

10252/25

I-10252/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AZ 198490

certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with document are the part of this document.

District Sub-Registrar-V
Alipore, South 24 Parganas

19 DEC 2025

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS We, (1) **MR. BISWANATH DAS**, (PAN - BEGPD6756K) (Aadhaar - 9323 0737 5161), son of Late Joy Krishna Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 148/A, Prince Anwar Shah Road, Lake Gardens, Post Office - Lake Gardens, Police Station - Lake, Kolkata - 700045, District South 24 - Parganas and (2) **MR. JOY PRAKASH SHAW**, (PAN - FDKPS4123L) (Aadhaar - 3065 0217 9156), son of Late Shib Narayan Shaw, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 102, Tollygunge Road, Sahanagar, Post

98555

AMITABHA RAY
Advocate
KOLKATA-700 027
SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
NO. 351RS2016

13 DEC 2025

13 DEC 2025



Rahul Dhor,
S/o, Late R. Dhor
G'ory Najor
Kolkata-75

DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

19 DEC 2025

Office - Kalighat, Police Station - Tollygunge, Kolkata - 700026, District South 24 - Parganas, hereinafter called and referred to as the **PRINCIPALS/OWNERS**, do hereby **SEND GREETINGS**:

AND WHEREAS by virtue of two separate Deed of Conveyance the said (1) Mr. Biswanath Das and (2) Mr. Joy Prakash Shaw (the Principals/Owners herein), became the absolute joint Owners of ALL THAT piece and parcel of total land measuring an area of 04 Cottahs, 01 Chittack & 00 Square Feet more or less, together with 800 Square Feet of tiles floors pucca one storied building consisting of one Shop Room, measuring an area of 137 Square Feet more or less and the rest 663 Square Feet residential room standing thereon and 650 Square Feet Cemented floors Asbestos shed, lying and situated at Mouza - Naktala, J.L. No. 32, Pargana - Khaspur, Touzi No. 56, comprising C.S. & R.S. Khatian No. 216, appertaining to Dag No. 42 (Part), within the limits of the Kolkata Municipal Corporation, at and being Premises No. 23/1, Khanpur Road & 23/1, Khanpur Road respectively, under Ward No. 098, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, having Assessees Nos. 210980301515 & 210980300961 respectively and enjoying the absolute right, title,

interest and possessed over the said two separate plot of land with structure thereon, free from all encumbrances.

AND WHEREAS while having seized and possessed the aforesaid plot of land along with structure thereon, the said (1) Mr. Biswanath Das and (2) Mr. Joy Prakash Shaw (the Principals/Owners herein), applied for the amalgamation and/or mutated their names to the Kolkata Municipal Corporation, subsequently the said concerned authority have amalgamated the said two plot of land into single plot of land measuring an area of 04 Cottahs, 01 Chittack & 00 Square Feet more or less and re-assessed and renumbered as K.M.C. Premises No. 23/1A, Khanpur Road, under Ward No. 098, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, in the District South 24 – Parganas and since then the said (1) Mr. Biswanath Das and (2) Mr. Joy Prakash Shaw (the Land Owners herein), have been jointly paying the relevant rates and taxes under Assessee No. 210980301515 without delay of default.

AND WHEREAS thus the said (1) Mr. Biswanath Das and (2) Mr. Joy Prakash Shaw (the Land Owners herein), thereto became the absolute sixteen annas joint Owners of **ALL THAT** piece and parcel of land measuring an area of **04** Cottahs, **01** Chittack & **00** Square Feet more

or less, together with 2250 Square Feet of pucca structure, lying and situated at Mouza – Naktala, J.L. No. 32, Pargana – Khaspur, Touzi No. 56, comprising C.S. & R.S. Khatian No. 216, appertaining to Dag No. 42 (Part), within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 23/1A, Khanpur Road, under Ward No. 098, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, together with all easement rights thereto and has been enjoying absolute ownership rights over the said property without any kind of hindrance, objection, obstruction, interference, lispendens, mortgage, trusts, requisition, acquisition, claim and/or demand whatsoever or howsoever, hereinafter for the sake of brevity referred to as the “**said Property**” more fully and particularly described in the **SCHEDULE** hereunder written, free from all sort of encumbrances, charges, attachment, liabilities etc

AND WHEREAS the said Present Principals/Owners are desirous to construct an Ownership Flat system building on their said Premises more and fully described in **SCHEDULE** herein under through an efficient Developer/s who have sufficient resources to do so and coming to know the intention of the Owners/Principals, the Developers herein have proposed to the Owners/Principals to appoint them as Developers

for such construction of a proposed Multi Storied Residential Building on the Scheduled land.

AND WHEREAS the Owners/Principals have agreed to allow the Developers namely "**FORTUNE REAL ESTATE**", (PAN - AAIFF1576A), a Partnership Firm, having its registered place of business at 788, Brahmapur, Post Office - Brahmapur, Police Station - Bansdrani, Kolkata - 700096, District South 24 - Parganas, represented by its Partners namely (1) **MR. SUBHOJIT DAS**, (PAN - CIYPD6321B) (Aadhaar - 7153 0014 8545), son of Mr. Biswanath Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Nirman - I, Flat - B1, 2035, Brahmapur More, Post Office - Brahmapur, Police Station - Bansdrani, Kolkata - 700096, District South 24 - Parganas and (2) **SK. ABDUL SALAM**, (PAN - DYDPS0944B) (Aadhaar - 2006 0204 6131), son of Sk. Abdul Khaleque, by faith - Muslim, by occupation - Business, by Nationality - Indian, residing at 39/A, Jaigirghat Road, Masjid Para, Pashim Barisha, Post Office - Thakurpukur, Police Station - Behala now Thakurpukur, Kolkata - 700063, District South 24 - Parganas, to develop the Scheduled land at its own costs on the terms and conditions mentioned herein below.

AND WHEREAS the Principals therein for the purpose of developing the said property entered and into a registered "**Development Agreement**" being Book No. I, being Deed No. 10196, for the year 2025 at

D.S.R. - V, at Alipore, with "**FORTUNE REAL ESTATE**", a Partnership Firm, represented by its Partners namely (1) **MR. SUBHOJIT DAS**, son of Mr. Biswanath Das and (2) **SK. ABDUL SALAM**, son of Sk. Abdul Khaleque, on mutual terms and conditions contained therein.

NOW BY THESE PRESENTS THAT We, (1) **SRI BISWANATH DAS**, son of Late Joy Krishna Das and (2) **SRI JOY PRAKASH SHAW**, son of Late Shib Narayan Shaw DO HEREBY AND HEREUNDER NOMINATE, APPOINT AND CONSTITUTE "**FORTUNE REAL ESTATE**", a Partnership Firm, represented by its Partners namely (1) **MR. SUBHOJIT DAS**, son of Mr. Biswanath Das and (2) **SK. ABDUL SALAM**, son of Sk. Abdul Khaleque, to be our true and lawful **ATTORNEYS** and on our behalf and in our names to do and execute all or any of the following acts, deeds, things and matter, to represent the Principals, to do, exercise, execute and perform individually every acts, deeds, matters and things as mentioned hereunder for the purpose of sanction plan and to construct the proposed building as per the Schedule as mentioned hereinafter in terms of the registered "Development Agreement" that is to say:-

1. To sign any application of Affidavits and affirm the same on behalf of the Principals herein which may be necessary for the construction of the said building or buildings' and to carry correspondence on behalf of the Principals herein with all concerned authorities and body/bodies including the Kolkata

Municipal Corporation, Office of the B.L. & L.R.O., Government of West Bengal, Kolkata Police, fire Brigade, West Bengal State Electricity Board, C.E.S.C etc. in accordance. with the said construction and development of the said premises under reference to make sign and submit application petition, letters and other writings to the appropriate authorities, local bodies' for all and any sanctions, licenses, permission and consents required for the proposed construction and development of the said premises.

2. To present and sign Deed of Conveyance, Agreement for Sale on behalf of the Principals herein in respect of the Developer's Allocated Flats, Car Parking Space and other covered spaces of the said proposed Building/s to be constructed by the same Attorneys and to receive payments, from the intending Purchaser/s and grant receipt to them always subject to the terms, conditions, stipulations and undertakings contained in this Development Agreement.
3. To negotiate with the intending Buyer/Purchasers of the Flats, Car Parking Space and other covered spaces in respect of the Developer's Allocation of the said proposed building to be constructed by the Attorneys on behalf of the Principals at the said premises, save and except the Owner's Allocated Portion.

4. To present before the Registrar or any registration office namely Registrar of Assurance, Additional District' Sub-Registrar at Alipore, D.S.R. at Alipore, South 24 - Parganas, District Registrar or any other Registrars for the purpose of registration of the Agreement/Agreements, Deed of Conveyance in respect of the Developer's Allocation of any spaces or parts or portion to be constructed by the said Developers at the said premises on behalf of the Principals, save and except the Owner's Allocation.
5. To enter into hold and defend possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof on behalf of the Principals and to protect the right, title and interest of the Principals in the said property and/or the building to be constructed thereon.
6. To develop the said land by construction of multi storied residential building and/or structure thereon and for the said purpose to do all soil testing, excavation and execute all other civil construction works whatsoever.
7. To appear before the necessary authority including the Kolkata Municipal Corporation, Fire Brigade, Kolkata Police and/or any other competent Authorities in connection of sanctioning of plans and other purposes.
8. To apply for and obtain such permission as be necessary for obtaining steel, cement, bricks and other materials for

construction of buildings and constructional equipment, to appoint Architects and contractors for the purpose of the Development and construction of the said land.

9. To ward off and prohibit, if necessary, proceed against in due form of law against all or any trespassers on the said land or any part thereof and to take appropriate legal steps whether by actions or otherwise and to abate all nuisance.
10. To accept notice and service of papers for and on behalf of the Principals from any Court / Kolkata Municipal Corporation / Tribunal and/or any other Competent Authority and / or persons.
11. To pay and / or deposit all moneys including Court Fee and to grant valid receipts and discharges in respect thereof in the name of the Principals.
12. To sign and submit papers, applications and documents for having the mutation effected in all public records and with all authorities and/or persons including the said Kolkata Municipal Corporation being appropriate jurisdiction in respect of the said land or any portion thereof and to deal with such authority and authorities in any manner to have mutation effected for and on behalf of the Principals.
13. To pay all outgoings from the date of execution of these presents including sanction fees of Kolkata Municipal Corporation/

Municipal Taxes, rents, revenue and charges whatsoever payable for and on account of the said land and building and receive refund and/or other moneys excluding compensation of any nature from requisition and/or acquisition authorities only in the name of the Principals.

14. To affix sign board or install any hoarding on the said Schedule Plot of the Land in the name of the Attorneys as Developers.
15. To advertise in the newspapers for procuring buyers for selling building on behalf of the Principals from Developer Allocated only.
16. To enter into any Agreements for the proposed Flats and other covered spaces to receive advance/earnest money/consideration money/security deposit/vide Account Payee Cheques in the name of the Developers in respect of the said Developer's Allocation spaces and the undivided proportionate impartible share in the land or any portion thereof for selling spaces, conveying the proportionate right, title and interest of the Principals in the land and to handover the copies of the relevant Documents in regard to 'title of the Principals to such intending Purchaser/s in respect of Developer's Allocation, save and except the Owner's Allocation.
17. For all and any of the purposes herein before stated to appear and represent the Principals before all authorities having

jurisdiction on the Schedule Premises and to sign execute and submit papers and documents and the said Attorney can act in terms of the said Developer Power of Attorney.

18. To appear and represent the Principal before any notary, Registrar of Assurance, Metropolitan Magistrate and other Officer / Officers or Authority/Authorities having jurisdiction on the Schedule Premises and to present for registration and to acknowledge the registrar or have registered and perfected all Attorneys in any manner concerning the Agreements/Conveyance in the said premises.
19. To sign and apply the sanction plan of the proposed building and to revise such plan, being right to sign on such plan and prepare any other document relating to Kolkata Municipal Corporation building sanction department.

AND the Principals hereby ratifies confirms and agrees or undertakes to ratify confirm and acknowledge all and whatsoever the said Attorneys or agent appointed under this Power hereinabove contained shall lawfully do or caused to be done in the right of or by virtue of the registered "Development Agreement" as mentioned hereinabove, including such confirmations and other works till the completion of the

whole deal as per the terms of the aforesaid registered "**Development Agreement.**

SCHEDULE OF LAND

ALL THAT piece and parcel of land measuring an area of ~~04~~ Cottahs, **01** Chittack & **00** Square Feet more or less, together with 2250 Square Feet of pucca structure, lying and situated at Mouza – Naktala, J.L. No. 32, Pargana – Khaspur, Touzi No. 56, comprising C.S. & R.S. Khatian No. 216, appertaining to Dag No. 42 (Part), within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 23/1A, Khanpur Road, under Ward No. 098, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, having Assessee No. 210980301515, along with all easement right, title, interest, profits, appurtenant thereto and the right of way over the common passage being butted and bounded as follows:-

- ON THE NORTH :** By Premises No. 23/3, Khanpur Road;
- ON THE SOUTH :** By Premises No. 23/1B, Khanpur Road;
- ON THE EAST :** By three storied building;
- ON THE WEST :** By 20' Feet Wide K.M.C. Road.

IN WITNESS WHEREOF we the Principals, do hereto and hereunto set and subscribed our respective hands on this 19th day of December, in the year Two Thousand Twenty Five (2025).

SIGNED, SEALED AND DELIVERED

By the Principals at Kolkata.

In presence of:

WITNESSES

- 01) Retam Acharyya.
Jadavgarh, 601-78

Tony Prakash Choudhary

Biswajit Lath

- 02) *Rahul Dhar*
guy Nayar
Vol- 78

**SIGNATURE OF THE
PRINCIPALS/OWNERS
FORTUNE REAL ESTATE**

Sushil Kumar
Partner

FORTUNE REAL ESTATE

Dr. Anup Kumar
Partner

**SIGNATURE OF THE
ATTORNEYS**

Drafted by me:

Abhayan N
F- 177/03 Adv

Printed In:

PRINT ZONE

Alipore Police Court,

Sarfraz Ahmed



Thumb

1st finger Middle Finger Ring Finger Small Finger

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Jay Prakesh Shrivastava*

Thumb

1st finger Middle Finger Ring Finger Small Finger

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Bishu Nath*

Thumb

1st finger Middle Finger Ring Finger Small Finger

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Subodh Kumar*

Thumb

1st finger Middle Finger Ring Finger Small Finger

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Subhanshu Singh*

Major Information of the Deed

Deed No :	I-1630-10235/2025	Date of Registration	19/12/2025
Query No / Year	1630-8003413238/2025	Office where deed is registered	
Query Date	19/12/2025 1:05:53 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836926280, Status :Solicitor firm		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 1,05,64,060/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 632/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163010196/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

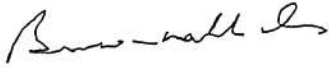
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Khanpur Road, , Premises No: 23/1A, , Ward No: 098 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 1 Chatak		88,76,560/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				6.7031Dec	0 /-	88,76,560 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2250 Sq Ft.	0/-	16,87,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 2250 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	2250 sq ft	0 /-	16,87,500 /-	

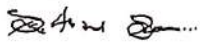
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Biswanath Das Son of Mr Joy Krishna Das Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office	Photo  19/12/2025	Finger Print  Captured LTI 19/12/2025	Signature  19/12/2025
14/A , Prince Anwar Shah Road , Lake Gardens, City:- Kolkata, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: bxxxxxx6k,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office				
2	Name Mr Joy Prakash Shaw Son of Late Shib Narayan Shaw Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office	Photo  19/12/2025	Finger Print  Captured LTI 19/12/2025	Signature  19/12/2025
102 , Tollygunge Road , Sahanagar, City:- Kolkata, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: fdxxxxxx3l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	FORTUNE REAL ESTATE 788 , Brahmapur, City:- , P.O:- Brahmapur, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 , PAN No.:: AAxxxxxx6A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Subhojit Das Son of Mr Biswanath Das Date of Execution - 19/12/2025, , Admitted by: Self, Date of Admission: 19/12/2025, Place of Admission of Execution: Office	Photo  Dec 19 2025 2:33PM	Finger Print  Captured LTI 19/12/2025	Signature  19/12/2025
	Nirman -I, 2035 , Brahmapur More, Flat No: B1, City:- Kolkata, P.O:- Brahmapur, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: cixxxxxx1b,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : FORTUNE REAL ESTATE (as partners)			
2	Name Sk. Abdul Salim (Presentant) Son of Mr Abdul Khaleque Date of Execution - 19/12/2025, , Admitted by: Self, Date of Admission: 19/12/2025, Place of Admission of Execution: Office	Photo  Dec 19 2025 2:35PM	Finger Print  Captured LTI 19/12/2025	Signature  19/12/2025
	39/A , Jaigirhat Road Masjid Para , Paschim Barisha, City:- Kolkata, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: dyxxxxxx4b,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : FORTUNE REAL ESTATE (as partners)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Dhar Son of Mr Ranjit Dhar Ajoynagar, City:- , P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	 19/12/2025	 Captured 19/12/2025	 19/12/2025
Identifier Of Mr Biswanath Das, Mr Joy Prakash Shaw, Mr Subhojit Das, Sk. Abdul Salim			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Biswanath Das	FORTUNE REAL ESTATE-3.35156 Dec
2	Mr Joy Prakash Shaw	FORTUNE REAL ESTATE-3.35156 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Biswanath Das	FORTUNE REAL ESTATE-1125.00000000 Sq Ft
2	Mr Joy Prakash Shaw	FORTUNE REAL ESTATE-1125.00000000 Sq Ft

Endorsement For Deed Number : I - 163010235 / 2025

On 19-12-2025

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 14:24 hrs on 19-12-2025, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Sk. Abdul Salim ..

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 1,05,64,060/-

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

Execution is admitted on 19/12/2025 by 1. Mr Biswanath Das, Son of Mr Joy Krishna Das, 14/A , Prince Anwar Shah Road , Lake Gardens, P.O: Lake Gardens, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Business, 2. Mr Joy Prakash Shaw, Son of Late Shib Narayan Shaw, 102 , Tollygunge Road , Sahanagar, P.O: Kalighat, Thana: Tollygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business

Indetified by Mr Rahul Dhar, , , Son of Mr Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24 -Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 19-12-2025 by Mr Subhojit Das, partners, FORTUNE REAL ESTATE, 788 , Brahmapur, City:- , P.O:- Brahmapur, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096

Indetified by Mr Rahul Dhar, , , Son of Mr Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24 -Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Execution is admitted on 19-12-2025 by Sk. Abdul Salim, partners, FORTUNE REAL ESTATE, 788 , Brahmapur, City:- , P.O:- Brahmapur, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096

Indetified by Mr Rahul Dhar, , , Son of Mr Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24 -Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 632.00/- (E = Rs 600.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 632.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 98555, Amount: Rs.100.00/-, Date of Purchase: 13/12/2025, Vendor name: JAYDEEP CHATTERJEE

Dilip

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2025, Page from 257710 to 257731
being No 163010235 for the year 2025.



Mondal.

Digitally signed by DILIP KUMAR MONDAL
Date: 2025.12.29 13:24:41 +05:30
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 29/12/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.