

SL. 4824

V/C- 384/2023

I-4923/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Dea Bank
 Mithun Saha
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 সত্যজিৎ সর্

Balajee Real Estate
 Suman Saha
 Partner

POWER OF ATTORNEY

CERTIFIED THAT THE DOCUMENT
 SUBMITTED INTO REGISTRATION (AFTER EXECUTION OF DEVELOPMENT AGREEMENT)
 WITH THE SIGNATURE SHEETS AND
 ENDORSEMENT SHEETS
 CORRESPOND WITH THIS DOCUMENT
 AND IS A PART OF THIS DOCUMENT

District Sub-Registrar
 Cooch Behar
[Signature]

13 JUN 2023

Deer Bank

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Mithun Saha.

Murphy of Saha.

SRI SUNIL KUMAR

Balajee Real Estate

Suman Agarwal
Partner

KNOW ALL MEN BY THESE PRESENTS, that We, **(1)SMT. LILA BANIK @ LILA RANI BANIK SAHA**, [I.T. PAN: AILPB5812E] [AADHAAR: 806541932021] [Mobile No. 8637872831] W/o Dulal Prasad Banik, D/o Late Rabindranath Saha & Late Kalidasi Saha, **(2)SMT. MANJU RANI SAHA**, [I.T. PAN: EPAPS2767K] [AADHAAR: 216958244798] [Mobile No. 91-85976-36143] W/o Late Panchanan Saha and daughter-in-law of Late Rabindranath Saha & Late Kalidasi Saha, **(3)SRI MITHUN SAHA**, [I.T. PAN: CMOPS7355D] [AADHAAR: 446449756612] [Mobile No.9563020025], **(4)SRI MRITYUNJOY SAHA**, [I.T. PAN: BSPPS9463K] [AADHAAR: 805383687615] [Mobile No.9832662489] & **(5) SMT. MOUSUMI SAHA**, [I.T. PAN: COWPS5168D] [AADHAAR: 265909434403] [Mobile No. 919932919787] No.3 to 5 are all sons/daughter of Late Panchanan Saha and grandson/ granddaughter of Late Rabindranath Saha & Late Kalidasi Saha, Hindu by faith, Indian by nationality, No. 1, 2 & 5 Household work by occupation and No.3 & 4 are Business by occupation, No.1 is resident of Keshab Road, near Bhabani Cinema, Ward No.7, P.O., P.S. & Dist. Coochbehar, Pin- 736101, and No.2 to 5 are all residents of N.N. Road, near N.N. Park, P.O., P.S. & Dist. Coochbehar, Pin- 736101, in the State of West Bengal, hereinafter called the **PRINCIPALS**, do hereby nominate, constitute and appoint **M/S. BALAJEE REAL ESTATE**, [I.T. PAN : AAUFB6623Q] a partnership firm, having its office address at "Shyama Kunj", Pranami School Road Last, Punjabi para, P.O. Haider para, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin- 734001, in the State of West Bengal, represented by its partner namely **SMT. SUMAN DALMIA AGARWAL**, [I.T. PAN : ACCPA8114F] [AADHAAR: 854123222846] [Mobile No.9800897067] Wife of Sri Sunil Kumar Agarwal, Hindu by faith, Indian by nationality, Business by occupation, resident of "Shyama Kunj", Pranami School Road Last, Punjabi para, P.O. Haider para, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin- 734001, as our **TRUE AND LAWFUL ATTORNEY** to do all acts, deeds and things hereinafter appearing.

WHEREAS the Principals hereof are the absolute co-owners of all that 0.28 Acre of land as described in the Schedule herein below and each of them are having proportionate undivided share in the same, and the Principals have presently jointly decided to raise a multi storeyed residential cum commercial building upon all that said 0.28 Acre of land as particularly described in the Schedule herein below. But not being in a position to put their contemplation and scheme into action due to shortage of fund and lack of experience, the Principals were in search of a developer who could construct the residential cum commercial building in the said plot of land and accordingly the Principals hereof have entered in to a Deed of Development Agreement with **M/S. BALAJEE REAL ESTATE**, [I.T. PAN : AAUFB6623Q] a partnership firm, having its office address at "Shyama Kunj", Pranami School Road Last, Punjabi para, P.O. Haider para, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin- 734001, in the State of West Bengal, and thereby engaged and appointed the said partnership firm to develop the below scheduled property as per sanctioned building plan of Coochbehar Municipality, on certain terms

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Balajee Real EstateSuman Agarwal
Partner

and conditions and the said Deed of Development Agreement has been registered at the office of the D.S.R. Coochbehar, being document No. I- 07894 for the year 2022.

NOW THEREFORE, in terms of the said Deed of Development Agreement for smooth working and execution of the construction work as well as for transferring the residential units/shop premises/car parking spaces etc. out of the Developer's allocation as already agreed up on, we, **(1)SMT. LILA BANIK @ LILA RANI BANIK SAHA**, W/o Dulal Prasad Banik, D/o Late Rabindranath Saha & Late Kalidasi Saha, **(2)SMT. MANJU RANI SAHA**, W/o Late Panchanan Saha and daughter-in-law of Late Rabindranath Saha & Late Kalidasi Saha, **(3)SRI MITHUN SAHA**, **(4)SRI MRITYUNJOY SAHA**, & **(5) SMT. MOUSUMI SAHA**, No.3 to 5 are all sons/daughter of Late Panchanan Saha and grandson/granddaughter of Late Rabindranath Saha & Late Kalidasi Saha, the above named Principals, do hereby appoint, nominate and constitute **M/S. BALAJEE REAL ESTATE**, [I.T. PAN : AAUFB6623Q] a partnership firm, having its office address at "Shyama Kunj", Pranami School Road Last, Punjabi para, P.O. Haider para, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin- 734001, in the State of West Bengal, represented by its partner namely **SMT. SUMAN DALMIA AGARWAL**, Wife of Sri Sunil Kumar Agarwal, Hindu by faith, Indian by nationality, Business by occupation, resident of "Shyama Kunj", Pranami School Road Last, Punjabi para, P.O. Haider para, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin- 734001, to do all acts, deeds and things in respect of construction and completion of proposed multi storied residential cum commercial building on the below scheduled land for us in our name and on our behalf in the manner as under:

- 1) To develop and make construction upon our below scheduled landed property and in the process to do any act or thing as may be necessary to construct and complete the proposed building on our said land as described in the schedule below.
- 2) To appear before any Authority, local body or any other office or offices under the State Government and also under the Central Government and to represent us with full authority and to present, file and sign any document in connection with my below scheduled property.
- 3) To engage on our behalf Architect(s)/Engineer(s) and also Labour Contractor/Thikadar and all other skilled persons as per requirement in respect of construction of the proposed building in the below scheduled land and further to dismiss them whenever our said Attorney shall think it proper to do so.
- 4) To submit Plans, designs, sketches etc. take them back with alterations or modifications thereof and/or to renew the same before the appropriate authority or competent authorities in our name and on our behalf.

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- 5) To appear and act in all courts, civil, criminal or revenue, Original and Appellate and in any other office or before any authority and to institute Civil Suits or Criminal cases or any other legal proceedings sign, verify and file plaint, written statements, executions and petitions and to swear affidavits and also to sign, file and present appeals and to give evidence on our behalf in any Court or office in respect of any matter relating to our below scheduled property.
- 6) To appoint on our behalf Advocate/Advocates or Tax Consultant whenever necessary in respect of any matter relating to the below scheduled land and to dismiss them whenever our said Attorney shall think it proper to do so.
- 7) To compromise, compound or withdraw any case or refer any matter or case to Arbitration arising out of any matter relating to the said property.
- 8) To withdraw and receive documents or money from any Court or office or opposite party whether in execution or otherwise in connection with any such suits, cases or assessment proceedings relating to the below scheduled land.
- 9) To negotiate on terms for and to agree to and enter into and execute agreement for sale or any other agreement and other documents for us and on our behalf for the developer's area.
- 10) To advertise in any manner for sale of flats, shops and car parking spaces etc. in respect of Developer's allocation as already agreed upon in the proposed building in the below scheduled land.
- 11) To receive the advance money or part consideration and/or the entire consideration from the Purchaser/s of the Flat/shops/unit/car parking space etc. in the proposed building upon the said landed property and to give valid receipt and discharge for the same, without any liability on our part for the same in Developer's area.
- 12) To sign and execute and deliver in our names and on our behalf all deeds including the Deed of Sale or Deed of Conveyance in respect of said residential flat(s)/shop(s) or car parking space/s, etc. together with proportionate share of the said land **out of the Developer's area/allocation as agreed upon**, and to do all that is necessary in order to convey, grant and assign the said property unto the Purchaser or Purchasers in the manner and upon the terms, conditions and covenants to be contained in the Indenture or Indentures to be made by and between us and the Purchaser or Purchasers.
- 13) To endorse and sign on the Deed(s) including the Deed of Conveyance with respect to of said residential flat(s)/shop(s) or car parking space/s, servant's

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Balajee Real Estate

Suman Agarwal
Partner

quarter etc. together with proportionate share of the said land out of the Developer's area/allocation as agreed upon, on our behalf in proper and effectual manner upon receipt of the full consideration money from the Purchaser or Purchasers as agreed up on between them and further to present for registration and admit due execution of the said Deed or Deeds before the registering authority and to get the same duly registered for and on our behalf in respect of aforesaid property.

- 14) To hand over the possession of the said property to the purchaser(s) and also mutate the same in the name of the purchaser(s) in all the offices/records concerned.
- 15) To apply and get electric connection and water connection etc.

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

SCHEDULE OF THE PROPERTY

All that piece or parcel of homestead land measuring 0.275⁵ Acre, appertaining to L.R. Plot No. 4912 (0.08⁵ Acres), L.R. Plot No. 4919 (0.07 Acres), L.R. Plot No. 4920 (0.04 Acres), L.R. Plot No. 4921 (0.03 Acres), L.R. Plot No. 4922 (0.02 Acres) and L.R. Plot No. 4918 (0.03 Acres), recorded in L.R.Khatian Nos. 24982, 24986, 24984, 24983, 24981 & 1786, Mouza Sahar Coochbehar, J.L. No. 130, P.S. Kotwali, located at Nipendra Narayan Road (Road Zone- Power House Chowpathy to ACDC Club), in Ward No.VI, under Coochbehar Municipality, Dist: Coochbehar.

The said land is butted and bounded as follows:

- BY NORTH : Land of Kalachand Saha;
BY SOUTH : 18.25 Mtrs Wide Road;
BY EAST : Land of Bhabani Bidi Factory;
BY WEST : Land of Saotal Dighi.

Mithun Saha.

IN WITNESSES WHEREOF, the Principals and the Attorneys named above do hereunto set and subscribed their respective hands and seal on the 06th day of June, 2023 at Coochbehar.

WITNESSES:

1. Bappa Das
S/o. Gopal Ch. Das
Vill+P.O. Dhampur Balakhi
C.B.

Mousumi Saha
Mithun Saha.
Abhijoy Saha.

PRINCIPALS

2. Sanjoy Das
S/o Late Shri Sankar Das
Nataraj Pat- C.B.

Balajee Real Estate
Suman Agarwal.
Partner

SIGNATURE OF THE ATTORNEY

Attested by us:

Kela Bunk

Mousumi Saha
Mithun Saha.
Abhijoy Saha.

S/o Sankar Das

PRINCIPALS

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

Debdip Dutta

[DEBDIP DUTTA]

Advocate, Siliguri
Enrol. No. WB/762/2003

FINGER PRINTS OF SUMAN DALEIA AGARWAL



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

Suman Agarwal
SIGNATURE

FINGER PRINTS OF SMT. LILA RANI BANIK



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LEFT HAND					
RIGHT HAND					

Lila Banik
SIGNATURE

FINGER PRINTS OF SMT. MANJU RANI SAHA



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LEFT HAND					
RIGHT HAND					

Manju Rani Saha
SIGNATURE

FINGER PRINTS OF SRI MITHUN SAHA



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Mithun Saha.

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LEFT HAND					
RIGHT HAND					

Mithun Saha.
SIGNATURE

FINGER PRINTS OF SRI MRITYUNJOY SAHA.



Mrityunjoy Saha

Mrityunjoy Saha.

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RIGHT HAND					

Mrityunjoy Saha.
SIGNATURE

FINGER PRINTS OF SMT. MOUSAMI SAHA.



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LEFT HAND					
RIGHT HAND					

Mousami Saha
SIGNATURE



Government of West Bengal

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






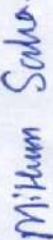


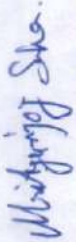
OFFICE OF THE D.S.R. COOCHBEHAR, District Name :Coochbehar

Signature / LTI Sheet of Query No/Year 08018001460548/2023

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




SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs LILA BANIK Alias LILA RANI BANIK SAHA Keshab Road, Near Bhabani Cinema, City:- Coochbehar, P.O:- Coochbehar, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101	Principal			<i>Lila Banik</i> 06/06/2023
2	Mrs Suman Dalmia Agarwal Shyama Kunj, Punjabi Para, City:- Siliguri Mc, P.O:- Haider Para, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001	Represent ative of Attorney [BALAJEE REAL ESTATE]			<i>Suman Agarwal</i> 06/06/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mrs MANJU RANI SAHA N.N. Road, City:- Coochbehar, P.O:- Coochbehar, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101	Principal			 06-06-2023
4	Mr MITHUN SAHA N N Road, City:- Coochbehar, P.O:- Coochbehar, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101	Principal			 06-06-2023
5	Mr MRITYUNJOY SAHA N N Road, City:- Coochbehar, P.O:- Coochbehar, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101	Principal			 06-06-2023

Digitally signed by
Coochbehar
06-06-2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Smt MOUSUMI SAHA N N Road, City:- Coochbehar, P.O:- Coochbehar, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101	Principal			<i>Mousumi Saha</i> 6/6/2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr BAPPA DEB Son of Mr GOPAL CHANDRA DEB DHUMPUR BALASHI, City:- , P.O:- DHUMPUR BALASHI, P.S:- Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736134	Mrs LILA BANIK, Mrs Suman Dalmia Agarwal, , Mrs MANJU RANI SAHA, Mr MITHUN SAHA, Mr MRITYUNJOY SAHA, Smt MOUSUMI SAHA			<i>Bappa Deb</i> 06.06.2023.

Tulsi Lama

(Tulsi Lama)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R.
COOCHBEHAR
Coochbehar, West Bengal

**District Sub-Registrar
Cooch Behar**

Major Information of the Deed

Deed No :	I-0801-04923/2023	Date of Registration	13/06/2023
Query No / Year	0801-8001460548/2023	Office where deed is registered	
Query Date	06/06/2023 2:54:38 PM	D.S.R. COOCHBEHAR, District: Coochbehar	
Applicant Name, Address & Other Details	SANJAY DAS COOCHBEHAR,Thana : Coochbehar, District : Coochbehar, WEST BENGAL, Mobile No. : 9733285839, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 27,50,000/-	Rs. 4,50,00,005/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 080107894/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Coochbehar, P.S:- Coochbehar, Municipality: COOCHBEHAR, Road: Nipendra Narayan Road, Road Zone : (Power House Chowpathy -- ACDC Club) , Mouza: Shahar Coochbehar, Pin Code : 736101

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-4912	LR-24984	Bastu	Bastu	1 Dec	1,00,000/-	16,36,364/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-4912	LR-24981	Bastu	Bastu	1.1 Dec	1,10,000/-	18,00,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-4912	LR-24983	Bastu	Bastu	1.1 Dec	1,10,000/-	18,00,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-4912	LR-24982	Bastu	Bastu	1.1 Dec	1,10,000/-	18,00,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-4912	LR-24986	Bastu	Bastu	4.2 Dec	4,20,000/-	68,72,728/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :

L6	LR-4919	LR-24984	Bastu	Bastu	1.1 Dec	1,10,000/-	18,00,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L7	LR-4919	LR-24981	Bastu	Bastu	1.1 Dec	1,10,000/-	18,00,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-4919	LR-24983	Bastu	Bastu	1.1 Dec	1,10,000/-	18,00,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-4919	LR-24982	Bastu	Bastu	1.1 Dec	1,10,000/-	18,00,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L10	LR-4919	LR-24986	Bastu	Bastu	2.6 Dec	2,60,000/-	42,54,546/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L11	LR-4920	LR-24984	Bastu	Bastu	0.7 Dec	70,000/-	11,45,454/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L12	LR-4920	LR-24981	Bastu	Bastu	0.6 Dec	60,000/-	9,81,818/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L13	LR-4920	LR-24983	Bastu	Bastu	0.6 Dec	60,000/-	9,81,818/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L14	LR-4920	LR-24982	Bastu	Bastu	0.6 Dec	60,000/-	9,81,818/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L15	LR-4920	LR-24986	Bastu	Bastu	1.5 Dec	1,50,000/-	24,54,546/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L16	LR-4921	LR-24984	Bastu	Bastu	0.4 Dec	40,000/-	6,54,546/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :

L17	LR-4921	LR-24981	Bastu	Bastu	0.4 Dec	40,000/-	6,54,546/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L18	LR-4921	LR-24983	Bastu	Bastu	0.4 Dec	40,000/-	6,54,546/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L19	LR-4921	LR-24982	Bastu	Bastu	0.3 Dec	30,000/-	4,90,910/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L20	LR-4921	LR-24986	Bastu	Bastu	1.5 Dec	1,50,000/-	24,54,546/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L21	LR-4922	LR-24984	Bastu	Bastu	0.3 Dec	30,000/-	4,90,910/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L22	LR-4922	LR-24981	Bastu	Bastu	0.2 Dec	20,000/-	3,27,272/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L23	LR-4922	LR-24983	Bastu	Bastu	0.3 Dec	30,000/-	4,90,910/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L24	LR-4922	LR-24982	Bastu	Bastu	0.2 Dec	20,000/-	3,27,272/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L25	LR-4922	LR-24986	Bastu	Bastu	1 Dec	1,00,000/-	16,36,364/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L26	LR-4918	LR-1786	Bastu	Bastu	3 Dec	3,00,000/-	49,09,091/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			27.5Dec	27,50,000 /-	450,00,005 /-	
		Grand Total :			27.5Dec	27,50,000 /-	450,00,005 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs LILA BANIK, (Alias: LILA RANI BANIK SAHA) Wife of Dulal Prasad Banik Keshab Road, Near Bhabani Cinema, City:- Coochbehar, P.O:- Coochbehar, P.S:- Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Alxxxxx2E, Aadhaar No: 80xxxxxxx2021, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence</p>
2	<p>Mrs MANJU RANI SAHA Wife of Late PANCHANAN SAHA N.N. Road, City:- Coochbehar, P.O:- Coochbehar, P.S:-Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EPxxxxx7K, Aadhaar No: 21xxxxxxx4798, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence</p>
3	<p>Mr MITHUN SAHA (Presentant) Son of Late Panchanan Saha N N Road, City:- Coochbehar, P.O:- Coochbehar, P.S:-Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CMxxxxx5D, Aadhaar No: 44xxxxxxx6612, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence</p>
4	<p>Mr MRITYUNJOY SAHA Son of Late Panchanan Saha N N Road, City:- Coochbehar, P.O:- Coochbehar, P.S:-Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BSxxxxx3K, Aadhaar No: 80xxxxxxx7615, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence</p>
5	<p>Smt MOUSUMI SAHA Daughter of Late Panchanan Saha N N Road, City:- Coochbehar, P.O:- Coochbehar, P.S:-Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: coxxxxx8d, Aadhaar No: 26xxxxxxx4403, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>BALAJEE REAL ESTATE Shyama Kunj, Punjabi Para, City:- Siliguri Mc, P.O:- Haider Para, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, india, PIN:- 734001 , PAN No.:: AAxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Suman Dalmia Agarwal Wife of Mr Sunil Kumar Agarwal Shyama Kunj, Punjabi Para, City:- Siliguri Mc, P.O:- Haider Para, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx4F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BALAJEE REAL ESTATE (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BAPPA DEB Son of Mr GOPAL CHANDRA DEB DHUMPUR BALASHI, City:- , P.O:- DHUMPUR BALASHI, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736134			

Identifier Of Mrs LILA BANIK, Mrs Suman Dalmia Agarwal, , Mrs MANJU RANI SAHA, Mr MITHUN SAHA, Mr MRITYUNJOY SAHA, Smt MOUSUMI SAHA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt MOUSUMI SAHA	BALAJEE REAL ESTATE-1 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mrs LILA BANIK	BALAJEE REAL ESTATE-2.6 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Smt MOUSUMI SAHA	BALAJEE REAL ESTATE-0.7 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJU RANI SAHA	BALAJEE REAL ESTATE-0.6 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Mr MITHUN SAHA	BALAJEE REAL ESTATE-0.6 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Mr MRITYUNJOY SAHA	BALAJEE REAL ESTATE-0.6 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Mrs LILA BANIK	BALAJEE REAL ESTATE-1.5 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Smt MOUSUMI SAHA	BALAJEE REAL ESTATE-0.4 Dec

Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJU RANI SAHA	BALAJEE REAL ESTATE-0.4 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	Mr MITHUN SAHA	BALAJEE REAL ESTATE-0.4 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	Mr MRITYUNJOY SAHA	BALAJEE REAL ESTATE-0.3 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJU RANI SAHA	BALAJEE REAL ESTATE-1.1 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	Mrs LILA BANIK	BALAJEE REAL ESTATE-1.5 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	Smt MOUSUMI SAHA	BALAJEE REAL ESTATE-0.3 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJU RANI SAHA	BALAJEE REAL ESTATE-0.2 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	Mr MITHUN SAHA	BALAJEE REAL ESTATE-0.3 Dec
Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	Mr MRITYUNJOY SAHA	BALAJEE REAL ESTATE-0.2 Dec
Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	Mrs LILA BANIK	BALAJEE REAL ESTATE-1 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	Mrs LILA BANIK	BALAJEE REAL ESTATE-0.6 Dec
2	Mrs MANJU RANI SAHA	BALAJEE REAL ESTATE-0.6 Dec
3	Mr MITHUN SAHA	BALAJEE REAL ESTATE-0.6 Dec
4	Mr MRITYUNJOY SAHA	BALAJEE REAL ESTATE-0.6 Dec
5	Smt MOUSUMI SAHA	BALAJEE REAL ESTATE-0.6 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr MITHUN SAHA	BALAJEE REAL ESTATE-1.1 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr MRITYUNJOY SAHA	BALAJEE REAL ESTATE-1.1 Dec

Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs LILA BANIK	BALAJEE REAL ESTATE-4.2 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Smt MOUSUMI SAHA	BALAJEE REAL ESTATE-1.1 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJU RANI SAHA	BALAJEE REAL ESTATE-1.1 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr MITHUN SAHA	BALAJEE REAL ESTATE-1.1 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr MRITYUNJOY SAHA	BALAJEE REAL ESTATE-1.1 Dec

Land Details as per Land Record

District: Coochbehar, P.S:- Coochbehar, Municipality: COOCHBEHAR, Road: Nipendra Narayan Road, Road Zone : (Power House Chowpathy – ACDC Club) , Mouza: Shahar Coochbehar, Pin Code : 736101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4912, LR Khatian No:- 24984	Owner:মৌসুমী সাহা, Gurdian:পঞ্চানন সাহা, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 4912, LR Khatian No:- 24981	Owner:মঞ্জুরানী সাহা, Gurdian:পঞ্চানন সাহা, Address:নিজ , Classification:বাস্ত, Area:0.01100000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 4912, LR Khatian No:- 24983	Owner:মির্জান সাহা, Gurdian:পঞ্চানন সাহা, Address:নিজ , Classification:বাস্ত, Area:0.01100000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 4912, LR Khatian No:- 24982	Owner:মৃত্যুঞ্জয় সাহা, Gurdian:পঞ্চানন সাহা, Address:নিজ , Classification:বাস্ত, Area:0.01100000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 4912, LR Khatian No:- 24986	Owner:লীলারানী বনিক সাহা, Gurdian:দুলাল বনিক, Address:নিজ , Classification:বাস্ত, Area:0.04200000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 4919, LR Khatian No:- 24984	Owner:মৌসুমী সাহা, Gurdian:পঞ্চানন সাহা, Address:নিজ , Classification:বাস্ত, Area:0.01100000 Acre,	Owner Name not selected by applicant.

L7	LR Plot No:- 4919, LR Khatian No:- 24981	Owner:মঞ্জুরানী সাহা, Gurdian:পঞ্চানন সাহা, Address:নিজ , Classification:বাস্ত, Area:0.01100000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 4919, LR Khatian No:- 24983	Owner:মিঠুন সাহা, Gurdian:পঞ্চানন সাহা, Address:নিজ , Classification:বাস্ত, Area:0.01100000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 4919, LR Khatian No:- 24982	Owner:মৃত্যুঞ্জয় সাহা, Gurdian:পঞ্চানন সাহা, Address:নিজ , Classification:বাস্ত, Area:0.01100000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 4919, LR Khatian No:- 24986	Owner:নীলারানী বনিক সাহা, Gurdian:দুলাল বনিক, Address:নিজ , Classification:বাস্ত, Area:0.02600000 Acre,	Owner Name not selected by applicant.
L11	LR Plot No:- 4920, LR Khatian No:- 24984	Owner:মোসুমী সাহা, Gurdian:পঞ্চানন সাহা, Address:নিজ , Classification:বাস্ত, Area:0.00700000 Acre,	Owner Name not selected by applicant.
L12	LR Plot No:- 4920, LR Khatian No:- 24981	Owner:মঞ্জুরানী সাহা, Gurdian:পঞ্চানন সাহা, Address:নিজ , Classification:বাস্ত, Area:0.00600000 Acre,	Owner Name not selected by applicant.
L13	LR Plot No:- 4920, LR Khatian No:- 24983	Owner:মিঠুন সাহা, Gurdian:পঞ্চানন সাহা, Address:নিজ , Classification:বাস্ত, Area:0.00600000 Acre,	Owner Name not selected by applicant.
L14	LR Plot No:- 4920, LR Khatian No:- 24982	Owner:মৃত্যুঞ্জয় সাহা, Gurdian:পঞ্চানন সাহা, Address:নিজ , Classification:বাস্ত, Area:0.00600000 Acre,	Owner Name not selected by applicant.
L15	LR Plot No:- 4920, LR Khatian No:- 24986	Owner:নীলারানী বনিক সাহা, Gurdian:দুলাল বনিক, Address:নিজ , Classification:বাস্ত, Area:0.01500000 Acre,	Owner Name not selected by applicant.
L16	LR Plot No:- 4921, LR Khatian No:- 24984	Owner:মোসুমী সাহা, Gurdian:পঞ্চানন সাহা, Address:নিজ , Classification:বাস্ত, Area:0.00400000 Acre,	Owner Name not selected by applicant.
L17	LR Plot No:- 4921, LR Khatian No:- 24981	Owner:মঞ্জুরানী সাহা, Gurdian:পঞ্চানন সাহা, Address:নিজ , Classification:বাস্ত, Area:0.00400000 Acre,	Owner Name not selected by applicant.
L18	LR Plot No:- 4921, LR Khatian No:- 24983	Owner:মিঠুন সাহা, Gurdian:পঞ্চানন সাহা, Address:নিজ , Classification:বাস্ত, Area:0.00400000 Acre,	Owner Name not selected by applicant.

L19	LR Plot No:- 4921, LR Khatian No:- 24982	Owner:মৃত্যুঞ্জয় সাহা, Gurdian:পঞ্চানন সাহা, Address:নিজ Classification:বাস্ত, Area:0.00300000 Acre,	Owner Name not selected by applicant.
L20	LR Plot No:- 4921, LR Khatian No:- 24986	Owner:লীলারানী বনিক সাহা, Gurdian:দুলাল বনিক, Address:নিজ , Classification:বাস্ত, Area:0.01500000 Acre,	Owner Name not selected by applicant.
L21	LR Plot No:- 4922, LR Khatian No:- 24984	Owner:মোসুমী সাহা, Gurdian:পঞ্চানন সাহা, Address:নিজ Classification:বাস্ত, Area:0.00300000 Acre,	Owner Name not selected by applicant.
L22	LR Plot No:- 4922, LR Khatian No:- 24981	Owner:মঞ্জুরানী সাহা, Gurdian:পঞ্চানন সাহা, Address:নিজ Classification:বাস্ত, Area:0.00200000 Acre,	Owner Name not selected by applicant.
L23	LR Plot No:- 4922, LR Khatian No:- 24983	Owner:নিষ্ঠূন সাহা, Gurdian:পঞ্চানন সাহা, Address:নিজ Classification:বাস্ত, Area:0.00300000 Acre,	Owner Name not selected by applicant.
L24	LR Plot No:- 4922, LR Khatian No:- 24982	Owner:মৃত্যুঞ্জয় সাহা, Gurdian:পঞ্চানন সাহা, Address:নিজ Classification:বাস্ত, Area:0.00200000 Acre,	Owner Name not selected by applicant.
L25	LR Plot No:- 4922, LR Khatian No:- 24986	Owner:লীলারানী বনিক সাহা, Gurdian:দুলাল বনিক, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L26	LR Plot No:- 4918, LR Khatian No:- 1786		Owner Name not selected by applicant.

On 06-06-2023

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

Presented for registration at 20:00 hrs on 06-06-2023, at the Private residence by Mr MITHUN SAHA , 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 4,50,00,005/-

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


Execution is admitted on 06/06/2023 by 1. Mrs LILA BANIK, Alias LILA RANI BANIK SAHA, Wife of Dulal Prasad Banik, Keshab Road, Near Bhabani Cinema, P.O: Coochbehar, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession House wife, 2. Mrs MANJU RANI SAHA, Wife of Late PANCHANAN SAHA, N.N. Road, P.O: Coochbehar, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession House wife, 3. Mr MITHUN SAHA, Son of Late Panchanan Saha, N N Road, P.O: Coochbehar, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession Business, 4. Mr MRITYUNJOY SAHA, Son of Late Panchanan Saha, N N Road, P.O: Coochbehar, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession Business, 5. Smt MOUSUMI SAHA, Daughter of Late Panchanan Saha, N N Road, P.O: Coochbehar, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession House wife

Indetified by Mr BAPPA DEB, , , Son of Mr GOPAL CHANDRA DEB, DHUMPUR BALASHI, P.O: DHUMPUR BALASHI, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736134, by caste Hindu, by profession Others

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

Execution is admitted on 06-06-2023 by Mrs Suman Dalmia Agarwal, Partner, BALAJEE REAL ESTATE, Shyama Kunj, Punjabi Para, City:- Siliguri Mc, P.O:- Haider Para, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001

Indetified by Mr BAPPA DEB, , , Son of Mr GOPAL CHANDRA DEB, DHUMPUR BALASHI, P.O: DHUMPUR BALASHI, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736134, by caste Hindu, by profession Others


Tulsi Lama
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
Coochbehar, West Bengal

On 13-06-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 39/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/06/2023 4:46PM with Govt. Ref. No: 192023240085919701 on 06-06-2023, Amount Rs: 39/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2811879950 on 06-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-, by online =Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1342, Amount: Rs.100.00/-, Date of Purchase: 25/05/2023, Vendor name: R Chaki

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/06/2023 4:46PM with Govt. Ref. No: 192023240085919701 on 06-06-2023, Amount Rs: 0/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2811879950 on 06-06-2023, Head of Account

Tulsi Lama
Tulsi Lama
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
Coochbehar, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0801-2023, Page from 75353 to 75378
being No 080104923 for the year 2023.



Digitally signed by Tulsi Lama
Date: 2023.06.14 14:14:29 +05:30
Reason: Digital Signing of Deed.

Tulsi Lama

(Tulsi Lama) 2023/06/14 02:14:29 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
West Bengal.

(This document is digitally signed.)