: 11/07/2023 , Admitted by: Self, Date of Admission: 11/07/2023 ,Place : Office |  <small>11/07/2023</small> |  <small>LT1 11/07/2023</small> |  <small>11/07/2023</small> |



KRISHNA NAGAR, MIRIK, City:- Mirik, P.O:- MIRIK, P.S:-Mirik, District:-Darjeeling, West Bengal, India, PIN:- 734214 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx3E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/07/2023
 , Admitted by: Self, Date of Admission: 11/07/2023 ,Place : Office












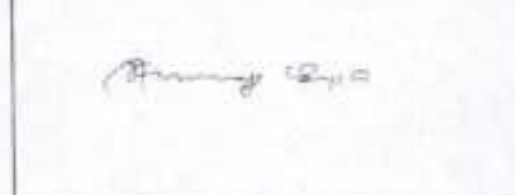
| 3 | Name | Photo | Finger Print | Signature |
|---|--|---|--|---|
| | Mr ANUPAM GUPTA Son of Late RAM AVTAR GUPTA Executed by: Self, Date of Execution: 11/07/2023 , Admitted by: Self, Date of Admission: 11/07/2023 ,Place : Office |  11/07/2023 |  LTI 11/07/2023 |  11/07/2023 |
| | 59, HILL CART ROAD, City:- Kurseong, P.O:- KURSEONG, P.S:-Kurseong, District:-Darjeeling, West Bengal, India, PIN:- 734203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx0F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/07/2023 , Admitted by: Self, Date of Admission: 11/07/2023 ,Place : Office | | | |
| 4 | Name | Photo | Finger Print | Signature |
| | Mr ANURAG GUPTA Son of Mr RAM AVTAR GUPTA Executed by: Self, Date of Execution: 11/07/2023 , Admitted by: Self, Date of Admission: 11/07/2023 ,Place : Office |  11/07/2023 |  LTI 11/07/2023 |  11/07/2023 |
| | 59, HILLCART ROAD, City:- Kurseong, P.O:- KURSEONG, P.S:-Kurseong, District:-Darjeeling, West Bengal, India, PIN:- 734203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx8L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/07/2023 , Admitted by: Self, Date of Admission: 11/07/2023 ,Place : Office | | | |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | NEEV CONSTRUCTION KRISHNAGAR, City:- Mirik, P.O:- MIRIK, P.S:-Mirik, District:-Darjeeling, West Bengal, India, PIN:- 734214, PAN No.:: AAxxxxxx9K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |



Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|--|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr JAGJIT SINGH BINDRA Son of Late SURJEET SINGH Date of Execution - 11/07/2023, , Admitted by: Self, Date of Admission: 11/07/2023, Place of Admission of Execution: Office |  <small>Jul 11 2023 1:52PM</small> |  <small>LTI 11/07/2023</small> |  <small>11/07/2023</small> |
| City:- Mirik, P.O:- MIRIK, P.S:-Mirik, District:-Darjeeling, West Bengal, India, PIN:- 734214, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx0D,Aadhaar No Not Provided Status : Representative, Representative of : NEEV CONSTRUCTION (as PARTNER) | | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Mr MANJEET SINGH Son of Late SURJEET SINGH Date of Execution - 11/07/2023, , Admitted by: Self, Date of Admission: 11/07/2023, Place of Admission of Execution: Office |  <small>Jul 11 2023 1:53PM</small> |  <small>LTI 11/07/2023</small> |  <small>11/07/2023</small> |
| KRISHNA NAGAR, City:- Siliguri Mc, P.O:- MIRIK, P.S:-Mirik, District:-Darjeeling, West Bengal, India, PIN:- 734214, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx3E,Aadhaar No Not Provided Status : Representative, Representative of : NEEV CONSTRUCTION (as PARTNER) | | | | |
| 3 | Name | Photo | Finger Print | Signature |
| | Mr ANUPAM GUPTA Son of Late RAM AVTAR GUPTA Date of Execution - 11/07/2023, , Admitted by: Self, Date of Admission: 11/07/2023, Place of Admission of Execution: Office |  <small>Jul 11 2023 1:54PM</small> |  <small>LTI 11/07/2023</small> |  <small>11/07/2023</small> |
| KURSEONG, City:- Kurseong, P.O:- KURSEONG, P.S:-Kurseong, District:-Darjeeling, West Bengal, India, PIN:- 734203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx0F,Aadhaar No Not Provided Status : Representative, Representative of : NEEV CONSTRUCTION (as PARTNER) | | | | |
| 4 | Name | Photo | Finger Print | Signature |
| | Mr ANURAG GUPTA Son of Mr RAMAUTAR GUPTA Date of Execution - 11/07/2023, , Admitted by: Self, Date of Admission: 11/07/2023, Place of Admission of Execution: Office |  <small>Jul 11 2023 1:56PM</small> |  <small>LTI 11/07/2023</small> |  <small>11/07/2023</small> |



KURSEONG, City:- Kurseong, P.O:- KURSEONG, P.S.-Kurseong, District:-Darjeeling, West Bengal, India, PIN:- 734203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8L,Aadhaar No Not Provided Status : Representative, Representative of : NEEV CONSTRUCTION (as PARTNER)

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mr AMIT PAUL Son of Mr ASIM KUMAR PAUL AUROBINDA PALLY, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734006 |  |  |  |
| | 11/07/2023 | 11/07/2023 | 11/07/2023 |
| Identifier Of Mr Jagjit Singh Bindra, Mr MANJEET SINGH, Mr JAGJIT SINGH BINDRA, Mr MANJEET SINGH, Mr ANUPAM GUPTA, Mr ANURAG GUPTA, Mr ANUPAM GUPTA, Mr ANURAG GUPTA | | | |

| Transfer of property for L1 | | |
|------------------------------|------------------------|----------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Jagjit Singh Bindra | NEEV CONSTRUCTION-1.17 Dec |
| Transfer of property for L10 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr ANURAG GUPTA | NEEV CONSTRUCTION-1.56 Dec |
| Transfer of property for L11 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr ANUPAM GUPTA | NEEV CONSTRUCTION-1.17 Dec |
| Transfer of property for L12 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr ANUPAM GUPTA | NEEV CONSTRUCTION-0.96 Dec |
| Transfer of property for L13 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr ANUPAM GUPTA | NEEV CONSTRUCTION-0.39 Dec |
| Transfer of property for L14 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr ANUPAM GUPTA | NEEV CONSTRUCTION-1.56 Dec |
| Transfer of property for L15 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr MANJEET SINGH | NEEV CONSTRUCTION-1.16 Dec |
| Transfer of property for L16 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr MANJEET SINGH | NEEV CONSTRUCTION-0.97 Dec |
| Transfer of property for L17 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr MANJEET SINGH | NEEV CONSTRUCTION-0.39 Dec |



Transfer of property for L18

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------|----------------------------|
| 1 | Mr ANUPAM GUPTA | NEEV CONSTRUCTION-0.01 Dec |

Transfer of property for L19

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|----------------------------|
| 1 | Mr MANJEET SINGH | NEEV CONSTRUCTION-0.02 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------------|----------------------------|
| 1 | Mr Jagjit Singh Bindra | NEEV CONSTRUCTION-0.96 Dec |

Transfer of property for L20

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|----------------------------|
| 1 | Mr MANJEET SINGH | NEEV CONSTRUCTION-1.55 Dec |

Transfer of property for L3

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------------|----------------------------|
| 1 | Mr Jagjit Singh Bindra | NEEV CONSTRUCTION-0.39 Dec |

Transfer of property for L4

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------------|----------------------------|
| 1 | Mr Jagjit Singh Bindra | NEEV CONSTRUCTION-0.01 Dec |

Transfer of property for L5

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------------|----------------------------|
| 1 | Mr Jagjit Singh Bindra | NEEV CONSTRUCTION-1.56 Dec |

Transfer of property for L6

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------|----------------------------|
| 1 | Mr ANURAG GUPTA | NEEV CONSTRUCTION-1.16 Dec |

Transfer of property for L7

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------|----------------------------|
| 1 | Mr ANURAG GUPTA | NEEV CONSTRUCTION-0.96 Dec |

Transfer of property for L8

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------|----------------------------|
| 1 | Mr ANURAG GUPTA | NEEV CONSTRUCTION-0.39 Dec |

Transfer of property for L9

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------|----------------------------|
| 1 | Mr ANURAG GUPTA | NEEV CONSTRUCTION-0.01 Dec |

Land Details as per Land Record

District: Darjeeling, P.S:- Kurseong, Gram Panchayat: GAYABARI-I, Mouza: Cart Road Sheet No. 29, Pin Code : 734203

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|--------------------------------------|-----------------|--|
| L1 | LR Plot No:- 58, LR Khatian No:- 721 | | Owner Name not selected by applicant. |
| L2 | LR Plot No:- 59, LR Khatian No:- 721 | | Owner Name not selected by applicant. |



| | | | |
|-----|--------------------------------------|--|---------------------------------------|
| L3 | LR Plot No:- 60, LR Khatian No:- 721 | | Owner Name not selected by applicant. |
| L4 | LR Plot No:- 61, LR Khatian No:- 721 | | Owner Name not selected by applicant. |
| L5 | LR Plot No:- 62, LR Khatian No:- 721 | | Owner Name not selected by applicant. |
| L6 | LR Plot No:- 58, LR Khatian No:- 722 | Owner:अनुराग गुप्ता, Gurdian:राम अवतार गुप्ता, Address:निज , Classification:सुखाखेत, Area:0.01160000 Acre, | Owner Name not selected by applicant. |
| L7 | LR Plot No:- 59, LR Khatian No:- 722 | | Owner Name not selected by applicant. |
| L8 | LR Plot No:- 60, LR Khatian No:- 722 | | Owner Name not selected by applicant. |
| L9 | LR Plot No:- 61, LR Khatian No:- 722 | | Owner Name not selected by applicant. |
| L10 | LR Plot No:- 62, LR Khatian No:- 722 | | Owner Name not selected by applicant. |
| L11 | LR Plot No:- 58, LR Khatian No:- 723 | | Owner Name not selected by applicant. |
| L12 | LR Plot No:- 59, LR Khatian No:- 723 | | Owner Name not selected by applicant. |
| L13 | LR Plot No:- 60, LR Khatian No:- 723 | Owner:अनुपम गुप्ता, Gurdian:रामअवतार गुप्ता, Address:निज , Classification:घरेड़ी, Area:0.00390000 Acre, | Owner Name not selected by applicant. |
| L14 | LR Plot No:- 62, LR Khatian No:- 721 | | Owner Name not selected by applicant. |
| L15 | LR Plot No:- 58, LR Khatian No:- 724 | Owner:मनजीत सिंह, Gurdian:सुरजित सिंह बिन्दा, Address:निज , Classification:सुखाखेत, Area:0.01160000 Acre, | Owner Name not selected by applicant. |
| L16 | LR Plot No:- 59, LR Khatian No:- 724 | | Owner Name not selected by applicant. |
| L17 | LR Plot No:- 60, LR Khatian No:- 724 | | Owner Name not selected by applicant. |
| L18 | LR Plot No:- 61, LR Khatian No:- 723 | | Owner Name not selected by applicant. |
| L19 | LR Plot No:- 61, LR Khatian No:- 724 | | Owner Name not selected by applicant. |
| L20 | LR Plot No:- 62, LR Khatian No:- 724 | | Owner Name not selected by applicant. |



On 11-07-2023

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 13:47 hrs on 11-07-2023, at the Office of the A.D.S.R. KURSEONG by Mr Jagjit Singh Bindra , 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 77,30,100/-

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

Execution is admitted on 11/07/2023 by 1. Mr Jagjit Singh Bindra, Son of Late Surjeet Singh, Mirik, P.O: Mirik, Thana: Mirik, , City/Town: MIRIK, Darjeeling, WEST BENGAL, India, PIN - 734214, by caste Sikh, by Profession Business, 2. Mr MANJEET SINGH, Son of Late SURJEET SINGH, KRISHNA NAGAR, MIRIK, P.O: MIRIK, Thana: Mirik, , City/Town: MIRIK, Darjeeling, WEST BENGAL, India, PIN - 734214, by caste Sikh, by Profession Business, 3. Mr ANUPAM GUPTA, Son of Late RAM AVTAR GUPTA, 59, HILL CART ROAD, P.O: KURSEONG, Thana: Kurseong, , City/Town: KURSEONG, Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by Profession Business, 4. Mr ANURAG GUPTA, Son of Mr RAM AVTAR GUPTA, 59, HILLCART ROAD, P.O: KURSEONG, Thana: Kurseong, , City/Town: KURSEONG, Darjeeling, WEST BENGAL, India, PIN - 734203, by caste Hindu, by Profession Business
Indetified by Mr AMIT PAUL, , , Son of Mr ASIM KUMAR PAUL, AUROBINDA PALLY, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-07-2023 by Mr JAGJIT SINGH BINDRA, PARTNER, NEEV CONSTRUCTION, KRISHNAGAR, City:- Mirik, P.O:- MIRIK, P.S:-Mirik, District:-Darjeeling, West Bengal, India, PIN:- 734214

Indetified by Mr AMIT PAUL, , , Son of Mr ASIM KUMAR PAUL, AUROBINDA PALLY, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Advocate

Execution is admitted on 11-07-2023 by Mr MANJEET SINGH, PARTNER, NEEV CONSTRUCTION, KRISHNAGAR, City:- Mirik, P.O:- MIRIK, P.S:-Mirik, District:-Darjeeling, West Bengal, India, PIN:- 734214

Indetified by Mr AMIT PAUL, , , Son of Mr ASIM KUMAR PAUL, AUROBINDA PALLY, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Advocate

Execution is admitted on 11-07-2023 by Mr ANUPAM GUPTA, PARTNER, NEEV CONSTRUCTION, KRISHNAGAR, City:- Mirik, P.O:- MIRIK, P.S:-Mirik, District:-Darjeeling, West Bengal, India, PIN:- 734214

Indetified by Mr AMIT PAUL, , , Son of Mr ASIM KUMAR PAUL, AUROBINDA PALLY, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Advocate

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Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 578, Amount: Rs.50.00/-, Date of Purchase: 10/07/2023, Vendor name: B R Ghosh



Zojila Dolkar Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KURSEONG
Darjeeling, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0405-2023, Page from 3833 to 3867

being No 040500211 for the year 2023.



Digitally signed by ZOJILA DOLKAR
BHUTIA

Date: 2023.07.11 14:38:05 +05:30

Reason: Digital Signing of Deed.

(Zojila Dolkar Bhutia) 2023/07/11 02:38:05 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. KURSEONG

West Bengal.

(This document is digitally signed.)

