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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A.R.A. III

AA 297371

17/5/19

17-117676/2019 117676/2019

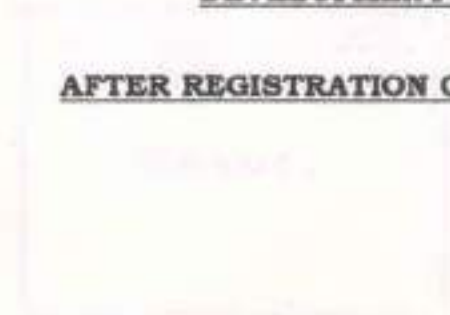
certified that the document is authentic in registration. The signature sheet and the watermark paper attached to this document is the part of this document.

Additional Registrar of Assurances III, Kolkata

Additional Registrar of Assurances III Kolkata
17 MAY 2019

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTRATION OF DEVELOPMENT AGREEMENT



[Faint handwritten notes and signatures in the bottom right corner.]

স্মারক নং ২২০১ তারিখ ১৩/৫/১৯
মূল্য :- ১০২৭.
সংস্থা :- Balaji Developers.
ঠিকানা :- 267, Burdwan Road, Siliguri
পোস্টাফিস :- Ranjita Post Pin - 734005.
কম্পিউটার সফটওয়্যার
কম্পিউটার সফটওয়্যার

স্বাক্ষরিত নাম :-
তারিখ :- 13 MAY 2019
৩২০০০০



[Signature]
Additional Registrar of Assurances III Kolkata
17 MAY 2019

Biswajit Mondal
3/0 Deb Kr. Mondal
Shyampur, Gobindapur
Dist- Howrah
Pin- 711014
Business

This DEVELOPMENT POWER OF ATTORNEY executed on this 17th day of May 2019 (Two Thousand Nineteen) of the Christian Era, by

IMPROVE TRADERS PRIVATE LIMITED, (Pan- AABC18070N) a private limited company, having CIN – U51109WB2007PTC118422, having its registered office at 267, Burdwan Road, P.O. & P.S. – Siliguri, District – Darjeeling , Pin- 734005, being represented by one of its director **SRI BIJAY CHOUDHARY** (PAN No. ACDPC0991P), son of Late Nandalal Choudhary, by faith Hindu, by occupation - Business, residing at 267, Burdwan Road, Ward No.-9, P.O. & P.S. – Siliguri, District – Darjeeling, Pin -734005 , hereinafter collectively called and referred to as the **PRINCIPAL** (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the **ONE PART.**

: AND:

BALAJI DEVELOPERS, having PAN being AAUFB7241C, a partnership firm, having its principal place of business at 267, Burdwan Road, Opposite Pushpa Villa, P.O. & P.S. & Siliguri, Dist: Darjeeling, West Bengal, Pin: 734005, as per terms of the partnership deed dated 21.02.2019 represented by its partners (1) **SRI BIJAY CHOUDHARY** (PAN: ACDPC0991P), son of Sri Nandalal Choudhary,



A handwritten signature in black ink, written over the official stamp. The signature is stylized and appears to be a cursive name.

Additional Registrar of
Assurances III Kolkata

17 MAY 2019

by faith - Hindu, by occupation - Business, residing at 267, Burdwan Road, P.O. & P.S. - Siliguri, District - Darjeeling, Pin - 734005, (2) **VRIDHI BARTER PRIVATE LIMITED** (PAN: AACCV6450G), a Company registered under the companies Act, 2013 having its registered office at 40/483/3, Babupara South, K.N. Choudhury Road, P.O. & P.S. - Siliguri, District - Darjeeling, Pin - 734005, represented by of its Director namely **SRI BIJAY CHOUDHARY** (PAN: ACDPC0991P), son of Sri Nandalal Choudhary, by faith - Hindu, by occupation - Business, residing at 267, Burdwan Road, P.O. & P.S. - Siliguri, District - Darjeeling, Pin - 734005 hereinafter referred to as the "**Developer**" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the **OTHER PART**;

WHEREAS, the above mentioned Principal is in ownership and in possession in respect of **All that** piece and parcel of Bastu land measuring about 6991 Sft more or less is equivalent to 9 Cottahs 11 Chittacks 16 Sft more or less together with common user right of 1/3rd share of passage measuring about 427.5 sft i.e 142.5 Sft together with one storied brick built building standing thereupon having covered area of **1000** sft more or less , comprised in L.R. Dag No. 2894, L.R. Khatian No.- 2803, 1846, under Mouza - Barua, J.L. No. 152, under P.S. Raiganj, P.O. Raiganj, within in the local limits



[Handwritten signature]

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of the Raiganj Municipality, N.S. Road, Mohanbati, in the district of Uttar Dinajpur, West Bengal, within the limits of District Registrar – Uttar Dinajpur, and Additional District Sub Registrar – Raiganj, within the limits of Block Land & Land Records Office Raiganj, more fully mentioned in the Schedule below, and the property is absolutely free from all encumbrances, charges. That we are desirous of constructing a building on the aforesaid land but owing to paucity of fund and lack of expertise knowledge, we the Principal/ land owner are not in a position to take up such construction and further due to other pre-occupation we are not in a position to take up the project personally.

AND WHEREAS, the Principal herein also executed a registered Development Agreement, dated 17.05.2019, registered before the Additional Registrar of Assurances – III, Kolkata, recorded in Book No. I, Being No. 02156 for the year 2019, in favour of **BALAJI DEVELOPERS**, a partnership firm, having its principal place of business at 267, Burdwan Road, Opposite Pushpa Villa, P.O. & P.S. & Siliguri, Dist: Darjeeling, West Bengal, Pin: 734005.

Know all men by these present that we IMPROVE TRADERS PRIVATE LIMITED, (Pan- AAUFB7241C) a private limited company, having CIN – U51109WB2007PTC118422, having its registered office at 267, Burdwan Road, P.O. & P.S. –Siliguri, District – Darjeeling , Pin- 734005, being represented by one of its director SRI BIJAY



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CHOUDHARY (PAN No. ACDPC0991P), son of Late Nandalal Choudhary, by faith Hindu, by occupation - Business, residing at 267, Burdwan Road, Ward No.-9, P.O. & P.S. - Siliguri, District - Darjeeling, Pin -734005, hereinafter referred as the **PRINCIPAL/OWNER** do hereby nominate constitute and appoint **BALAJI DEVELOPERS**, having PAN being AAUFB7241C, a partnership firm, having its principal place of business at 267, Burdwan Road, Opposite Pushpa Villa, P.O. & P.S. & Siliguri, Dist: Darjeeling, West Bengal, Pin: 734005, as per terms of the partnership deed dated 21.02.2019 represented by its partners (1) **SRI BIJAY CHOUHARY** (PAN: ACDPC0991P), son of Sri Nandalal Choudhary, by faith - Hindu, by occupation - Business, residing at 267, Burdwan Road, P.O. & P.S. - Siliguri, District - Darjeeling, Pin - 734005, (2) **VRIDHI BARTER PRIVATE LIMITED** (PAN: AACCV6450G), a Company registered under the companies Act, 2013 having its registered office at 40/483/3, Babupara South, K.N. Choudhury Road, P.O. & P.S. - Siliguri, District - Darjeeling, Pin - 734005, represented by of its Director namely **SRI BIJAY CHOUHARY** (PAN: ACDPC0991P), son of Sri Nandalal Choudhary, by faith - Hindu, by occupation - Business, residing at 267, Burdwan Road, P.O. & P.S. - Siliguri, District - Darjeeling, Pin - 734005 as our true and lawful attorney to do and perform the following acts, deeds and things for and on my behalf, namely:



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1. To work, manage, control and supervise the management of all and administer the landed properties belonging to us mentioned in the Schedule below and to develop the same in any nature whatsoever as may be necessary for the purpose of construction of the residential & commercial multi Storied building upon the said property.
2. To construct proposed residential & commercial multi storied building on the Schedule mentioned property at the cost of our said attorney and for that purpose our said Attorney can engage Architects, lawyers, engineers, building contractors, plumbing, sanitary contractors, accountants, supervisors and other employees according to the needs as may be necessary from time to time.
3. To construct the said proposed residential & commercial multi Storied building as per plan made, designed and prepared by the Architect Engineer appointed by the Developer on our Scheduled mentioned land after demolition of existing structure thereon and all expenses relating to construction and preparation of plan shall be borne by our attorney.
4. To pay and discharge all ground tax, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter



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become due and payable for or on account of the said property from the date of the said agreement.

5. To apply for refund or deposits made or to be made with the Municipality, State Electricity Board and other concerned authorities and receive the said refunds.
6. To pay remunerations of all persons and organizations to be appointed for the purpose of said proposed residential & commercial multi storied building from the fund of our said Attorney.
7. To make payment of all materials to be purchased for the said construction of the said proposed residential & commercial multi storied building from our Attorney's own fund.
8. To apply for sanction of permits and license as may be necessary for the purpose of construction of said residential & commercial multi Storied building and also to get sanction of the building plan in our favour duly signed by us or by our said Attorney.
9. To sell, convey or transfer all or any of the flat, garages, office spaces, shops, commercial space and other units in the said residential & commercial multi Storied building to be constructed on our schedule mentioned property along with right, title and interest thereto to any person/persons for any consideration whatsoever except the area of **owner's**



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allocated portion which should be handed over the owners as per development agreement dated 17.05.2019.

10. To execute any agreement for sale and/or to present any document for registration of the flat, garages, office spaces, shops, commercial space and other units, to be constructed in the said land to effectuate the aforesaid purpose or purposes and to cause to be stamped, registered or authenticated as the case may be and present for any document whether by us or in favour of the intending purchaser/ purchasers and admit the same and registration thereof excepting the owners' portion. The Developer has the only right to sale, lease, assign, mortgage, and alienate in any manner whatsoever and also make any kind of agreement for sale or any other agreement or agreements in respect of the Developer's allocated portion. The power of attorney holder shall have no right to deal with or dispose of or create any third party right, title and interest in respect of the Landowners' allocated portion.

11. To swear affidavit in any court of law or before any Magistrate, Notary Public or before any authority empowered to administer oath and to apply before the Competent Authority under the Land Ceiling and Regulation Act, if required, and to apply before the Income Tax Officer for Income



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Tax clearance certificate for sale of the said flat to be constructed on the scheduled land .

12. To receive or agree to receive the consideration money for the sale, to collect lease rent or any other sale proceeds or lease rent in any manner whatsoever of the said developer's allocation, from the intending Purchaser or Purchasers, lessee, assignee or any other person, persons , authority. To enter into any agreement for any kind of transfer, lease , assignee, by nature or mortgage, sale taking loan from any other financial institute against Developer's allocation only or whatsoever nature either in part or full portion of Developer's share and execute all such necessary papers records and documents on our behalf only except our allocated share.
13. To appear before any Sub-Registrar office, District Registrar office, Registrar of Assurances Calcutta or any place as required for the purpose of sale transaction of the said ownership flat. To sale, agreement for sale, lease, mortgage, assign, and executes the deed of conveyance of the Developer's allocated portion to the prospective buyers of the flat/s, on our behalf after giving allocation to the Owners.
14. To cause mutation where necessary, effected in the Revenue, Record, Municipality, or other local authority or other Agents to effectuate the aforesaid purposes.




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15. To deliver possession of the flat/s flat, garages, office spaces, shops, commercial space and other units, to intending purchaser, lessee, assignee as well as Original Owners of the said property.
16. To represent us to carry on correspondence with all the Government office, Lawful Authorities, Local Bodies, Raiganj Municipality, Registration office, Courts, Tribunals and other forums for perusing vindicating and defending our right and claim in connection with the development of the mentioned property at Developer's cost.
17. To invite applications from the intending purchasers of the flat, garages, office spaces, shops, commercial space and other units to be constructed on our schedule mentioned property and take advance as earnest money from the Purchasers in respect of the flat, garages, office spaces, shops, commercial space and other units, to be constructed in the Developer's share only and to sign all the relevant papers and documents on our behalf without any kind of damage to us.
18. To arrange publicity for purchasing constructing flat, garages, office spaces, shops, commercial space and other units, on our behalf through the leading News Papers and/or through any other medium our said Attorney may think fit and proper.



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19. In connection with all relating to the said property to take action against person and occupiers etc. if any, in any court to represent us in any Court of Law and to sign all applications, plaints, written statements, affidavits, review, appeal petitions on our behalf from time to time be found necessary, proper and/or enter into any agreement relating to the said development of property or to refer the same to arbitration or to otherwise deal with the same as effectively to all intents and purposes aforesaid to appoint Advocate(s), Solicitors and Counsel and to sign Vakalatnama and/ or authorization on our behalf at their own risk and costs.
20. To make applications to the authorities of the Raiganj Municipality for making availability of water connection, drainage/ sewage connection, electricity and also boundary declaration, Gift/declaration, affidavit etc. on the said property that may be required for commencing the development work and to complete the same and for that to execute necessary writings including undertakings.
21. Upon the death or incapacity of any of the executants hereof, this Power of Attorney shall not become inoperative in respect of other executants. In such an eventually, it shall be the responsibility of such other executants to obtain additional Power Of Attorney from the legal heirs of such executants.



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22. All charges and expenses of and incidental to any act, Deed matter or thing done or caused to be done by our said Attorney in exercise of any power or powers herein contents shall be borne and paid and provided for by our said Attorney alone and we shall not be responsible for the same and the said Attorney shall indemnify and keep indemnified our estate and effects from and against and payments of the aforesaid costs, charges, that may have to be paid by our Attorney doing or causing to be done any act, Deed, matter or thing by virtue of these presents.
23. To do any act, Deed or thing, as our said Attorney may deem fit and proper and necessary in the best interest of us and in best interest of the said property.
24. To sign, transfer forms, documents and writing for transferring the property in the records of Government or Municipal Authorities and other public Authorities and to do all other acts in connection therewith.
25. And generally to do and caused to be done all acts, Deeds, matters and things as our said Attorney shall think fit and proper for the purpose of sale of flat, garages, office spaces, shops, commercial space and other units , except the sale of owners' allocation and enjoyment and the development



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of the said property, as apply and effectual as we could have personality done.

26. That our said attorney for and on our behalf will construct the proposed building and for that purpose they can take up all such actions necessary for speedy completion of the building project and is entitled to take any other and further action necessary for the said purpose.
27. That our said attorney for and on our behalf will invest necessary funds and or to raise loans for completion of such construction and will employ labors, clerks and assistants, appoint engineers, architects for the said purpose according to his own choice and liability.
28. That our said attorney for and on our behalf will construct the building and the flats according to the plan with the materials of his choice and responsibility.
29. That our said attorney for and on our behalf will secure purchasers of flats, fix the price of flats, enter into agreement with purchasers and will sell, lease assign the flat, garages, office spaces, shops, commercial space and other units to them after receiving the entire price of the flats and execute for and on our behalf as principal party deed or deeds of sale or sales, lease or any other deeds and will admit execution and registration of the Deed of Agreement/ Agreements, Sale/



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Sales, lease, mortgage, as the case may be before the District Registrar or Sub-registrars or A.D.S.R. and Registration Authorities and also before the Registrar Of Assurances, in respect of developers allocation as per Development Agreement.

30. That our said attorney for and on our behalf will fix the prices of the flats, remuneration of the employees including the settlement of the rates and charges of the contractors, engineers, architects, and have absolute right and authority to dismiss or discharge any person or persons from service without assigning any reason whatsoever at their risk and responsibility, as per development agreement.

31. That our said attorney for and on our behalf generally will do all such lawful acts and deeds necessary for the above mentioned purposes.

AND GENERALLY to act as our Attorney in relation to all matters touching said land and building on behalf to do all, instruments, acts, matters deeds and things as fully and effect fully as would and personally present notwithstanding no Special Power Of Attorney in that particular behalf is contained in these presents.

AND we do hereby agree that all acts, deeds and things lawfully done by our said attorney shall be construed as acts deeds and



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Calcutta

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things done by us and we undertake to ratify and confirm all and whatsoever our said attorney shall lawfully do, execute or caused to be done for us by virtue of the power of attorney hereby given as our own acts, deeds and things and further we declare that this is a Development Power given to our said attorney .

AND GENERALLY to act as my Attorney in relation to all matters touching said land and building on behalf to do all, instruments, acts, matters deeds and things as fully and effect fully as would and personally present notwithstanding no Special Power Of Attorney in that particular behalf is contained in these presents.

AND I do hereby agree that all acts, deeds and things lawfully done by my said attorney shall be construed as acts deeds and things done by us and we undertake to ratify and confirm all and whatsoever my said attorney shall lawfully do, execute or caused to be done for us by virtue of the power of attorney hereby given as my own acts, deeds and things and further I declare that this is an Development Power given to my said attorney and the power will be upto the period of completion of the Housing Project and disposal of all the flats constructed thereon.



A handwritten signature in black ink, consisting of stylized, overlapping loops and lines.

Additional Registrar of
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THE SCHEDULE ABOVE REFERRED TO**(Part -I)**

All that piece and parcel of Bastu land measuring about 4198.25 Sft more or less together with one storied brick built building standing thereupon having covered area of 1000 sft more or less , comprised in L.R. Dag No. 2894, L.R. Khatian No.- 1846, under Mouza - Barua, J.L. No. 152, under P.S. Raiganj, P.O. Raiganj, within in the local limits of the Raiganj Municipality, N.S. Road, Mohanbati, in the district of Uttar Dinajpur, West Bengal, within the limits of District Registrar - Uttar Dinajpur, and Additional District Sub Registrar - Raiganj, within the limits of Block Land & Land Records Office Raiganj, butted and bounded by :

- On North: Land of Bikram Kumar Saraf
 On South: Land of Bijaya Tater
 On East: Land of S.Paul Gupta & Loknath Abasan
 On West: Land of Chandana Bhowmick

(PART-II)

All that piece and parcel of Bastu land measuring about 2792.75 Sft more or less, comprised in L.R. Dag No. 2894, L.R. Khatian No.- 2803, under Mouza - Barua, J.L. No. 152, under P.S. Raiganj, P.O. Raiganj, within in the local limits of the Raiganj Municipality, N.S. Road, Mohanbati, in the district of Uttar Dinajpur, West Bengal, within the limits of District Registrar - Uttar Dinajpur,




Additional Registrar of
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and Additional District Sub Registrar – Raiganj, within the limits of Block Land & Land Records Office Raiganj, butted and bounded by :

On North: Land of Sanjay Saraf & Shanta Saraf
 On South: Land of Chandana Bhowmick
 On East: Land Bikram kumar Saraf
 On West: PWD Main Road

(Part-III)

Total area of Bastu land in part I & part II measuring about 6991 Sft more or less is equivalent to **9 Cottahs 11 Chittcaks 16 Sft** more or less together with one storied brick built building standing thereupon having covered area of **1000** sft more or less , along with common user right of 1/3rd share of passage measuring about 427.5 sft i.e 142.5 Sft comprised in L.R. Dag No. 2894, L.R. Khatian No.- 1846, 2803 under Mouza – Barua, J.L. No. 152, under P.S. Raiganj, P.O. Raiganj, within in the local limits of the Raiganj Municipality, N.S. Road, Mohanbati, in the district of Uttar Dinajpur, West Bengal, within the limits of District Registrar – Uttar Dinajpur, and Additional District Sub Registrar – Raiganj, within the limits of Block Land & Land Records Office Raiganj.



A handwritten signature in black ink, consisting of several loops and a vertical line extending downwards.

Registrar of Assurances in Kolkata

17 MAY 2019

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands, seals, on this **17th** day of **May** in the year of **2019** (Two Thousand Nineteen) of the Christian Era..

SIGNED SEALED AND DELIVERED

By the abovenamed Principal & Attorney

AT KOLKATA in the presence of

WITNESSES:-

1. *Sankar Saha*
123 B, South Sinthe
Road, Kdt-30

2. *Biswajit Mondal*
Shyampur Howrah
Pin-711314

IMPROVE TRADERS PVT. LTD.

Bijoy Mondal

DIRECTOR

SIGNATURE OF THE LAND OWNERS

We gladly accept this power of attorney

BALAJI DEVELOPERS

Bijoy Mondal
PARTNER

VRIDHI BARTER PVT. LTD.

Bijoy Mondal
DIRECTOR

SIGNATURE OF THE ATTORNEY

Drafted by:-

Subrata Mallik
Ash

Subrata Mallik
(Adv.)
Barasat Court
Enroll No-F31/31 of 1987

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

IMPROVE TRADERS PRIVATE LIMITED

07/09/2007

Taxpayer's Account Number

AABC18070N

20072008

IMPROVE TRADERS PVT. LTD.

Bijay Choudhary
DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAUFB7241C



नाम / Name
BALAJI DEVELOPERS

04/02/19

निष्पन्न/पादा र की तारीख
Date Of Incorporation/Formation
21/02/2019

BALAJI DEVELOPERS
Bijay Mondal
PARTNER



VRIDHI BARTER PVT. LTD
Bijay Choudhary
DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BIJAY CHOUDHARY
NANDALAL CHOUDHARY
27/09/1957
Permanent Account Number
ACDPC0991P

Bijay Choudhary
Signature

भारत सरकार
भारत सरकार
07-27-2009



Bijay Choudhary



ভারত সরকার
Government of India



বিজয় চৌধুরী
Bijay Choudhary
পিতা : নন্দন চৌধুরী
Father: Nandan Choudhary
জন্ম তারিখ / DOB: 27/09/1967
পুংস / Male



4207 3077 7493

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
267 বর্ধমান রোড, শিলিগুড়ি,
শিলিগুড়ি (সি.কর্প), শিলিগুড়ি
বাজার, দার্জিলিং, পশ্চিম বঙ্গ,
734005

Address:
267 BURDWAN ROAD,
SILIGURSI, Siliguri (M. Corp),
Siliguri Bazar, Darjeeling, West
Bengal, 734005

4207 3077 7493

1887
1800 300 1887

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http://uidai.gov.in

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www.uidai.gov.in

Bijay Choudhary



Biswajit Mondal

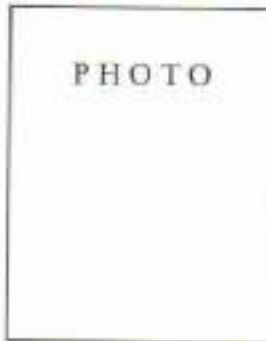


Biswajit Mondal

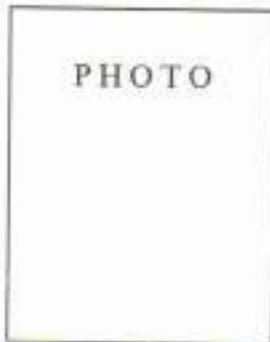
SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Bijay Chandra</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



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



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Adh...
Assurance III Kullala

17 MAY 2019

Major Information of the Deed

Deed No :	I-1903-02160/2019	Date of Registration	17/05/2019
Query No / Year	1903-1000117676/2019	Office where deed is registered	
Query Date	17/05/2019 6:16:07 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	BIJAY CHOUDHARY 267, BURDWAN ROAD, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 9831112474, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,24,01,671/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 73/- (Article E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 190302156/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: Uttar Dinajpur, P.S.- Raiganj, Municipality: RAIGANJ, Road: N S Road, Road Zone : (Siliguri More -- Asha Talkies More) , Mouza: Barua Pin Code : 742189

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2894	LR-1846	Bastu	Bastu	9 Katha 11 Chatak 16 Sq Ft		1,16,51,671/-	Property is on Road Adjacent to Metal Road , Project Name
Grand Total :					16.021Dec	0 /-	116,51,671 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	7,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	0 /-	7,50,000 /-	

Principal Details :



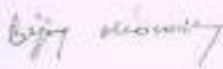


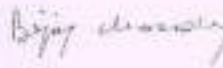


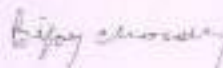
Sl No	Name, Address, Photo, Finger print and Signature
1	IMPROVE TRADERS PRIVATE LIMITED 267, Burdwan Road, P.O.- Siliguri, P.S.- Siliguri, District.-Darjeeling, West Bengal, India, PIN - 734005, PAN No.: AABC18070N, Status :Organization, Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-1903-02160/2019-17/05/2019

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BALAJI DEVELOPERS 267, Burdwan Road, Opposite Pushpa Villa, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005, PAN No.: AAUFB7241C, Status: Organization, Executed by: Representative
2	VRIDHI BARTER PRIVATE LIMITED 40/483/3, Babupara South, K.N. Choudhury Road, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005, PAN No.: AACCV6450G, Status: Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BIJAY CHOUDHARY Son of Mr Nandalal Choudhary Date of Execution - 17/05/2019, , Admitted by: Self, Date of Admission: 17/05/2019, Place of Admission of Execution: Office	 May 17 2019 6:26PM	 LTI 17/05/2019	 17/05/2019
	267, Burdwan Road, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACDPC0991P Status: Representative, Representative of: IMPROVE TRADERS PRIVATE LIMITED (as director)			
2	Name	Photo	Finger Print	Signature
	Mr BIJAY CHOUDHARY (Presentant) Son of Mr Nandalal Choudhary Date of Execution - 17/05/2019, , Admitted by: Self, Date of Admission: 17/05/2019, Place of Admission of Execution: Office	 May 17 2019 6:26PM	 LTI 17/05/2019	 17/05/2019
	267, Burdwan Road, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACDPC0991P Status: Representative, Representative of: BALAJI DEVELOPERS (as partner)			
3	Name	Photo	Finger Print	Signature
	Mr BIJAY CHOUDHARY Son of Mr Nandalal Choudhary Date of Execution - 17/05/2019, , Admitted by: Self, Date of Admission: 17/05/2019, Place of Admission of Execution: Office	 May 17 2019 6:26PM	 LTI 17/05/2019	 17/05/2019
	267, Burdwan Road, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACDPC0991P Status: Representative, Representative of: VRIDHI BARTER PRIVATE LIMITED (as director)			

Major Information of the Deed :- I-1903-02160/2019-17/05/2019

Identifier Details :

Name	Photo	Finger Print	Signature
BISWAJIT MONDAL Son of DEB KUMAR MONDAL GOBINDAPUR, P.O:- GOBINDAPUR, P.S:- Shyampur, District:-Howrah, West Bengal, India. PIN - 711314			
	17/05/2019	17/05/2019	17/05/2019

Identifier Of Mr BIJAY CHOUDHARY, Mr BIJAY CHOUDHARY, Mr BIJAY CHOUDHARY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	IMPROVE TRADERS PRIVATE LIMITED	BALAJI DEVELOPERS-8.01052 Dec,VRIDHI BARTER PRIVATE LIMITED-8.01052 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	IMPROVE TRADERS PRIVATE LIMITED	BALAJI DEVELOPERS-500.00000000 Sq Ft,VRIDHI BARTER PRIVATE LIMITED-500.00000000 Sq Ft

Land Details as per Land Record

District: Uttar Dinajpur, P.S:- Raiganj, Municipality: RAIGANJ, Road: N S Road, Road Zone : (Siliguri More -- Asha Talkies More) , Mouza: Barua Pin Code : 742189

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No.- 2894, LR Khatian No.- 1846	Owner: অশোক সন্নাক, Gurdian: বানকিষা সন্নাক, Address: সোহেল বাটী রায়গঞ্জ , Classification: বাণিজ্য, Area: 0.11630000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190302160 / 2019**On 17-05-2019****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 16:59 hrs on 17-05-2019, at the Office of the A.R.A. - III KOLKATA by Mr BIJAY CHOUDHARY .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,24,01,671/-

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

Execution is admitted on 17-05-2019 by Mr BIJAY CHOUDHARY, director, IMPROVE TRADERS PRIVATE LIMITED, 267, Burdwan Road, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005

Identified by BISWAJIT MONDAL, , Son of DEB KUMAR MONDAL, , GOBINDAPUR, P.O:- GOBINDAPUR, Thana: Shyampur, , Howrah, WEST BENGAL, India. PIN - 711314, by caste Hindu, by profession Business

Major Information of the Deed :- I-1903-02160/2019-17/05/2019

Execution is admitted on 17-05-2019 by Mr BIJAY CHOUDHARY, partner, BALAJI DEVELOPERS, 267, Burdwan Road, Opposite Pushpa Villa, P.O.- Siliguri, P.S.- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005

Identified by BISWAJIT MONDAL, , Son of DEB KUMAR MONDAL, , GOBINDAPUR, P.O: GOBINDAPUR, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711314, by caste Hindu, by profession Business

Execution is admitted on 17-05-2019 by Mr BIJAY CHOUDHARY, director, VRIDHI BARTER PRIVATE LIMITED, 40/483/3, Babupara South, K.N. Choudhury Road, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005

Identified by BISWAJIT MONDAL, , Son of DEB KUMAR MONDAL, , GOBINDAPUR, P.O: GOBINDAPUR, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711314, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- , I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2361, Amount: Rs. 100/-, Date of Purchase: 17/05/2019, Vendor name: Ranjita Pal



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2019, Page from 89907 to 89940

being No 190302160 for the year 2019.



Digitally signed by PROBIR KUMAR
GOLDER
Date: 2019.05.22 17:01:03 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 5/22/2019 5:00:46 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
