

8628/23

I 8432/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 810092

certified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document

Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

24 NOV 2023

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY IS MADE ON
THIS 24th Day of November 2023 in the Christian Era

PIONEER ASSOCIATES

Kanali Ranganath

Sankar Ghosh

[Signature]
24/11/23

12:56 P.M.
2-8-2891553/23
Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

24 NOV 2023

2861, 1000, 13 OCT 2023
to..... Value.....
Date..... 13.10.2023.....
Sold to..... Tapan Chandra Adh.,
Address..... Sealdah Civil Court, me-14.
Vendor Sign.....

Sharmistha Chatterjee Mukherjee
Govt. Lince Stamp Vendor
Sealdah Civil Court, Kol-14



Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

24 NOV 2023

Sandip Das
S/o Sri Dilip Das
R.K. Pally, P.O. - Panthakhali,
P.S. - Khordah, Kol-114.

SRI SANKAR GHOSH, Son of Late Dwijendra Nath Ghosh, Residing at 8/4, Iswar Chowdhury Road, Bishalakshmi Tala, P.O.- Rahara, Police Station - Rahara, District-North 24 Parganas, Kolkata- 700118,

Pan -ADTPG4433D,

Aadhaar no- 9369 5245 2120,

Nationality-Indian,

Religion-Hindu,

Occupation-Retired,

OWNER / EXECUTANT SEND GREETINGS:

A. I, the Owner/Executant herein, the sole and absolute Lawful Owner of in respect of ALL THAT piece and parcel of Bastu land measuring more or less 05 Five Cottahs 10 Ten Chhitaks 15 Fifteen Square feet with Brick wall Asbestos Shed Kwacha structure measuring about 800 Square feet lying and situates within the limit of Khardah Municipality, Municipal Holding no.- 8/4, Iswar Chowdhury Road, Ward no.- 10, P.O.- Rahara, appertaining to Mouza - Rahara, comprised and contained in R.S. Dag no. - 651 , under R.S. Khatian no. - 1319, corresponding L.R. Dag no. - 1841, under L.R. Khatian no. - 1900/2, Police Station-Rahara, within the District North 24 Parganas, Kolkata- 700 118 , AD.S.R. Office at Sodepurherein after referred to as the "Said Premises".

B. By a registered Development Agreement on 24/11/2023, registered in the Office of A.D.S.R. at Sodepur, Being No.I-152408428 for the year 2023 made between me therein referred to as the Owner of the One Part and "Pionner Associates" therein referred to as the Developer of the Other Part, whereby I have been engaged and authrized the Developer to develop my Said Land on the terms and conditions 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 of appointing "Pioneer Associates", 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 Land on the terms and conditions hereinafter mentioned strictly in respect of only Developer's Alloaction.

PIONEER ASSOCIATES

Kavali Ranyan Das.

Partner

Sankar Ghosh

2861, 1000, 13 OCT 2023
to.....Value.....
Date.....13.10.2023.....
Sold to.....Tapan Chandra Adh,.....
Address.....Sealdah Civil Court me-14,.....
Vendor Sign.....

Sharmistha Chatterjee Mukherjee
Govt. Lince Stamp Vendor
Sealdah Civil Court, Kol-14



Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

24 NOV 2023

Sandip Das
S/o Sri Dilip Das
R.K. Pany, P.O. - Bankhat,
P.S. - Khordah, Kol-114.

NOW THEREFORE KNOW YE AND THESE PRESENTS WITNESSETH

That I Sri Sankar Ghosh, doth hereby nominate, constitute, and appoint the said "PIONEER ASSOCIATES", Pan - AAMFP7725R, a Partnership Firm having its Office on Building "SHREYASI APARTMENT" 1st Floor, lying at 12A/1/35, Khardah Station Road, P.O. + P.S. - Khardah, Dist.- North 24 Parganas, Kolkata - 700 117, Represented by its partners namely 1) SRI KANTI RANJAN DAS, Pan - ADSPD7299P, Aadhaar no.- 8139 1092 0674, Son of Late Nalini Kanta Das, by Nationality- Indian, by Religion - Hindu, by Occupation - Business, residing at 1 no. Suryasen Nagar, P.O. & P.S. - Khardah, District. - North 24 Parganas. Kolkata - 700 117 and 2) SRI GOPAL DAS, Pan - AGAPD0725H, Aadhaar no.- 8646 2862 3840, Son of Late Narayan Chandra Das, by Nationality- Indian, by Religion Hindu, by Occupation Business, residing at "Kironalay", Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas, (permanent address at 23, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas, Kolkata - 700 115). 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:

1. To maintain, manage and administer the Said Land and every part thereof fully mentioned in the Schedule hereunder written in accordance with the terms and conditions mentioned in the said Development Agreement.
2. To enter into and defend the possession of the Said Land and every part thereof.
3. To sign and submit all papers, applications, and documents for having the separation, the amalgamation of the Said Land along with other lands 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 Land 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

PIONEER ASSOCIATES

Kanti Ranjan Das.

Gopal Das, Partner

Sankar Ghosh

✓

and other authorities and Government departments and/or Officers for sanction of the said plan and all amendments thereof.

5. To sign all the relevant papers and documents including all plans and designs to develop the Said Land 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 Land 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 our Attorney shall think fit and proper save & except the mortgaging the allocation of the Owners' 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 Land 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.
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/entire 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,

PIONEER ASSOCIATES

Ravali Ranjan Das.

Partner



Sankar Ghosh



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 Land.
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 aforesaid and also if think fit, to compromise, refer to 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.
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

PIONEER ASSOCIATES

Karati Rajan Das,

Partner

Signature

Soukar Choudhary

Signature

contained, including the process of usage of the passage already marked in the title of the said land 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 of the Said development on the said land and whatever structures facilities as my said Attorney shall think fit and proper.

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 Land by virtue of the power or authority hereunder conferred upon.

Schedule referred to as Said Premises

ALL THAT piece and parcel of Bastu land measuring more or less 05 Five Cottahs 10 Ten Chhitaks 15 Fifteen Square feet with Brick wall Asbestos Shed Kwacha structure measuring about 800 Square feet lying and situates within the limit of Khardah Municipality, Municipal Holding no. - 8/4, Iswar Chowdhury Road, Ward no. - 10, P.O. - Rahara, appertaining to Mouza - Rahara, comprised and contained in R.S. Dag no. - 651, under R.S. Khatian no. - 1319, corresponding L.R. Dag no. - 1841, under L.R. Khatian no. - 1900/2, Police Station - Rahara, within the District North 24 Parganas, Kolkata - 700 118, A.D.S.R. Office at Sodepur, the entire land clearly shown and delineated by RED Colour Mark in the annexed Plan herewith. The entire land is butted and bounded the entire land as follows.:

On the North : 4ft wide Municipal Road
On the South : Owner's Residential Building
On the East : K.N. Mukherjee & Pran Gopal Roy
On the West : Pratima Roy, Tapan Halder & Manabendra Bhattacharjee

PIONEER ASSOCIATES

Kazali Rayan 298.

Partner

Signature

Sankar Ghosh

Signature

In witness whereof the Parties hereto have hereunto set and subscribed
their hands and seal and executed this Power of Attorney on this 24th
day of ~~NOVEMBER~~ ^{Two thousand} Twenty-Three 2023

Signed and delivered by the

Owner Sri Sankar Ghosh

In the presence of:

Swapna Ghosh
8/4, I. C. Road
Rahara, Kol-700118

Sankar Ghosh

Signature of the Executant/Owner
Sankar Ghosh

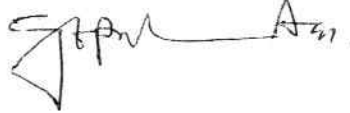
Signed and delivered by the
Developer Pioneer Associate

In the presence of

Prasanta Das
S/o - Late Kari Pada Das
Dr. Gopal Chatterjee Road,
Sukchari, Sodepur -
Kolkata - 700115

1. ^{PIONEER ASSOCIATES} Karu Ranjan Das

Partner

2.  Anil Kumar

Signature of the Developer "Pioneer
Associates" by its Partners

Drafted & Prepared by

Tapas Chanda

Advocate

Sealdah Civil Court

Kolkata - 700 014

Enrolment no. - WB/731/1992

SITE PLAN SHOWS THE LAND & BUILDING AT MOUZA- RAHARA,
J.L NO - 3, R.S. NO - 61, TOUJI NO - 3, 147, 160, 161, 162, L.R DAG
NO- 1841, L.R. KHATIAN NO- 1900/2, IN WARD NO- 10,
HOLDING NO- 8/4, I.C. ROAD, P.S. - RAHARA, UNDER MUNICIPALITY-
KHARDAH, DIST.- 24 PGS.(N).

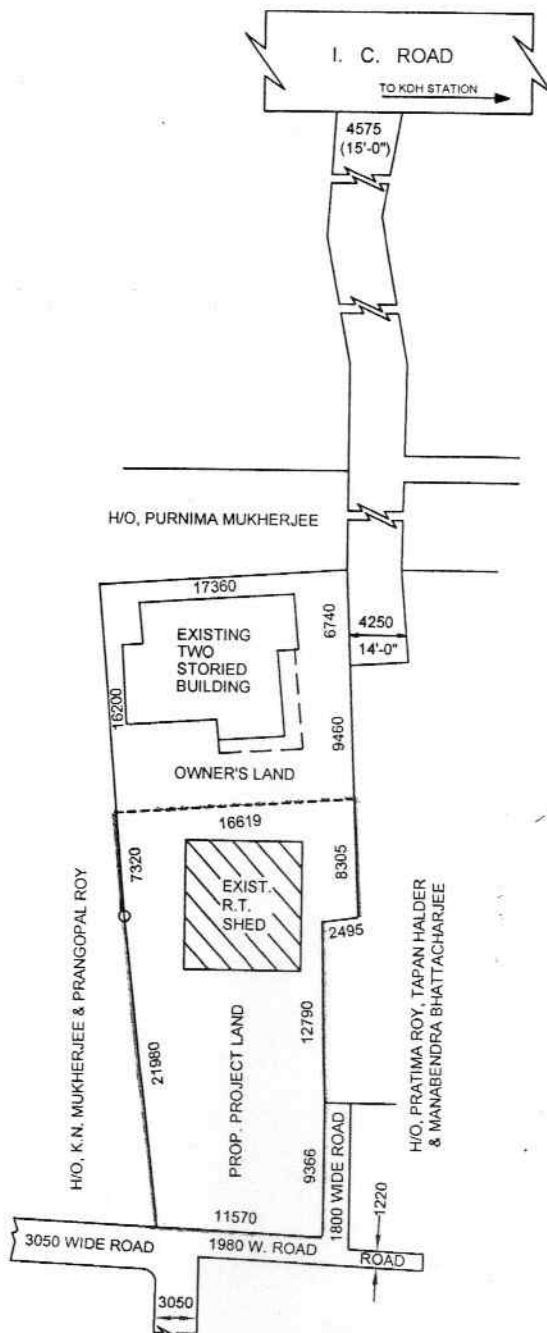
SCALE= 1:400



TOTAL AREA OF LAND- 9 K- 1 CH- 34 SFT.
OR 609.35 SQ.M.

AREA OF PROJECT LAND- 5 K- 10 CH- 15 SFT.

COVD. AREA (R.T. SHED) - 800 SFT.



PIONEER ASSOCIATES

Kautili Ranjan Das

[Signature] Partner

DEVELOPER'S SIGNATURE

Sankar Ghosh

OWNER'S SIGNATURE

Ajit Das

Ajit Das

8/8 Balaknathala

Rashkhola, Khardah

LIC No.- 11723438

DELT

SITE PLAN SHOWS THE LAND & BUILDING AT MOUZA- RAHARA,
J.L NO - 3, R.S. NO - 61, TOUJI NO - 3, 147, 160, 161, 162, L.R DAG
NO- 1841, L.R. KHATIAN NO- 1900/2, IN WARD NO- 10,
HOLDING NO- 8/4, I.C. ROAD, P.S. - RAHARA, UNDER MUNICIPALITY-
KHARDAH, DIST.- 24 PGS.(N).

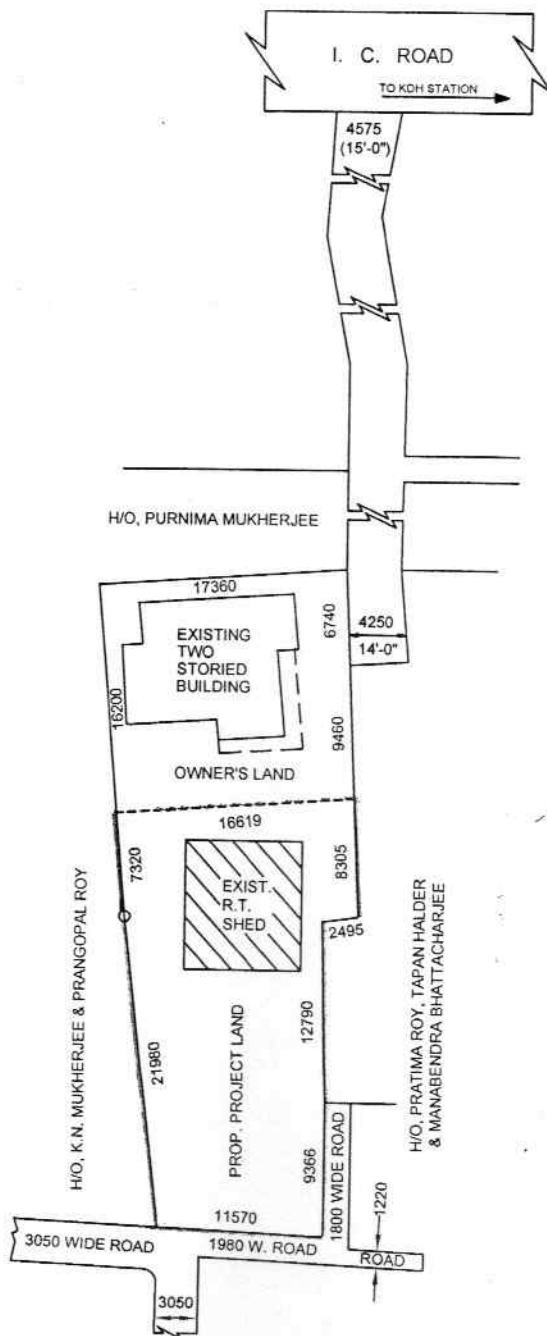
SCALE= 1:400



TOTAL AREA OF LAND- 9 K- 1 CH- 34 SFT.
OR 609.35 SQ.M.

AREA OF PROJECT LAND- 5 K- 10 CH- 15 SFT.

COVD. AREA (R.T. SHED) - 800 SFT.



PIONEER ASSOCIATES

Karoli Ranjan Das

[Signature] Partner

DEVELOPER'S SIGNATURE

Sankar Ghosh

OWNER'S SIGNATURE

Ajit Das

Ajit Das

8/8 Balaknathala

Rashkhola, Khardah

LIC No.- 11723438

DELT

SPECIMEN FORM FOR IMPRESSION OF TEN FINGERS
A.D.S.R. OFFICE AT SODEPUR, DIST. - NORTH 24 PARGANAS

 <i>Karli Ranjan Das</i>	LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMP
	RIGHT HAND	THUMP	FORE	MIDDLE	RING	LITTLE

SIGNATURE *Karli Ranjan Das*

 <i>Gopal An.</i>	LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMP
	RIGHT HAND	THUMP	FORE	MIDDLE	RING	LITTLE

SIGNATURE *Gopal An.*

 <i>Soumkar Ghosh</i>	LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMP
	RIGHT HAND	THUMP	FORE	MIDDLE	RING	LITTLE

SIGNATURE *Soumkar Ghosh*

	LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMP
	RIGHT HAND	THUMP	FORE	MIDDLE	RING	LITTLE

SIGNATURE

Major Information of the Deed

Deed No :	I-1524-08432/2023	Date of Registration	24/11/2023
Query No / Year	1524-8002891553/2023	Office where deed is registered	
Query Date	24/11/2023 12:43:03 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	T Chanda Sealdah, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 7980626720, 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. 40,00,000/-	Rs. 86,63,580/-		
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]:- 152408428/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: ISWAR CHOWDHURY ROAD, Mouza: Rahara, , Ward No: 10, Holding No:8/4 Pin Code : 700118

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-1841	LR-1900/2	Bastu	Bastu	5 Katha 10 Chatak 15 Sq Ft	38,50,000/-	84,47,580/-	Width of Approach Road: 4 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					9.3156Dec	38,50,000 /-	84,47,580 /-	

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.	1,50,000/-	2,16,000/-	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	1,50,000 /-	2,16,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SANKAR GHOSH Son of Late DWIJENDRA NATH GHOSH Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	24/11/2023	LTI 24/11/2023	24/11/2023	
BISHALAKSHMI TALA, City:- Khardah, P.O:- RAHARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx3D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/11/2023 ,Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PIONEER ASSOCIATES BUILDING SHREYASI APARTMENT, 1ST FLOOR, LYING AT 12A/1/35, KHARDAH STATION ROAD, City:- Khardah, P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 , PAN No.:: AAxxxxxx5R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri KANTI RANJAN DAS Son of Late NALINI KANTA DAS Date of Execution - 24/11/2023, , Admitted by: Self, Date of Admission: 24/11/2023, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
	Nov 24 2023 1:09PM	LTI 24/11/2023	24/11/2023	
1 NO. SURYASEN NAGAR, City:- Khardah, 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.:: ADxxxxxx9P,Aadhaar No Not Provided Status : Representative, Representative of : PIONEER ASSOCIATES (as PARTNER)				

Name	Photo	Finger Print	Signature
Shri GOPAL DAS (Presentant) Son of Late NARAYAN CHANDRA DAS Date of Execution - 24/11/2023, , Admitted by: Self, Date of Admission: 24/11/2023, Place of Admission of Execution: Office	 Nov 24 2023 1:07PM	 Captured LTI 24/11/2023	 24/11/2023
23, DR. GOPAL CHATTERJEE ROAD, City:- , P.O:- SUKCHAR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx5H,Aadhaar No Not Provided Status : Representative, Representative of : PIONEER ASSOCIATES (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sandip Das Son of Mr Dilip Das R K Pally, City:- , P.O:- Panihati, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114	 24/11/2023	 Captured 24/11/2023	 24/11/2023
Identifier Of Shri SANKAR GHOSH, Shri KANTI RANJAN DAS, Shri GOPAL DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SANKAR GHOSH	PIONEER ASSOCIATES-9.31563 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SANKAR GHOSH	PIONEER ASSOCIATES-800.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: ISWAR CHOWDHURY ROAD, Mouza: Rahara, , Ward No: 10, Holding No:8/4 Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1841, LR Khatian No:- 1900/2	Owner:শঙ্কর ঘোষ , Gurdian:হিজেল নাথ ঘোষ, Address:নিজ , Classification:বাগিচা, Area:0.15000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152408432 / 2023

On 24-11-2023

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 12:56 hrs on 24-11-2023, at the Office of the A.D.S.R. SODEPUR by Shri GOPAL DAS ,.

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 86,63,580/-

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

Execution is admitted on 24/11/2023 by Shri SANKAR GHOSH, Son of Late DWIJENDRA NATH GHOSH, BISHALAKSHMI TALA, P.O: RAHARA, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Retired Person

Indetified by Mr Sandip Das, , Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Others

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

Execution is admitted on 24-11-2023 by Shri KANTI RANJAN DAS, PARTNER, PIONEER ASSOCIATES, BUILDING SHREYASI APARTMENT, 1ST FLOOR, LYING AT 12A/1/35, KHARDAH STATION ROAD, City:- Khardah, P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Indetified by Mr Sandip Das, , Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Others

Execution is admitted on 24-11-2023 by Shri GOPAL DAS, PARTNER, PIONEER ASSOCIATES, BUILDING SHREYASI APARTMENT, 1ST FLOOR, LYING AT 12A/1/35, KHARDAH STATION ROAD, City:- Khardah, P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Indetified by Mr Sandip Das, , Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Others

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 2861, Amount: Rs.100.00/-, Date of Purchase: 13/10/2023, Vendor name: S C Mukherjee



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2023, Page from 275988 to 276004
being No 152408432 for the year 2023.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2023.11.29 16:31:29 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 29/11/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2023, Page from 275988 to 276004
being No 152408432 for the year 2023.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2023.11.29 16:31:29 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 29/11/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.