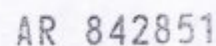


I 8641/2024



⑧ em.
06/12/24
02:00 P.M.
3029868/24

Q-6
AOSR SoeBpur
North 24 Parganas

06 DEC 2024

Distal Lower Side By

ANNA PURNA NIRMAL

James Bascom
University of Wisconsin
Madison, Wis.
1880

ADSR Sodepu
North 24 Parganas.

POWER OF ATTORNEY FOR DEVELOPMENT

TO ALL TO WHOM THESE:

I, **SRI JYOTI RANJAN SINHA ROY (PAN: AKOPS2620Q)**,
Son of Late Bibhuti Ranjan Sinha Roy, by Nationality - Indian,
by Religion - Hindu, by Occupation - Retired, Residing at:
4/83, Nil Ganj Road, Kalyannagar, P.O. Kalyannagar Via

Contd...2

Alokendu Bandyopadhyay
Advocate

ANNAPURNA NIRMAN

Aim Bose Roy
Partner

Pansila Police Station - Rahara, Kolkata - 700112, do hereby appoint, constitute and nominate: **"M/S. ANNAPURNA NIRMAN"** (PAN : **AAZFA0012H**), a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No. : L-79151/2014 having its registered office at 13/12/A/44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, P.O. & P.S. Khardaha, Kolkata 700117, District North 24 Parganas, hereby represented by its partners namely,

(1) SRI ASIM BOSE ROY (PAN: APAPB9184R), Son of Late Satya Ranjan Bose Roy, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - 3 no. Mahajati Nagar, P.O.- Agarpara, P.S. Khardah, Dist.- North 24 Parganas, Kolkata - 700109,

(2) SRI ANINDYA DAS (PAN: ARWPD6238N), Son of Late Dilip Kumar Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - Gaipur, Natun Para, P.O. Gobordanga, P.S. Habra, Dist. North 24 Parganas, PIN : 743252,

(3) SRI KINGSHUK DAS (PAN: AVYPD3462A), Son of Sri Kanti Ranjan Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - 1 No. Surya Sen Nagar, P.O. & P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700117,

OWNERS / EXECUTANTS SEND GREETINGS:

A. I, Sri Jyoti Ranjan Sinha Roy, the Owner/Executant herein, is the sole and Lawful Owner in respect of ALL THAT piece and parcel of land measuring 05 Cottah 14

A
Alokendu Bandyopadhyay
Advocate

ANNAPURNA NIRMAN

Asim Bose Roy
Partner

Contd...3

ANNAPURNA NIRMAN
Asim Bose Roy, Anindya Das.
Kingshuk Das. Partner

Sinha Roy
Jyoti Ranjan

Pansila Police Station - Rahara, Kolkata - 700112, do hereby appoint, constitute and nominate: **"M/S. ANNAPURNA NIRMAN"** (PAN : **AAZFA0012H**), a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No. : L-79151/2014 having its registered office at 13/12/A/44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, P.O. & P.S. Khardaha, Kolkata 700117, District North 24 Parganas, hereby represented by its partners namely,

(1) SRI ASIM BOSE ROY (PAN: APAPB9184R), Son of Late Satya Ranjan Bose Roy, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - 3 no. Mahajati Nagar, P.O.- Agarpara, P.S. Khardah, Dist.- North 24 Parganas, Kolkata - 700109,

(2) SRI ANINDYA DAS (PAN: ARWPD6238N), Son of Late Dilip Kumar Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - Gaipur, Natun Para, P.O. Gobordanga, P.S. Habra, Dist. North 24 Parganas, PIN : 743252,

(3) SRI KINGSHUK DAS (PAN: AVYPD3462A), Son of Sri Kanti Ranjan Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - 1 No. Surya Sen Nagar, P.O. & P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700117,

OWNERS / EXECUTANTS SEND GREETINGS:

A. I, Sri Jyoti Ranjan Sinha Roy, the Owner/Executant herein, is the sole and Lawful Owner in respect of ALL THAT piece and parcel of land measuring 05 Cottah 14

A
Alokendu Bandyopadhyay
Advocate

ANNAPURNA NIRMAN

Asim Bose Roy
Partner

Contd...3

ANNAPURNA NIRMAN
Asim Bose Roy - Anindya Das.
Kingshuk Das. Partner

Sinha Roy
Jyoti Ranjan

(3)

Chittaks 20 Square feet of land which is as per physical & actual measurement at present stands as 04 Cottah 14 Chittaks with old structure lying and situated on the Premises at lying and situates within the Khardah Municipality, Ward No. 7, P.O. Kalyannagar via Pansila, Mouza- Bandipur, J.L. No. 17, Re. Su. No. 90, comprised and contained in C.S. Khatian No. 201, 402, 378 & 399, Corresponding R.S. Dag No. 1601, under R.S. Khatian No. 1184 & 1187, corresponding L.R. Dag No. 1601/2454, Under L.R. Khatian No. 6343, Police Station-Rahara (formerly it was Khardah) District North 24 Parganas, Kolkata - 700112, A.D.S.R. Office at Sodepur fully and particularly mentioned in the schedule of this Deed described herein below and is well seized and possessed of the same as absolute owner without any interruption from any corner whatsoever is free from all encumbrances decided to develop the aforesaid and below mentioned schedule property (Said Premises) but due to in sufficient fund and other sufficient reasons and lack of technical expertise I could not construct the building on the said Plot.

B. By a registered Development Agreement on .06.12.2024., registered in the Office of A.D.S.R. at Sodepur, Being No. 1524D.8628..... for the year 2024 made between me therein referred to as the Owner of the One Part and **"M/S. ANNAPURNA NIRMAN"** therein referred to as the Developer of the Other Part, whereby I have been engaged and authorized the Developer to develop my Second Schedule Property on the terms and conditions

A

Alokendu Bandyopadhyay
Advocate

ANNAPURNA NIRMAN

Contd...4

Azim Base Roy
Partner

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ANNAPURNA NIRMAN

Azim Base Roy
Partner

therein mentioned (hereinafter referred to as the "Said Development Agreement") and I agreed to grant power of attorney in favour of the said Developer.

C. In terms of the said Development Agreement, I am desire to appoint "**M/S. ANNAPURNA NIRMAN**" to be my true and lawful attorney in my place and stead to do, perform, sell and execute all or any acts, deeds, and things relating to or concern with the Said Premises on the terms and conditions hereinafter mentioned strictly in respect of Schedule Property stated herein below.

NOW THEREFORE KNOW YE AND THESE PRESENTS WITNESSETH

That I Jyoti Ranjan Sinha Roy, doth hereby nominate, constitute, and appoint the said "**M/S. ANNAPURNA NIRMAN**" (PAN : AAZFA0012H), a Partnership Firm having its registered office at: 13/12/A/44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, P.O. & P.S. Khardaha, District North 24 Parganas, Kolkata 700117, Represented by its partners namely,

(1) **SRI ASIM BOSE ROY (PAN: APAPB9184R)**, Son of Late Satya Ranjan Bose Roy, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - 3 no. Mahajati Nagar, P.O.- Agarpara, P.S. Khardah, Dist.- North 24 Parganas, Kolkata - 700109,

(2) **SRI ANINDYA DAS (PAN: ARWPD6238N)**, Son of Late Dilip Kumar Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - Gaipur, Natun Para, P.O. Gobordanga, P.S. Habra, Dist. North 24 Parganas, PIN : 743252,

A
Alokendu Bandyopadhyay
Advocate

Contd...5

ANNAPURNA NIRMAN


Asim Bose Roy
Partner

ANNAPURNA NIRMAN
Asim Bose Roy
Anindya Das. Partner

Sinha Roy
Jyoti Ranjan


(3) **SRI KINGSHUK DAS (PAN: AVYPD3462A)**, Son of Sri Kanti Ranjan Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at-1 No. Surya Sen Nagar, P.O. & P.S. Khardah, Dist. North 24 Parganas, Kolkata-700117, to be my true and lawful Attorney, in my name and/or on my behalf to execute and perform or cause to be done, executed and performed all or any of the following acts, deeds, matters and things as mentioned hereinafter on behalf of us.

1. To maintain, manage and administer the Said Premises and every part thereof fully mentioned in the Schedule hereunder written by the terms and conditions mentioned in the said Development Agreement.
2. To enter into and defend the possession of the Said Premises and every part thereof.
3. To sign and submit all papers, applications and documents for having the separation, the amalgamation of the Said Premises along with other Premises and mutation, conversion if necessary and record the same in all public records and with all authorities B.L. & L.R.O. including the Municipality, in respect of the Said Premises and to deal with such authority and authorities in any manner to have such separation, amalgamation, mutation, and conversion effected.
4. To engage and appoint Architects and Consultants, cause preparations of building plans, sign such plans or plans and appear before the Municipality and other authorities and Government departments and/or Officers for sanction of the said plan and all amendments thereof.


Alokendu Bandyopadhyay
Advocate

Contd...6

ANNAPURNA NIRMAN


Anindya Das
Partner

ANNAPURNA NIRMAN

Anindya Das
Partner

Sri Kanti Ranjan Das

5. To sign all the relevant papers and documents including all plans and designs to develop the Said Premises and to appear before all necessary authorities, including Municipalities, Fire Brigade and/or any other Competent Authority/ies, B.L. & L.R.O., Courts of any jurisdiction and Police etc.

6. To borrow money to create charge, mortgage, mortgage of the individual Flat of the intending Buyers on the new proposed Building on the Said Premises to secure the loan and for taking financial assistance from any financial institution or bank or body corporate(s) or from any person and/or persons on any terms and conditions as my Attorney shall think fit and proper save & except the mortgaging the allocation of the Owner's Share in terms of the said Development Agreement in the project & the said attorney always indemnify that any liability on the aspects of financial nature as aforesaid shall be fully & satisfactorily borne by my said attorney only, without encumbering my interest, title whatsoever in the said project. In case of any default on the part of the Developer, the Landlords should not be liable for the same.

7. To apply for and obtain electricity, water, gas, sewerage and/or connections of any other utilities, permits for lifts and also the completion and other certificates from the Municipalities and or other authorities.

8. To negotiate for sale and/or transfer of the Said Premises with buildings and structures or portions thereof together with the undivided proportionate share in the Said Land from the Developer's Allocation at such price and on such terms and conditions as our said attorney may deem fit and proper.

A

Alokendu Bandyopadhyay

Advocate

Contd...7

ANNAPURNA PRAMAN

*Asin Bara Das - Shindya Das.
Kingshuk Das. Partner*

*Sinclair
Jyoti Ranjan*

9. To execute the Agreement for Sale, Deed of Exchange, Deed of Lease, Deed of Conveyance or other necessary papers/documents relating to the transfer of the Said Land with buildings and structures and to receive the earnest/rent/premium/enlire consideration amount and to give a proper and valid discharges for the same for the exclusively the Developer's Allocation.

10. To appear before any Registrar or Sub-Registrar of Assurances or any other registering authority having jurisdiction, to present for registration, admit execution, acknowledge and register according to the provisions of the law for the time being in force the Agreement for Sale, Deed of Lease, Deed of Conveyance and other necessary papers/documents related with the transfer of the Said Land with Buildings and structures signed by the said attorney and to endorse the receipt for such Agreement for Sale, Deed of Lease, Deed of Conveyance and other necessary papers/documents and to do all things necessary for completing registration of such Deed or Deeds.

11. To appear before Notary Public, District Registrars, Sub-Registrars, Registrar of Assurances and Executive Magistrate, any courts and all other officer or officers and authority or authorities in connection with the enforcement of all powers and authorities as contained herein and also defend all suits, cases, appeals and applications whatsoever in nature.

12. To appoint any solicitor, advocate, pleader or counsel as may be necessary for prosecuting and defending any suit or proceedings in the matters relating to the Said Premises.

13. To commence, prosecute, enforce, defend or oppose all actions or other legal proceedings, including arbitration proceedings and to demand, touching any of the matters afore said and also if think fit, to compromise, refer to

ANNAPURNA NIRMAL
Jaim Basu Roy - Chindya Sen.
Kingshen Das. Partner

Atyok Royan Sinto by

arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid, before any Court, Civil, Criminal or Revenue, including Rent Controller and Small Causes Court.

14. To accept notice and service of papers from any Court, Tribunal, Postal, and/or other authorities and/or persons on our behalf.

15. To receive and pay and/or deposit all money, including Court fees and receive, refunds and to receive and grant valid receipts and discharges in respect thereof.


16. To pay all outgoing, including Municipal Tax, Urban Land Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the Said Land as occupier and receive refunds and other money, including compensation of any nature and to grant valid receipt and/or discharge therefore.

17. To give undertakings, assurance and indemnities, as be required for the purposes aforesaid.

18. To appear and represent us before all semi-government or government authorities, make commitments and execute undertakings, affidavits, declarations and other necessary papers and register the same according to the law as may be required for all or any of the purposes herein contained, including the process of usage of the passage already marked in the title of the Said Premises as mentioned in the schedule.

19. To negotiate with the adjacent Plot/s holder/s for necessary amalgamation with my scheduled land and to sign and execute necessary papers towards such amalgamation.

20. To advertise in different newspapers and display hoarding in different places, engage an agency for selling the Developer's Allocation on the Said Premises and whatever structures facilities as my said Attorney shall think fit and proper.


Alokendu Bandyopadhyay
Advocate

Contd...9

ANNA PURVA NIRMAN

*From Bar of Anindya Sen.
Wingthuk Das. Partner*

For Ranjan Sena by

AND GENERALLY to do all other deeds and things concerning the same and I do hereby agree and undertake to ratify and confirm all and whatsoever my said Attorney shall or may lawfully do, execute or perform or cause to be done, executed or performed in connection with the Said Premises by virtue of the power or authority hereunder conferred upon.

THE SCHEDULE REFERRED TO AS SAID PREMISES

ALL THAT piece and parcel of land measuring more or less **04 Cottah 14 Chittaks** with Kacha Tin Shed Structure measuring more or less **800 Square feet** lying and situates within **Mouza- Bandipur**, J.L. No. 17, Re. Su. No. 90 comprised and contained in C.S. Khatian No. 201, 402, 378 & 399, Corresponding R.S. Dag No. 1601, under **R.S. Khatian No. 1184, & 1187, corresponding L.R. Dag No. 1601/2454**, Under L.R. Khatian No. 6343, Police Station Rahara (formerly it was Khardah), under Khardah Municipality being Municipal Ward No. 7, Holding No. 4/83, Nilgunj Road, Kalyan Nagar, P.S. Khardah, District: North 24 Parganas, Kolkata -700112, within the A.D.S.R. Office at Sodepur the entire land will lying within the following :

BUTTED AND BOUNDED BY

- On the North : Scheme Plot No. 315 & 316 (Tirupati Apartment).
- On the South : 16ft. wide Kalyannagar Road.
- On the East : "Ekanta Apan Apartment" & Scheme Plot No. 324 (Part).
- On the West : House of Monoranjan Bose Roy & Scheme Plot No. 322.

Alokendu Bandyopadhyay
Advocate

Contd...10

ANNAPURNA NIRMAN
Ain Base Ros Anindya Sen.
Kingship Rao. Partner

Signature
Dyot Raiyan

IN WITNESSES WHEREOF the parties/Executant hereto
have hereunto set and subscribed his hands on this 6th
day of December, 2024 A.D.

SIGNED AND DELIVERED

in presence of following

WITNESSES:

1. Sauri Baran Das
Swasti Nagar Colony,
Panchati, 24- Pgs (W)
Kolkata - 700 114.

2. Gurharan Bhattacharya,
Lower Chatterjee Road,
Kolkata - 700 115.

Tyoti Ranjan Saha Roy,

SIGNATURE OF THE EXECUTANT

ANNAPIRNA NIRMAL

Azim Bose Roy

Amindya Das

Kingshuk Das

SIGNATURE OF THE ATTORNEY

Drafted by:

Alokendu Bandyopadhyay
Adv.

ALOKENDU BANDYOPADHYAY
Advocate

Calcutta High Court, District Judge's Court Barasat,
Barrackpore Court

Enl. No.-WB-570/2004

Laser Setter:

Preetam Das
Preetam Das

Alokendu Bandyopadhyay

Advocate

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



(1) Name : **SRI JYOTI RANJAN SINHA ROY**

Jyoti Ranjan Sinha Roy

LEFT HAND FINGER PRINT

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Jyoti Ranjan Sinha Roy

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI ASIM BOSE ROY**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Asim

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Asim Bose Roy

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

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



(1) Name : SRI ANINDYA DAS

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Anindya Das.

SIGNATURE OF THE PRESENTANT



(2) Name : SRI KINGSHUK DAS

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Kingshuk Das.

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

Major Information of the Deed

Deed No :	I-1524-08641/2024	Date of Registration	06/12/2024
Query No / Year	1524-8003099868/2024	Office where deed is registered	
Query Date	06/12/2024 2:10:31 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	A Bandyopadhyay Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830075574, Status : Advocate		
Transaction	Additional Transaction		
[138] 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. 0,00,000/-	Rs. 76,49,999/-		
Stamp duty 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]- 152408628/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAHA, Road: Nilganj Road (Khardaha Municipality), Locality: Bandipur, Ward No: 7, Holding No:4/83 Pin Code : 700112

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1601	RS-1184	Bastu	Bastu	4 Katha 14 Chatak	48,00,000/-	74,09,999/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, Project Name :
Grand Total :					8.0438Dec	48,00,000 /-	74,09,999 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	2,00,000/-	2,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft. Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		800 sq ft	2,00,000 /-	2,40,000 /-	

ANNAPURNA NIRJAN

Asim Bose Roy
Partner



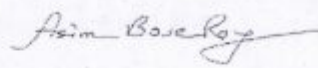
Principal Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr Jyoti Ranjan Sinha Roy (Presentant) Son of Late Bibhuti Ranjan Sinha Roy Executed by: Self, Date of Execution: 06/12/2024 , Admitted by: Self, Date of Admission: 06/12/2024 ,Place : Office		 Captured	
06/12/2024		LTI 06/12/2024	06/12/2024
4/83, Nilganj Road, Kalyannagar, City:- , P.O:- Kalyannagar Via Pansila, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700112 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.:: AKxxxxxx0Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/12/2024 , Admitted by: Self, Date of Admission: 06/12/2024 ,Place : Office			

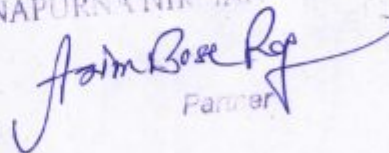
Attorney Details :




Name,Address,Photo,Finger print and Signature
ANNAPURNA NIRMAN 13/12/N44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, City:- , P.O:- Khardaha, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN- 700117 , PAN No.:: aaxxxxxx2h,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :




Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr Asim Bose Roy Son of Late Satya Ranjan Bose Roy Date of Execution - 06/12/2024 , , Admitted by: Self, Date of Admission: 06/12/2024, Place of Admission of Execution: Office		 Captured	
Dec 8 2024 2:51PM		LTI 06/12/2024	06/12/2024
3No. Mahajati Nagar, City:- , P.O:- Agarpada, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: APxxxxxx4R,Aadhaar No Not Provided Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner)			

ANNAPURNA NIRMAN


 Partner



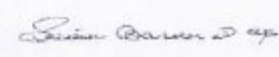
Name	Photo	Finger Print	Signature
Mr Anindya Das Son of Late Dilip Kumar Das Date of Execution - 06/12/2024, Admitted by: Self, Date of Admission: 06/12/2024, Place of Admission of Execution: Office	 <small>Dec 6 2024 2:51PM</small>	 <small>LTI 06/12/2024</small>	 <small>06/12/2024</small>

Gaipur, Natun Para, City:- Habra, P.O:- Gobordanga, P.S:-Habra, District:-North 24-Parganas, West Bengal, India, PIN:- 743252, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx8N,Aadhaar No Not Provided Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner)

Name	Photo	Finger Print	Signature
Mr Kingshuk Das Son of Mr Kanti Ranjan Das Date of Execution - 06/12/2024, Admitted by: Self, Date of Admission: 06/12/2024, Place of Admission of Execution: Office	 <small>Dec 6 2024 2:57PM</small>	 <small>LTI 06/12/2024</small>	 <small>06/12/2024</small>

1No. Surya Sen Nagar, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx2A,Aadhaar No Not Provided Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner)

Attifier Details :

Name	Photo	Finger Print	Signature
Samir Baran Das Son of Late P N Das Vinagar Colony, City:- , P.O:- Jhali, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 743252	 <small>06/12/2024</small>	 <small>06/12/2024</small>	 <small>06/12/2024</small>

Attifier Of Mr Jyoti Ranjan Sinha Roy, Mr Asim Bose Roy, Mr Anindya Das, Mr Kingshuk Das

Transfer of property for L1

No	From	To. with area (Name-Area)
	Mr Jyoti Ranjan Sinha Roy	ANNAPURNA NIRMAN-8.04375 Dec

Transfer of property for S1

No	From	To. with area (Name-Area)
	Mr Jyoti Ranjan Sinha Roy	ANNAPURNA NIRMAN-800.00000000 Sq Ft

ANNAPURNA NIRMAN

Asim Bose Roy
Partner

Endorsement For Deed Number : I - 152408641 / 2024

On 06-12-2024

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 of Indian Stamp Act 1899.

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

Presented for registration at 14:00 hrs on 06-12-2024, at the Office of the A.D.S.R. SODEPUR by Mr Jyoti Ranjan Sinha Roy ,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 3,49,999/-

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

Execution is admitted on 06/12/2024 by Mr Jyoti Ranjan Sinha Roy, Son of Late Bibhuti Ranjan Sinha Roy, 4/83, Ranjanj Road, Kalyannagar, P.O: Kalyannagar Via Pansila, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Retired Person

Identified by Mr Samir Baran Das, , Son of Late P N Das, Swastinagar Colony, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Service

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

Execution is admitted on 06-12-2024 by Mr Asim Bose Roy, Partner, ANNAPURNA NIRMAN, 13/12/A/44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, City:- , P.O:- Khardaha, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Mr Samir Baran Das, , Son of Late P N Das, Swastinagar Colony, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Service

Execution is admitted on 06-12-2024 by Mr Anindya Das, Partner, ANNAPURNA NIRMAN, 13/12/A/44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, City:- , P.O:- Khardaha, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Mr Samir Baran Das, , Son of Late P N Das, Swastinagar Colony, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Service

Execution is admitted on 06-12-2024 by Mr Kingshuk Das, Partner, ANNAPURNA NIRMAN, 13/12/A/44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, City:- , P.O:- Khardaha, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Mr Samir Baran Das, , Son of Late P N Das, Swastinagar Colony, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Service

Payment of Fees

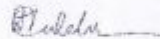
Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

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 20377, Amount: Rs.100.00/-, Date of Purchase: 30/11/2024, Vendor name: Rana



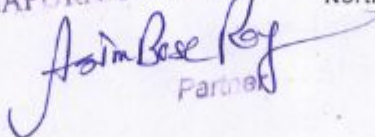
Debjani Halder

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

ANNAPURNA NIRMAN



Partner

ate of Registration under section 60 and Rule 69.
stered in Book - I
ume number 1524-2024, Page from 253918 to 253937
eing No 152408641 for the year 2024.



Debjani

Digitally signed by DEBJANI HALDER
Date: 2024.12.09 15:46:00 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 09/12/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

ANNAPURNA NIRJAN

Annapurna Nirjan
Partner