

1138/2024

I-1137/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 904404

Certified that the document is admitted to registration. The signature sheets and the endosheet attached to this document and the parts of this document.

[Signature]
Dist. Sub-Registrar, Jhargram
Dist. - Jhargram

27 MAR 2024

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

BE IT KNOWN TO ALL THAT

WHEREAS I, SK. SIRAJ ALI, PAN - DKOPA1811G, Aadhaar Card No. - 9112-5932-8497, Son of Sk. Musaraf Ali, by faith - Muslim, by occupation - Business, by Nationality - Indian, Residing at - Raghunathpur, Jhargram, P.O. & P.S. - Jhargram, Dist. - Jhargram, Pin-721507, WB.

[Signature]
SURAJIT CHATTERJEE
ADVOCATE

Enrollment No. - F/204/1699 OF 2008
Jhargram

SK. Siraj Ali

2024-03-08 08/0/28

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District Sub-Registrar, Jhargham
District - Jhargham

27 MAR 2024

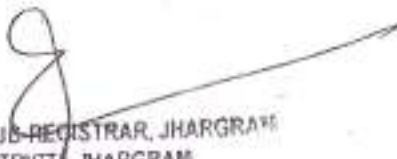
WHEREAS the Owner/ First Part are seized and possessed of the Bastu land measuring an area 8.50 Decimal i.e. 3702.26 Sq.ft. more or less in R.S. Plot No. - 1095 under R.S. Khatian No. - 4 corresponding to L.R. Plot No. - 1945 under L.R. Khatian No. - 13894(Sk. Siraj Ali), Holding No. - 1057/3(783/3)(Sk. Siraj Ali) within the ambit of Ward No. - 10 of Jhargram Municipality within Mouza - Jangalkhas, J.L. No. - 395 under Jhargram P.S. in the District of Jhargram, mentioned in the schedule property hereinafter written.

AND

WHEREAS the land measuring 35decimals(34 decimals as per L.R.R.O.R) within Mouza- Jangalkhash, J.L. no 395 in R.S. Plot No- 1095, R.S. Khatian No.-4, previously possessed by Shantibala Debi, W/o- Sachidananda Lahiri. Santibala Debi was purchased the land by vartu of a registered Chirathayee Bandabasta Patra, being no - 6147, dtd 15/10/1943 of Jhargram Sub-Registration Office. During the absolute possession over the said land measuring 35 Decimal (34 Decimals as per L.R.R.O.R) mutated her name according to W.B.L.R Act and got separate L.R. Khatian No-833. During the peaceful possession over the said land measuring 34 Decimals (more & less) by Santibala Debi, she died leaving behind her one daughter namely Usha Sanyal and three sons namely, Ashok ranjan Lahiri, Mohit Ranjan Lahiri & Sunil Ranjan Lahiri as of her only legal heirs as well as successors and the said property was distributed mutually amongst the said Usha Sanyal, Ashok Ranjan Lahiri, Mohit Ranjan Lahiri & Sunil Ranjan Lahiri and they become the owners of $\frac{1}{4}$ share each of total land measuring 34 decimals. During the peaceful possession over the 8.50 Decimals (more or less) land as per $\frac{1}{4}$ th share of total 34 Decimals land, the above named Ashok Ranjan Lahiri died leaving behind his only one daughter namely Sunita Das as of his only legal heir as well as successor. And thereafter, during the peaceful possession over the 8.50 Decimals (more or less) land the above named Sunita Das died leaving behind her only one daughter

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DISTRICT SUB-REGISTRAR, JHARGRAM
DISTRICT JHARGRAM

27 MAR 2024

namely Swapna Das as her only legal heir as well as successor. Thereafter, the land measuring 8.50 Decimals within Mouza- Jangalkhas, J.L. No.- 395 in R.S. Plot No.- 1095, R.S. Khatian No.- 4 corresponding to L.R. Plot No.- 1945, L.R. Khatian No.- 2360 (in the name of Shantibala Lahiri) possessed by the said Swapna Das and subsequently she sold the land by dint of a Registered sale Deed, being No.- 281/2023 dtd. 17/02/2023 of A.D.S.R.O., Jhargram in favour of the land owner of this agreement. During the continuance of peaceful possession of the aforesaid landed property in Mouza - Jangalkhas, J.L. No.- 395 by the Land Owner/ First Part on payment of rents, revenues and taxes to the Government of West Bengal through the B.L. & L.R.O., Jhargram as well as Jhargram Municipality and other competent authorities, the aforesaid landed property in Mouza- Jangalkhas, J.L. No.- 395 have been duly mutated in the name of the present land owner in L.R. Khatian No.- 13894 according to the provision of W.B.L.R Act. The landed property, specifically described above is free from all encumbrances, charges, liens, lispendens, execution attachments, requisition or acquisition, proceeding scheme and or any alignment of any authority and any other local statutory body and all other liability whatsoever.

AND

SK. SABIR ALI, PAN - BPUPA02538B, Aadhar No. - 5114-8057-4542, Son of SK.Masaruf Ali, by faith - Muslim, by occupation - Business, by Nationality - Indian, Residing at - Raghunathpur, Jhargram, P.O. & P.S. - Jhargram, Dist - Jhargram, PIN - 721507. have formulated a scheme for promotion and development of the landed property of the executant, specifically and particularly described in the schedule hereunder written as per Building Plan/s, already sanctioned by Jhargram Municipality, has approached the land owner/ landlord of the scheduled landed property i.e.


SURAJIT CHATTERJEE
 ADVOCATE
 Enrolment No.-F/234/1699 OF 2008
 Jhargram

SK. SABIR ALI

SK. SABIR ALI

the executant for construction/ erection of the multistoried building/s and also other related building according to modern taste, design and architecture consisting of several units, residential units/ flats, commercial units/ shops/ spaces, car parking space/ covered garage and others at the costs and expenses of the promoters/ developers and funds from the other sources with the full knowledge and consent of the land owner/ landlord i.e. the executant as per sanctioned building plan on the said landed property and the executant has also accepted the proposal of the promoters/ developers in respect of promotion and development of the landed property. The executant entered into and executed one Development Agreement with the promoters/ developers SK. SABIR ALI, PAN - BPUPA02538B, Aadhar No. - 5114-8057-4542, Son of SK.Masaruf Ali, by faith - Muslim, by occupation - Business, by Nationality - Indian, Residing at - Raghunathpur, Jhargram, P.O. & P.S. - Jhargram, Dist - Jhargram, PIN - 721507, with certain terms & conditions stipulated therein, which has been duly registered before the Office of the D.S.R., Jhargram vide Development Agreement being Serial No. - 1028 of 2024 & Deed No. - 1-1077/2024 for the year 2024, Registered in the Office of D.S.R., Jhargram.

AND

WHEREAS, I, the executant decided to execute the general power of attorney/ development power of attorney after registered development agreement in favour of the promoters/ developers for the purpose of performing all acts of management, supervision, development, construction and all other works, relating to the development of the scheduled land and of transfer of the constructed areas, several units, residential units/ flats, commercial units/ shops/ spaces, car parking space/ covered garage and others parts and portions of the proposed multistoried building upon the said landed property, described in the schedule below to avoid future litigation and legal complicity.

SK. Masaruf Ali

SK. Sabir Ali




DISTRICT SUB-REGISTRAR, JHARGRAM
DISTRICT - JHARGRAM

27 MAR 2024

THEREFORE I, the executant, described above hereby constitute, nominate and appoint **SK. SABIR ALL**, PAN - BPUPA02538B, Aadhar No. - 5114-8057-4542, Son of SK.Masaruf Ali, by faith - Muslim, by occupation - Business, by Nationality - Indian, Residing at - Raghunathpur, Jhargram, P.O. & P.S. - Jhargram, Dist - Jhargram, PIN - 721507, as of my legal and lawful attorney in my name and on my behalf to do or execute all or any of the acts, deeds and or things as follows:-

1. To hold, defend possession, manage, administer, look after, control, supervise and maintain my entire & every part of the landed property, described in the schedule below.
2. To prepare site plan/s, building plan/s, other plans for development of the said landed property, described in the schedule hereunder written and to submit the same to Jhargram Municipality and other concerned authorities for obtaining approval/sanction of the same and to submit proposal/s from time to time for any amendment/s of such building/s construction to Jhargram Municipality and other concerned authorities for obtaining approval/sanction of such amendment/s and to sign and to give such building plan/s, application/s, paper/s, writing/s, undertaking/s, NOC, commencement certificate, completion certificate etc. as may be required and to carry on correspondence/s with all concerned authority/ies and bodies including Jhargram Municipality in connection with the development of the said property and or multistoried building and to appear and represent me before all concerned authorities and parties, as may be necessary in connection with the development of the said property and to apply from time to time for modification/s, alteration/s and extension/s of the building plan/s in respect of the building/s construction to be constructed on the said landed property.

SK. Masaruf Ali

SK. Sabir Ali






DISTRICT SUB-REGISTRAR, JHARGRAM
DISTRICT - JHARGRAM

27 MAR 2024

3. To develop my landed property, described in the schedule below by constructing/ erecting multistoried building/s, in compliance with Sanctioned Building Plan of Jhargram Municipality and the concerned authorities after observing all formalities of the competent authorities, as may be determined by the said attorney and to appoint from time to time contractors, sub- contractors, architect, RCC consultants and other personnel and workmen for carrying out the development of the said property as also construction of the building/s thereon and to pay their fees, consideration moneys, salaries and or wages.
4. To sign on my behalf and to execute Agreements for Sale, Sale Deed/ Sale Deeds and any other documents and papers in respect of the constructed areas, several units, residential units/ flats, commercial units/ shops/ spaces, car parking space/ covered garage and others parts and portions of the proposed multistoried building/s, upon the said landed property, described in the schedule below in favour of any intending purchaser/ purchasers and or any person/ persons and or organization/s in my name and on my behalf, at such market price on such terms and conditions as my said attorney/s in his absolute discretion consider and think to be proper, fit and justified.
5. To receive from the purchaser/ purchasers and or any person/ persons and or organization/s the advance money/ consideration money or any kind of consideration for the constructed areas, several units, residential units/ flats, commercial units/ shops/ spaces, car parking space/garage and others parts and portions of the proposed multistoried building/s, upon the said landed property, described in the schedule below in favour of any intending purchaser/ purchasers and or any person/ persons and or organization/s in my name and on

S.K. Sinha

S.K. Sinha

[Signature]




DISTRICT SUB-REGISTRAR, JHARGRAM
DISTRICT - JHARGRAM

27 MAR 2024

my behalf and give proper receipt or receipts and discharge the same on my behalf.

6. To present the Sale Deed/ Sale Deeds, Agreement for Sale/ Agreements for Sale and any other documents/ instruments/ declarations/ undertaking/ bonds after execution thereof on my behalf before the District Registrar/ A.D.S.R.O., Jhargram/ Registrar of Assurance, or any registering authority and admit the execution thereof and to do other things and acts that may be necessary for registration of Sale Deed/ Sale Deeds/ Agreement for Sale and any other documents in respect of the constructed areas, several units, residential units/ flats, commercial units/ shops/ spaces, car parking space/garage and others parts and portions of the proposed multistoried building/s, upon the said landed property, described in the schedule below save and except the Owner's Allocation of the building/s in the proposed building as per paragraph No. 5.1 of the Registered Development Agreement.
7. To execute and to all other acts, deeds or things for the assurance of the said purchaser/ purchasers and or any person/ persons and or organization/s or to apply and appear before any authorities for the purpose of giving effect of the said transfer or title of the property and execute necessary forms, notices, and papers relating to the execution of Sale Deed/ Sale Deeds, Agreements for sale and disposal of the constructed areas, several units, residential units/ flats, commercial units/ shops/ spaces, car parking space/garage and others parts and portions of the proposed multistoried building/s, upon the said landed property, described in the schedule below.
8. To execute and to do all other acts, deeds or things as required to take loan for construct the building upon the said landed property as has been specifically described in **SCHEDULE - A** after execution of deed

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SK. S. S. S. S.

SURAJIT CHATTERJEE
ADVOCATE

Enrollment No.-F/234/1699 OF 2008
Jhargram



DISTRICT SUB-REGISTRAR, JHARGRAM
DISTRICT - JHARGRAM

27 MAR 2024

of equitable mortgage of the said landed property in favour of any financial institution.

9. To pay all taxes, rates, assessments, charges, expenses and other outgoings whatsoever payable for or on account of my landed property or any part thereof.
10. To appear before any Civil, Criminal Court, Revenue or Revisional Court/s and to execute and to sign Vokatnama, plaint/s, written statement/s, application/s, petition/s, objection/s, memo of appeal, affidavit/s or any other necessary document/s and paper/s on my behalf and to file the same before the appropriate Court/s or authority/ies to take any legal action/s, step/s in respect of my landed property, described in the schedule below and to prevent any person/s from trespassing on the said landed property or any part thereof and to take remedial action/s by filing civil/criminal case/s, suit/s and proceeding/s against such person/s.
11. To engage any Lawyer/ Advocate for legal advice and for filing and or conducting case/s, suit/s, or legal proceeding/s, as may be required to be taken from time to time in respect of my landed property in my name and on my behalf.
12. The Attorney/s shall handover the owner's allocation to the owner firstly on completion of the building/s in the proposed building, as per paragraph No. 5.1 of the Registered Development Agreement.
13. To do every things, acts or deeds whatsoever, which may be at his sole discretion of my attorney deemed fit and proper and justified in the matter of management, supervision, enjoyment, construction, erection, development and of transfer and dispose of the constructed areas, several units, residential units/ flats, commercial units/ shops/ spaces, car parking space/ covered garage and others parts and

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DISTRICT SUB-REGISTRAR, JHARGRAM
DISTRICT - JHARGRAM

27 MAR 2024

portions of the proposed multistoried building/s, upon the said landed property, described in the schedule below.

Be it noted here that upon the death or in capacity of the executant hereof, this Power of Attorney shall not become inoperable, it shall be the responsibility of the legal heir/ legal heirs of the executant to prepare additional Power of Attorney with the help of Attorney Holder of this deed in favour of the same Attorney Holder of the said Proprietorship Firm.

I, Sk Siraj Ali hereby agree to ratify and confirm all such acts, deeds, things or proceedings that may be done by my said attorney Sk Sabir Ali in my name and on my behalf by virtue of this General Power of Attorney/ Development Power of Attorney and the same shall be binding upon me and be of full force and effect.

Be it mentioned herein that the photographs and impression of fingers of both the hands of the executant and the attorney are taken on the last page of this presents, duly certified by the executant and the attorney.

IN WITNESSES WHEREOF, I, the executant have hereto signed this General Power of Attorney/ Development Power of Attorney after admitting the contents of this presents in my free will and consent, without any influence and/ or coercion in presence of witnesses and this General Power of Attorney is read over before me and explained the contents in Bengali on this 27th day of March in the year 2024 at Jhargram.

SCHEDULE -A

(Description of the said landed property)

ALL THAT piece Bastu land measuring an area 8.50 decimals i.e. 3702.26Sq Ft. (more or less) in R.S. Plot No.- 1095 under R.S. Khatian No.- 4 thereafter Khatian No.- 833, corresponding to L.R. Plot No.- 1945 under

Sk. Siraj Ali

Sk. Siraj Ali



DISTRICT SUB-REGISTRAR, JHARGRAM
DISTRICT JHARGRAM

27 MAR 2024

present L.R. Khatian No.- 13894 (Sk Siraj Ali) Holding No- 1057/3(783/3) within the ambit of ward no 10 of Jhargram Municipality within Mouza - Jangalkhas, J.L. No.- 395 under Jhargram police station in the District of Jhargram together with all right of easements, common facilities and amenities annexed thereto, as is where as basis, which is butted and bounded:-

TO THE NORTH : DEVELOPER HIMSELF.
TO THE SOUTH : 20' MUNICIPALITY CONCRITE ROAD.
TO THE EAST : DEVELOPER HIMSELF.
TO THE WEST : JAYDEEP GHOSH.

Signature of the Witnesses :

1. Subir Chatterjee
S/o. Sudhar Ch. Chatterjee
Madhuban More
Raghunath pure
Jhargram - 721507

2.



This deed has been completed in 11 pages and there are two witnesses, signed in this presents

SURAJIT CHATTERJEE
ADVOCATE
Enrollment No.-F/234/1699 OF 2008
Jhargram

Drafted & Prepared in my office :



SURAJIT CHATTERJEE
ADVOCATE
Enrollment No.-F/234/1699 OF 2008
Jhargram

Sk. Siraj Ali

Sk. Siraj Ali




DISTRICT SUB-REGISTRAR, JHARGRAM
DISTRICT - JHARGRAM

27 MAR 2024

PHOTOGRAPHS & FINGER PRINTS OF THE PARTIES

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
				

Signature Sh. Sivaaj Ali

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
				

Signature Sh. Sivaaj Ali

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
				

Signature Subir Mahanta




DISTRICT SUB-REGISTRAR, JHARGHAM
DISTRICT - JHARGHAM

27 MAR 2024

Major Information of the Deed

Deed No :	I-2201-01137/2024	Date of Registration	27/03/2024
Query No / Year	2201-8000783944/2024	Office where deed is registered	
Query Date	22/03/2024 11:23:19 AM	D.S.R. Jhargram, District: Jhargram	
Applicant Name, Address & Other Details	SURAJIT CHATTERJEE JHARGRAM, Thana : Jhargram, District : Jhargram, WEST BENGAL, PIN - 721507, Mobile No. : 7001331978, Status : Advocate		
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. 5,00,000/-	Rs. 2,98,35,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 220101077/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Jhargram, P.S:- Jhargram, Municipality: JHARGRAM, Mouza: Janglekhas-(395), Pin Code : 721507

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-1945 (RS :-)	LR-13894	Commercial	Vastu	17 Dec	5,00,000/-	2,98,35,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					17Dec	5,00,000 /-	298,35,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sk Siraj Ali (Presentant) Son of Sk. Musaraf Ali Executed by: Self, Date of Execution: 27/03/2024 , Admitted by: Self, Date of Admission: 27/03/2024 ,Place : Office		 Captured	
		27/03/2024	LT1 27/03/2024	27/03/2024
At- Raghunathpur, City:- , P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: DKxxxxxx1G, Aadhaar No: 91xxxxxxxx8497, Status :Individual, Executed by: Self, Date of Execution: 27/03/2024 , Admitted by: Self, Date of Admission: 27/03/2024 ,Place : Office				



Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sekh Sabir Ali Son of Late Musaraf Ali Executed by: Self, Date of Execution: 27/03/2024 , Admitted by: Self, Date of Admission: 27/03/2024 ,Place : Office		 Captured	
		27/03/2024	27/03/2024	27/03/2024
Son of Late Musaraf Ali At-Raghubathpur, City:- , P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: BPxxxxxx3B, Aadhaar No: 51xxxxxxxx4542, Status :Individual, Executed by: Self, Date of Execution: 27/03/2024 , Admitted by: Self, Date of Admission: 27/03/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subir Mahata Son of Mr Sudhir Mahata AT Madhuban More, Block/Sector: Near Bus Stand, City:- , P.O:- Jhargram, P.S:- Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507		 Captured	
	27/03/2024	27/03/2024	27/03/2024
Identifier Of Mr Sk Siraj Ali, Mr Sekh Sabir Ali			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr Sk Siraj Ali	Mr Sekh Sabir Ali-17 Dec

Land Details as per Land Record

District: Jhargram, P.S:- Jhargram, Municipality: JHARGRAM, Mouza: Janglekhas-(395), Pin Code : 721507

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1945, LR Khatian No:- 13894	Owner:সকল সিরাজ আলী, Gurdian:সকল সিরাজ আলী, Address:রাঙ্গা, Classification:বাংলা, Area:0.08500000 Acre,	Mr Sk Siraj Ali



Endorsement For Deed Number : I - 220101137 / 2024

On 22-03-2024

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 2,98,35,000/-



Joyjit Chanda
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Jhargram
Jhargram, West Bengal

On 27-03-2024

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

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

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

Presented for registration at 13:10 hrs on 27-03-2024, at the Office of the D.S.R. Jhargram by Mr. Sk Siraj Ali, Executant.

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

Execution is admitted on 27/03/2024 by 1. Mr Sk Siraj Ali, Son of Sk. Musaraf Ali, At- Raghunathpur, P.O: Jhargram, Thana: Jhargram, Jhargram, WEST BENGAL, India, PIN - 721507, by caste Muslim, by Profession Business, 2. Mr Sekh Sabir Ali, Son of Late Musaraf Ali, At- Raghunathpur, P.O: Jhargram, Thana: Jhargram, Jhargram, WEST BENGAL, India, PIN - 721507, by caste Muslim, by Profession Business

Indetified by Mr Subir Mahata, , Son of Mr Sudhir Mahata, AT Madhuban More, Sector: Near Bus Stand, P.O: Jhargram, Thana: Jhargram, Jhargram, WEST BENGAL, India, PIN - 721507, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23682, Amount: Rs.100.00/-, Date of Purchase: 04/03/2024, Vendor name: Narottam Mahapatra



Joyjit Chanda
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Jhargram
Jhargram, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2201-2024, Page from 22761 to 22777
being No 220101137 for the year 2024.



Digitally signed by JOYJIT CHANDA
Date: 2024.03.27 16:25:01 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 27/03/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Jhargram
West Bengal.

