

SL-3118/24

I-3034/24

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 514305

8-8-1706254/24

Certified that the document is admitted to registration. The signature sheet and endorsement sheets attached to the document are the part of the document.

Additional District Sub-Registrar
Belghoria 24 Pgs. (N)

4 JUL 2024

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

SSh

ক্রমিক নং 1884 তারিখ 18/6/24
মূল্য: M
ক্রেতা :
ঠিকানা :
ভেণ্ডার : Ranjit Patel
লাইসেন্স নং :
কাশিপুর দমদম এ. ডি. এস. আর. অফিস

Subharish Saha
Adv
High Court

ভেণ্ডারের নাম : রঞ্জিতা পাল
রেজারির নাম :- ব্যার
টি ভি নং :
স্টাম্প খরচের তারিখ : 1-1 JUL 2024
এ টি.ভি. নং মোট কত টাকার
স্টাম্প বরাদ্দ করা হইয়াছে।



Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

- 4 JUL 2024

BE IT KNOWN TO ALL CONCERN THAT I,

PANU RANJAN DAS [Panno:BHSPD6382C] ,
[AADHAARNO:937294149937] son of Late Nityananda Das, by nationality Indian by faith Hindu, hereinafter called and referred to as the **PRINCIPALS** do hereby nominate, constituted and appoint **SHINE CONSTRUCTIONS**, having its registered place of business at 101 R.B Road, Kolkata-700049, represented its Sole Proprietor named SRI ABHIJIT SAHA [Pan no:CTCPS6817E],[AADHAARNO: 913470032118] son of Lt. Sunil Saha, by faith -Hindu , by occupation - Business, by nationality - Indian, residing at 101 R..B Road, P.s & P.o -Nimta Kolkata-700049 (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) hereinafter herein after called and referred to as the **ATTORNEY** on our behalf in respect of our schedule mentioned land.

A. Background, Representations, Warranties and Covenants

One SANTI RAMA DAS is the sole owner and possessor of a plot of land measuring an area of was 10 cottashs 15 chittacks 00 sqft comprising in Dag No 2796 khatian No - 778 & 1019 , of the Mouza Uttar Nimta , J.L.No . 2 ,Touzi No.172 within the jurisdiction of Nimta Police station , within the local limit of North Dumdum Municipality, being Municipal Ward No.-12 in the District North 24 Parganas,Kolkata-700049Which is absolutely free

Sub



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from all encumbrance whatsoever by virtue of purchases from MADAN MOHON DAS by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore and recorded in book no1, volume no 67, pages 125 to 128 , being no 4199 for the year 1956, against valuable consideration mentioned thereon.

Since there is purchase as above, the SANTI RAMA DAS as the absolute owner of the said 10 cottahs 15 chittacks 00 sqft more or less, land free from all encumbrances, attachments liens etc of any manner and whatsoever nature.

The said SANTI RAMA DAS and Other herein agreed to sell and the purchaser PANU RANJAN DAS agreed to purchase land measuring 2 cottahs 15(eight) chittacks 13 sqft out of the said 10 cottahs 15 chittacks 00 sqft comprising in Dag No 2796 khatian No - 778 & 1019, of the Mouza Uttar Nimta , J.L.No . 2 , Touzi No.172 within the jurisdiction of Nimta Police station , within the local limit of North Dumdum Municipality, being Municipal Ward No.-12 in the District North 24 Parganas,Kolkata-700049,by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum and recorded in book No.1, volume No. 84, pages 329 to 334 , being No.03627 for the year 1999,on 02/07/1998 against valuable consideration .

The said PANU RANJAN DAS gift 2 cottahs 15(eight)

SSch



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chittacks 13 sqft more or less to his brother BIJOY RANJAN DAS, by the strength of a Registered Deed of Gift, registered on 05/02/2008, in the office of the D.S.R.-1 Office, and recorded in Book No. I, CD Volume No. 1501-2016, Pages 17930 to 17946 , Being No. 0656, in the year 2016, on 28/01/2016 against love affection mentioned thereon.

That the virtue of above Gift Deed the said BIJOY RANJAN DAS is the absolute owner and possessor of plots of Bastu land total 2 cottahs 15(eight) chittacks 13 sqft more or less land free from all encumbrances, attachments liens etc of any manner and whatsoever nature.

The said BIJOY RANJAN DAS gift 2 cottahs 15(eight) chittacks 13 sqft more or less to his brother PANU RANJAN DAS, by the strength of a Registered Deed of Gift, registered on 05/02/2008, in the office of the A.D.S.R. Office Belghoria , and recorded in Book No. I, CD Volume No. 1526-2019, Pages 46499 to 46522 , Being No. 152601415, in the year 2019, on 04/01/2019 against love affection mentioned thereon.

Thus on this basis of the aforesaid facts and circumstances the said above mention **PANU RANJAN DAS** became the absolute owner of the aforesaid land measuring **2 cottahs 15 chittacks 13 sqft.**

- B. Since then the said **Land Owners/Principals herein** are the owner and possessor of ALL THAT piece or parcel of a plot of land




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measuring an area of **2 cottashs 15 chittacks 13 sqft** be the same a little more or less which is more fully described in the First Schedule hereinafter written (hereinafter called the 'said property') absolutely free from all encumbrances and have the full right to sell, convey, transfer and develop or **represent Constituted Attorney** as we shall think fit and proper.

- C. Now, we present Principals herein is the absolute owner and possessor of the said property by raising construction of multi storied building as per sanctioned plan approved by the concern authority thereon, but due to paucity of funds and lack of experience, we could not proceeds further and finding no other alternative, but we have entered into a Development Agreement with the said Developer **SHINE CONSTRUCTIONS**, having its registered place of business at 101 R.B Road, Kolkata-700049, represented its Sole Proprietor named **SRI ABHIJIT SAHA [Pan no:CTCPS6817E],[AADHAARNO: 913470032118]** son of Lt. Sunil Saha, by faith -Hindu , by occupation - Business, by nationality - Indian, residing at 101 R..B Road, P.s & P.o -Nimta Kolkata-700049,and the said Development Agreement Registered at A.D.S.R. Office Belghoria recorded in the **Book No , Being Deed No. 03033** in the year 2024,under some terms and conditions mentioned thereon, appointing the developer who will be able to undertake the aforesaid job and in that case we are not be able and/or responsible for constructional works of the proposed building on the said property.



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NOW KNOW YE BY THESE PRESENTS We, the principals herein **PANU RANJAN DAS** do hereby nominate, constitute and appoint **SHINE CONSTRUCTIONS**, having its registered place of business at 101 R.B Road, Kolkata-700049, represented its Sole Proprietor named **SRI ABHIJIT SAHA [Pan no:CTCPS6817E], [AADHAARNO: 913470032118]** son of Lt. Sunil Saha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 101 R..B Road, P.s & P.o - Nimta Kolkata-700049, as our true and lawful constitute attorney in our name on our behalf and to do exercise, execute and perform all and ever and any deeds, matters and things as mentioned hereinafter written:-

1. 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.
2. To look after and to control all the affairs for the Development of the said land by raising construction of the multi storied building thereon as per the sanction plan which to be approved by the any concern authority.
3. To sign, execute and submit all development plans, documents, statements, papers, undertaking, declarations as may required for necessary sanction, modification and/or alteration of Development Plans by the any concern authority.
4. To appear and represent us before any necessary authorities including any Municipality/ Municipal Corporation, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulations) Act. 1976 and Govt. of West Bengal in connection with the sanction, modification and/or alteration of Development plans etc. of the aforesaid land.
5. To pay fees, obtain mutation sanction, modification and such other orders and permissions from the necessary authorities as for expedient for sanction modification and/or alteration of





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Development plans and also to submit and take delivery of title deeds concerning the said plot of land and also other papers and documents and may be required by the necessary authorities and to appoint Engineer, Architect and other Agents and sub-Contractors for the aforesaid purpose as the said attorney shall think fit and proper.

6. To receive the excess amount of fees of any payment for the purpose of sanction modification and/or alteration of the Development plan to any authority or authorities.

7. To develop the said plot of land by making construction of such type of building thereon as the said attorney may deem fit and proper and for that purpose to pull down, demolish and/or remove any house, building and/or structure of whatsoever nature of the said premises if any as our said Attorney shall think fit and proper.

8. To apply for and obtain electricity, gas, water sewerage, telephone, drainage or other connections or any other utility to the said property and/or to make alteration thereon and to close down and/or have disconnection the same and for that purpose to sign execute and submit all papers, applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

9. To apply for and obtain building materials from the concerning authorities for construction of the building in the said premises.






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10. To utilities or shift or have connected the existing electricity connection of any in the said property in such manner as the said Attorney may deem fit and proper.
11. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rents and/or license fees from the occupants thereof if any.
12. To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
13. To negotiate with others for sale of the flats/Units /floor in the proposed multi storied building on the said property for Developer's proportionate allocated areas of land except our allocated areas which will be kept reserved for us as per Registered Development Agreement on any terms and conditions as may be said Attorney shall think fit and proper.
14. To collect advance or part payment or full consideration money from the intending purchasers of the flats/units for Developer's allocated areas along with proportionate share of land on our behalf except the portion which be kept reserved for our allocated areas as per Registered Development Agreement.
15. To advertise the different Newspapers and display boarding in different places, engaged agency or agencies for selling Developer's allocated shares of flats/units along with the proportionate share of land in our names as the said Attorney shall think fit and proper.
16. To sell, transfer, mortgage or charges of the proposed multi storied buildings /flats/units of Developer allocated areas along with proportionate share of land, which are lying against the said



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allocated portion of our Developer represented by our attorney at the property or any part thereof and from and purpose to sign and execute all such deeds, documents and instruments before any registering authority or authorities and to obtain land and financial accommodation from Bank, Financial Institution, person or persons as the case may be on such terms and conditions as our said Attorney shall think fit and proper against Developer's allocated portion of our said attorney as per Registered Development Agreement except owners allocation of share.

17. To file and submit declaration statements, applications and/or returns to the competent authority or any other necessary authorities or authority in connection with the matters herein contained.

18. To appear and represent us before any Notary and other office or offices or authority or authorities having jurisdiction and to present instruments and writings executed and signed by the said Attorney in our manner conveying the said Developer's share of property on our behalf.

19. To conveyance, prosecute, enforce, defend answer and oppose all actions and other legal proceedings the said property or any part thereof including related to acquisition and/or requisition and/or in respect of the said property or any part thereof in which the said estate is nor or any time hereinafter as be interested or concerned and if think, fit be compromise, settled, refer to Arbitration abandons, submit proceedings and aforesaid before any Court, civil or revenue including the competent controller.

20. To enter into any agreement for sale with any intending purchaser or purchasers for sell, convey and transfer of the flats/garages/units against Developers allocated portions of share






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as Developer will think fit and proper and to sign on all the requisite documents for the same.

21. To file and defend suit, cases, appeals and applications of whatsoever nature for and on behalf of us or to be instituted performed by or against any person or persons in respect of the said plot of land/property and also to present and prosecute written application in respect thereof.

22. To compromise suits appeals or other legal proceedings in any court, tribunal or other authority whatsoever and to sign and verify applications thereof and to sign declare and/or affirm any complaints, written statements, petitions, affidavits, verification, vokalatnama, warrant of Attorney, memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

23. To deposit and withdraw fees documents and money in and from any court or courts and/or other person or persons or authority and give valid receipts and discharges therefore.

24. To take all necessary steps and to sign all papers, Gift Deed/s and documents on behalf of the principals as be required for amalgamation of all the plots of land comprised in the Said Property in the records of the concerned Municipality or any other authority and obtain a single holding number for the entirety of the Said Property and to pay fees, costs and charges for that purpose.

25. To act as our attorney in relation to all matters touching our said property and building of Developer's share and on our behalf to do all instruments act, nature deeds and things as fully and effectually as we could do if we will personally present.

AND GENERALLY we here by ratify and confirm and agree to ratify and confirm or undertake ratify and confirm all the whatsoever our said Attorney appointed under this Power in that hereinbefore obtained shall lawfully to do or cause to be done or the right or by





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virtue of these presents including in such confirmation and other works will be completion of the whole deal/transaction as per the said Registered Development Agreement .

THE FIRST SCHEDULE ABOVE REFERRED TO:-

PART-I

(Description of Entire land)

ALL THAT piece and parcel of total land measuring 2cottahs15 chittacks 13 sqft more or less, along with Pacca structure measuring 200 sqft comprised L.R Dag No 2796 under L.R khatianNo. 5039, laying and situated at Mouza Uttar Nimta , Touzi No.172 within the jurisdiction of Nimta police station , within the local limit of North DumDum Municipality, being Municipal Ward No 12 in Holding No.66/1 RISHI BANKIM ROAD (R.B Road) Kolkata-700049 the District North 24 Parganas, within the jurisdiction of A.D.S.R. Belghoria in the District North 24 Parganas which is' butted and bounded as follows : -

ON THE NORTH : OTHER Property

ON THE SOUTH : OTHER Property

ON THE EAST : RB ROAD

ON THE WEST : OTHER Property



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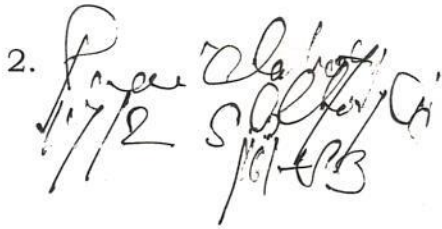
- 4 JUL 2024

IN WITNESS WHEREOF We, the principals herein have set and subscribed our respective hands and seals on the 04 day July, 2024.

SIGNED SEALED AND DELIVERED

by the Principals at Kolkata in Presence of:

1. Sanjay Ghosh
of 36 Panna Road
Nimta Kal - 48

2.  11/7/2 S. Ghosh

Panna Ranjan Das

SIGNATURE OF PRINCIPALS

Power Accepted by us

Drafted and Explained by:


(SUBHASISH SAHA)

Advocate

F/1591/2008

HIGH COURT

SHINE CON

ONS


Proprietor

ATTORNEY



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SIGNATURE OF THE
PRESENTANT /
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B.- L.H. BOX – SMALL TO THUMB PRINTS
R.H. BOX – THUMB TO SMALL PRINTS

	LH					
	RH					

ATTESTED :-

Panu Ranjan Das,

	LH					
	RH					

ATTESTED :- *Abhijit Sahu*

PHOTO	LH					
	RH					

ATTESTED:-




Addl. District Sub-Registrar
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Major Information of the Deed

Deed No :	I-1526-03037/2024	Date of Registration	04/07/2024
Query No / Year	1526-8001706254/2024	Office where deed is registered	
Query Date	04/07/2024 1:30:05 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sanjoy Ghosh 36 Patna Road,Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No. : 7980306091, 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. 2/-		Rs. 22,18,887/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152603033/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

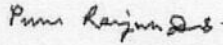
District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Rishi Bankim Road, Mouza: Uttar Nimta, Pin Code : 700049

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-2796	LR-5039	Bastu	Bastu	2 Katha 15 Chatak 13 Sq Ft	1/-	20,68,887/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :					4.8767Dec	1 /-	20,68,887 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	1,50,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PANU RANJAN DAS (Presentant) Son of Late NITYANANDA DAS Executed by: Self, Date of Execution: 04/07/2024 , Admitted by: Self, Date of Admission: 04/07/2024 ,Place : Office	Photo  04/07/2024	Finger Print  LTI 04/07/2024	Signature  04/07/2024
RISHI BANKIM ROAD, City:- , P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: BHxxxxxx2C, Aadhaar No: 93xxxxxxxx9937, Status :Individual, Executed by: Self, Date of Execution: 04/07/2024 , Admitted by: Self, Date of Admission: 04/07/2024 ,Place : Office				

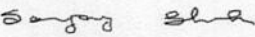
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHINE CONSTRUCTIONS 101 R.B. ROAD, City:- , P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Date of Incorporation:XX-XX-1XX5 , PAN No.: CTxxxxxx7E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ABHIJIT SAHA Son of Late SUNIL SAHA Date of Execution - 04/07/2024, , Admitted by: Self, Date of Admission: 04/07/2024, Place of Admission of Execution: Office	Photo  Jul 4 2024 2:03PM	Finger Print  LTI 04/07/2024	Signature  04/07/2024
101 R.B. ROAD, City:- , P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: CTxxxxxx7E, Aadhaar No: 91xxxxxxxx2118 Status : Representative, Representative of : SHINE CONSTRUCTIONS (as SOLE PROPRIETARY)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sanjoy Ghosh Son of Late Dharanidhar Ghosh 36 Patna Road, City:- , P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049		 Captured	
	04/07/2024	04/07/2024	04/07/2024
Identifier Of Mr PANU RANJAN DAS, Mr ABHIJIT SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PANU RANJAN DAS	SHINE CONSTRUCTIONS-4.87667 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr PANU RANJAN DAS	SHINE CONSTRUCTIONS-200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Rishi Bankim Road, Mouza: Uttar
Nimta, Pin Code : 700049

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2796, LR Khatian No:- 5039	Owner:পানু রজন দাস, Gurdian:নিত্যানন্দ দাস, Address:লিড , Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152603037 / 2024

On 04-07-2024

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 13:29 hrs on 04-07-2024, at the Office of the A.D.S.R. Belghoria by Mr PANU RANJAN DAS ,Executant.

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 22,18,887/-

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

Execution is admitted on 04/07/2024 by Mr PANU RANJAN DAS, Son of Late NITYANANDA DAS, RISHI BANKIM ROAD, P.O: BIRATI, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Others

Indetified by Mr Sanjoy Ghosh, , , Son of Late Dharanidhar Ghosh, 36 Patna Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 04-07-2024 by Mr ABHIJIT SAHA, SOLE PROPRIETORY, SHINE CONSTRUCTIONS, 101 R.B. ROAD, City:- , P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049

Indetified by Mr Sanjoy Ghosh, , , Son of Late Dharanidhar Ghosh, 36 Patna Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

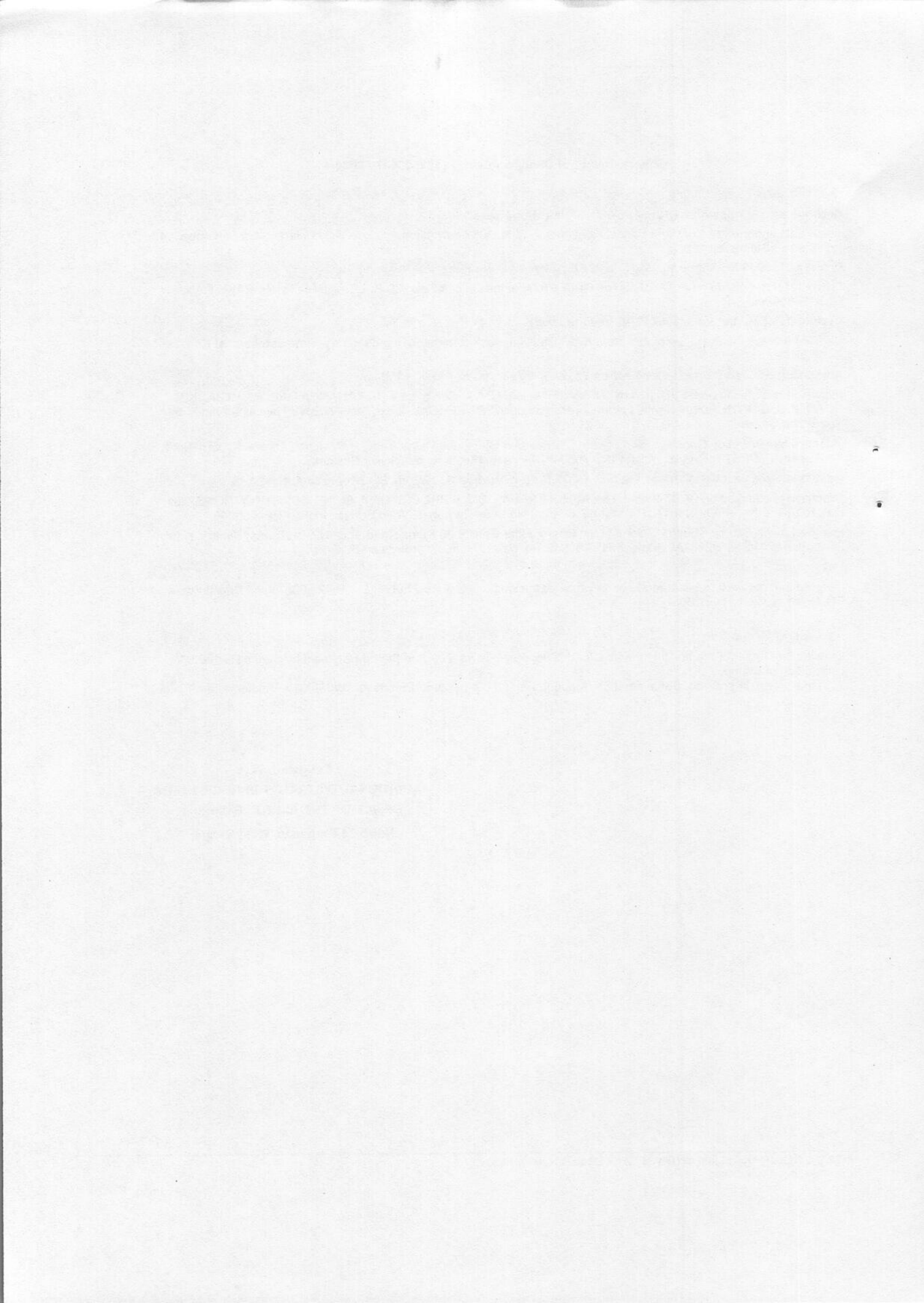
Payment of Stamp Duty

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 1884, Amount: Rs.100.00/-, Date of Purchase: 18/06/2024, Vendor name: R Pal



Sougata Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2024, Page from 89691 to 89710

being No 152603037 for the year 2024.



Sou

Digitally signed by SOUGATA DAS
Date: 2024.07.09 12:36:26 +05:30
Reason: Digital Signing of Deed.

(Sougata Das) 09/07/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.