



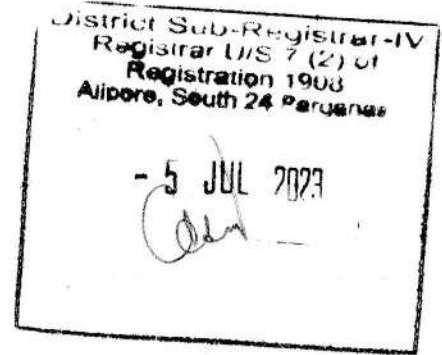
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 327995

05/07/2023

8-2001658133/2023

Certified that the document is admitted the Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, (1) SRI SINCHAN SINHA, (PAN -ALMPS2435A), (Aaadhaar No. 7806 7233 2394), son of Sri Amal Kumar Sinha, by Occupation - Business, (2) SMT. SHARMILA SINHA, (PAN - BBUPS9899D), (Aaadhaar No.4713 2597 5006), wife of Sri Sinchan Sinha, by Occupation-Housewife, both by Faith - Hindu, both by Nationality - Indian, both residing at 44/2/52, Jheel Road, P.S. Survey Park, Kolkata - 700075, hereinafter jointly called and referred to as the "PRINCIPALS (OWNERS)" SEND GREETINGS :

Advocate

WHEREAS by virtue of a registered Deed of Sale dated 09.10.1996, registered in the office of the District Sub-Registrar-III, Alipore and entered into Book No.I, Volume No.19, at Pages 432 to 443, Deed No.785 for the year 1997, the **OWNERS No.1 and 2 herein** jointly purchased a piece and parcel of land measuring an area of 3 (Three) Cottahs 8 (Eight) Chittacks situated in Mouza – Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag No.87, under R.S. Khatian No. 101, Scheme Plot No.290(Phase-1), from the previous land Owner namely Smt. Ratna Dey, wife of Sri Harihar Dey, residing at 18, Ram Das Nagar, P.O. Jamsedpur(Bihar) and the said Smt. Ratna Dey, purchased above mentioned plot of land by virtue of a registered Deed of Sale dated 14.07.1990, registered in the office of the District Sub-Registrar, Alipore and entered into Book No.I, Volume No.262, at Pages 24 to 27, Deed No.10654 for the year 1990 togetherwith all easement rights for a valuable consideration from the previous Owner namely The Jadavpur Co-Operative Land and Housing Society Limited registered under the West Bengal Co-operative Society Act, 1940 (Registration No. 116/CAL of 1965) and having its registered office at Jadavpur University, P.S. Jadavpur, Kolkata - 700032.

AND WHEREAS after purchase the **OWNERS No.1 and 2 herein** jointly mutated their names in the record of The Kolkata Municipal Corporation known as **KMC Premises No.1933, Nayabad**, Assessee No.31-109-08-1933-5, within the KMC Ward No.109, presently P.S. Panchasayar, Kolkata - 700099.

AND WHEREAS thereafter the **OWNERS No.1 and 2 herein** jointly Mutated and recorded their names in the record of the Ld. B.L. & L.R.O., Kolkata vide **L.R. Khatian No.2494 (in the name of Sinchan Sinha) and 2495 (in the name of Sharmila Sinha) of L.R. Dag No.87**, of Mouza - Nayabad, J.L. No.25 in connection with their entire jointly purchased land measuring an area of **03 (Three) Cottahs 08 (Three) Chittacks**.

AND WHEREAS the **OWNERS No.1 and 2 herein** are now the joint Owners and are seized and possessed of all that land measuring an area of **03 (Three) Cottahs 08 (Three) Chittacks** situated in Mouza – Nayabad, J.L. No.25, Touzi No.56,



comprising in R.S. Dag No.87, under R.S. Khatian No.101, corresponding to L.R. Dag No.87, under L.R. Khatian Nos.2494 and 2495, known as KMC Premises No.1933, Nayabad, Assessee No.31-109-08-1933-5, within the KMC Ward No.109, presently P.S. Panchasayar, Kolkata - 700099.

AND WHEREAS by virtue of another registered Deed of Sale dated 11.09.1998, registered in the office of the District Sub-Registrar-III, Alipore and entered into Book No.I, Volume No.40, at Pages 185 to 200, Deed No.1541 for the year 1994, the **OWNER No. 2** herein purchased herself a piece and parcel of land measuring an area of 3 (Three) Cottahs 8 (Eight) Chittacks (adjacent of the above mentioned purchased plot of land) situated in Mouza - Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag No.87, under R.S. Khatian No. 101, Scheme Plot No.291 (Phase-1), from the previous land Owner namely Mr. Rabindra Kumar Roy, son of Late Baikuntha Kumar Roy, residing at Sadananda Kuthir (Pan Bazar) Kampur, Dist. Gauhati, Assam, in the said Deed of sale confirmed by the Confirming Party namely The Jadavpur Co-Operative Land and Housing Society Limited registered under the West Bengal Co-operative Society Act, 1940 (Registration No. 116/CAL of 1965) and having its registered office at Jadavpur University, P.S. Jadavpur, Kolkata - 700032 and the said Mr. Rabindra Kumar Roy,, purchased above mentioned plot of land by virtue of a registered Deed of Sale dated 14.07.1990, registered in the office of the District Sub-Registrar, Alipore and entered into Book No.I, Volume No.262, at Pages 56 to 59, Deed No.10662 for the year 1990 togetherwith all easement rights for a valuable consideration from the previous Owner namely The Jadavpur Co-Operative Land and Housing Society Limited as aforesaid registered under the West Bengal Co-operative Society Act, 1940 (Registration No. 116/CAL of 1965) and having its registered office at Jadavpur University, P.S. Jadavpur, Kolkata - 700032.

AND WHEREAS after purchase the **OWNER 2** herein mutated her name in the record of The Kolkata Municipal Corporation known as **KMC Premises No.1927, Nayabad**, Assessee No.31-109-08-1927-0, within the KMC Ward No.109, presently P.S. Panchasayar, Kolkata - 700099.



AND WHEREAS thereafter the **OWNER 2** herein mutated and recorded her name in the record of the Ld. B.L. & L.R.O., Kolkata vide **L.R. Khatian No. 2495** (in the name of **Sharmila Sinha**) of **L.R. Dag No.87**, of Mouza - Nayabad, J.L. No.25 in connection with their entire jointly purchased land measuring an area of **03 (Three) Cottahs 08 (Three) Chittacks**.

AND WHEREAS the **OWNER No.2** herein becomes the absolute Owner and is seized and possessed of all that land measuring an area of **03 (Three) Cottahs 08 (Three) Chittacks** situated in Mouza - Nayabad, J.L. No.25, Touzi No.56, comprising in **R.S. Dag No.87**, under **R.S. Khatian No.101**, corresponding to **L.R. Dag No.87**, under **L.R. Khatian No. 2495**, known as **KMC Premises No.1927**, Nayabad, Assessee No.31-109-08-1927-0, within the KMC Ward No.109, presently P.S. Panchasayar, Kolkata - 700099.

AND WHEREAS by virtue of registered Deed of Gift dated 28.04.2023, registered in the office of the District Sub-Registrar-IV, Alipore and entered into Book No.I, Volume No.1604-2023, at Pages 143470 to 143494, Deed No.160405091 for the year 2023, the **OWNER No. 2** herein donated her undivided and un-demarcated 50% (fifty percent) i.e. 1/2 Share of the total land area measuring **01 (One) Cottah 12 (twelve) Chittacks** out of total land area of **3 (Three) Cottahs 8 (Eight) Chittacks** more or less situated in Mouza - Nayabad, J.L. No.25, Touzi No.56, comprising in **R.S. Dag No.87**, under **R.S. Khatian No. 101**, corresponding to **L.R. Dag No. 87**, under **L.R. Khatian No. 2495**, Scheme Plot No.291 (Phase-1), known as **KMC Premises No.1927**, Nayabad, Assessee No.31-109-08-1927-0, within the KMC Ward No.109, presently P.S. Panchasayar, Kolkata - 700099 in favour of her husband namely Sri Sinchan Sinha, the **Owner No.1** herein who acquired the undivided half share of ownership of K.M.C. Premises No.1927, Nayabad.

AND WHEREAS thus the **Owner No. 1** and **Owner No. 2** become the joint owners of **K.M.C. Premises No.1927**, Nayabad, and also they have acquired the joint ownership of the **K.M.C. Premises No.1933**, Nayabad, and both the plots are situated

side by side and adjacent to each other and they decided to amalgamate the said two plots into one unit and to get one premises in respect of the total plot of land measuring an area of 07 (Seven) Cottahs.

AND WHEREAS thus both the **OWNERS** herein jointly amalgamated their both the plots of land in the record of K.M.C. in respect of **KMC Premises No.1927, Nayabad, and 1933, Nayabad** into one KMC Premises and now the entire property has been amalgamated and entire property is now known and numbered as **KMC Premises No.1933, Nayabad**, Assessee No.31-109-08-1933-5, within the KMC Ward No.109, presently P.S. Panchasayar, Kolkata - 700099.

AND WHEREAS the **OWNERS No.1 and 2** herein are now the joint Owners and are seized and possessed of all that land measuring an area of 07 (Seven) Cottahs situated in **Mouza – Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag No.87, under R.S. Khatian No.101, corresponding to L.R. Dag No.87, under L.R. Khatian Nos.2494 and 2495, known as KMC Premises No.1933, Nayabad**, Assessee No.31-109-08-1933-5, within the KMC Ward No.109, presently P.S. Panchasayar, Kolkata - 700099 and the entire property as described in the **SCHEDULE** and the present **OWNERS/ PRINCIPALS** are in possession and have been enjoying their absolute ownership and possession of the said land as free from all encumbrances.

AND WHEREAS the present **OWNERS/PRINCIPALS** now decided to develop the **SCHEDULE** mentioned property by constructing a Ground Plus Four storied building with lift facility, comprising of a number of residential flats on the different floors, Car Parking Space/s and Shops or Office, if any in the ground floor, but due to paucity of fund, lack of technical knowledge, experience in the field of construction, has now decided to do the same by appointing a **DEVELOPER**, who is financially and technically sound to construct a Ground Plus Four storied building with lift facility upon the aforesaid property as per the sanction building plan to be sanctioned from The Kolkata Municipal Corporation.

AND WHEREAS the Attorney herein as the **Developer** coming to know the facts

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of such desire of the **OWNERS/PRINCIPALS** herein, have made a proposal for the aforesaid development of the said property before the **OWNERS**. The **OWNERS** after necessary investigation and thorough understanding with the **Developer**, have agreed to develop the said premises. Both the Parties hereto have mutually analyzed, discussed, agreed and now the **Developer** and the **OWNERS/PRINCIPALS** desire to enter into a registered Development Agreement for the construction of a new Ground Plus Four storied building with lift facility upon the aforesaid property as per the sanction building plan under certain terms and conditions which has been decided by and between the Parties herein, without involving the **OWNERS** in the matter of the hazards of construction.

Sachin
Sharmila Sinha

AND WHEREAS by virtue of a registered Development Agreement along with Development Power of Attorney dated 05.07.2023, registered at D.S.R. - IV, Alipore, South 24-Parganas and recorded into Book No.1, Deed No. 16308336 for the year 2023, the **OWNERS/PRINCIPALS** herein and also the **ATTORNEY** herein entered with each other for the promotion work in the Owners' land as mentioned in the Schedule below. The K.M.C. authority at present desires to get separate Power of Attorney for doing all the acts relating to the K.M.C. matter only and in the said Power of Attorney any sale matter as regards the **Developer's Allocation** shall not be inserted and so the **OWNERS** are compelled to register the separate General Power of Attorney for the KMC matter only in connection with the promotion work of the Owners' property as described in the **SCHEDULE** below in favour of the **Attorney** herein.

Prabir Paul

AND WHEREAS so we the **PRINCIPALS** herein namely **SRI SINCHAN SINHA** and **SMT. SHARMILA SINHA**, do hereby nominate appoint and constitute **OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED (PAN-AABCO1239M)** a company incorporated under the Indian Companies Act, 1956, having CIN of the company U45400WB2009PTC131749 having its registered office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata - 700 042, represented by its Director namely **SRI PRABIR PAUL, (PAN-AFQPP2907Q), (Aadhaar No.9058 9891 0937)**, son of Sri Santi Ranjan Paul, by Occupation : Business, by faith : Hindu, by Nationality : Indian, residing at 783, Anandapur, URABANA, Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata

MS

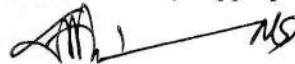
- 700107, District - South 24-Parganas, as our Lawful Attorney, on our behalf, on our names to do the following acts, deeds and things:-

1. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate Courts and also in the Registration Offices, and in any other Office of Government, in the Office of Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board, Panchayet or any other office or Local Authority on behalf of us and for such purpose our said Attorney may accept service of any summons or any notice issued by any authority, shall be received by our said Lawful Attorney.
2. To sign verify and plaint, written, statements, petition of claim and objection, memorandum of Appeal and petition and application of all kinds and to file them relating to the aforesaid properties as mentioned in the **SCHEDULE** hereunder written in any such Court or Office.
3. To appoint, engage on our behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever our said Attorney shall think proper to do so and to discharge and/or terminate their appointments.
4. To cause mutation of our Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on our behalf.
5. To cause mutation and/or conversion of our Property where necessary effected in the revenue and/or in the record of the LD. B.L. & L.R.O. Kolkata and/or under the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said



purpose and Collect Mutation Certificate and/or conversion certificate and other necessary papers thereof and pay necessary taxes to the LD. B.L. & L.R.O. Kolkata as and when necessary on our behalf for the said B.L. & L.R.O. Mutation and also thereafter to do all the acts and sign all the papers in respect of the Conversion matter in respect of our property.

6. To demarcate or delineate our said property that be necessary for the said purpose by virtue of Deed of Boundary Declaration or any other Declaration or Deed of Rectification to be registered and to sever any affidavit thereto.
7. To deposit the revenue for our said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
8. To sign all plans and submit the same before the concerned authority/authorities for the connection of water, drainage and sewerage in the said Premises and execute and sign all paper related thereto for the sanction of drainage and sewerage connection and also internal and external drainage drawing and also the connection of water in the said property and to do all such other acts, deeds and things and sign all the papers and drawings as may be deemed fit and proper by the said Attorney on our behalf related to the connection of water, drainage and sewerage of our premises.
9. To take electric connection for our said property from the Calcutta Electric Supply for installation of main electric meter and all other sub meters and to do all acts and deeds and things for the said purpose and sign all the papers related thereto.
10. To sign, execute and submit all building Plans, revised plan, D-Sketch plan, completion plan, Documents, Statements, Papers, Undertakings, Declarations related thereto, may be required for necessary sanction, modification and/or addition or alteration of sanctioned plan to be sanctioned and approved by The Kolkata Municipal Corporation and/or any appropriate authority and other

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appropriate authorities on behalf of the landowners/Principals and to sign completion plan.

11. To take lift connection for my said property and to do all acts and deeds and things for the said purpose and sign all the papers related thereto
12. To look after control, manage and supervise the said property on our behalf.

AND to do all lawful acts necessary for the above mentioned purpose and we hereby agree that all acts and deeds and things shall be lawfully done by us said Attorney in conformity with law. We further undertake to ratify and confirm all and whatsoever that our said Attorney shall lawfully do or cause to be done for us by virtue of this Power given by us.

Be it expressly stated that this Power of Attorney does not create constitute or assume any kind of transfer or enjoyment or making profit in favour of the Attorney. This Power of Attorney shall always revocable in nature.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of a plot of vacant homestead land measuring an area of **07 (Seven) Cottahs** whereon a **new ground Plus Four storied building is to be erected** situated in **Mouza – Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag No.87, under R.S. Khatian No.101, corresponding to L.R. Dag No.87, under L.R. Khatian Nos.2494 and 2495, known as KMC Premises No.1933, Nayabad, Assessee No.31-109-08-1933-5, within the KMC Ward No.109, presently P.S. Panchasayar, Kolkata - 700099.** The entire property is butted and bounded by :

<u>ON THE NORTH</u>	:	25'-0" wide KMC Road;
<u>ON THE SOUTH</u>	:	Scheme Plot No.290;
<u>ON THE EAST</u>	:	25'-0" wide KMC Road;
<u>ON THE WEST</u>	:	Open space.



IN WITNESS WHEREOF, WE, the PRINCIPALS herein have hereto signed
this Power of Attorney on this the **5th** day of **July**, 2023.

WITNESS:

1. Abhejil Kumar Mishra
69/1, Baghajatin Place
Kolkata - 700086
1. 
2. Sharmila Sinha

~~2. Somant Mishra~~
~~High Court~~
~~Calcutta~~

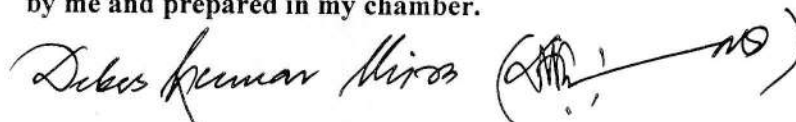
SIGNATURE OF THE PRINCIPALS

Oiendril Promoters & Developers Pvt. Ltd.

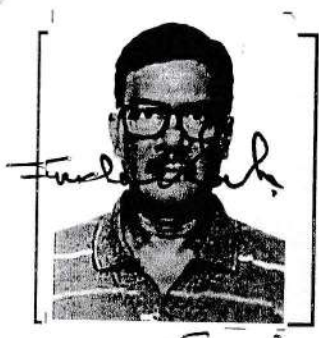

Director

SIGNATURE OF THE ATTORNEY

Read over, explained in Vernacular to the
Parties and admitted to be correct and as per
the instructions given by the parties, drafted
by me and prepared in my chamber.

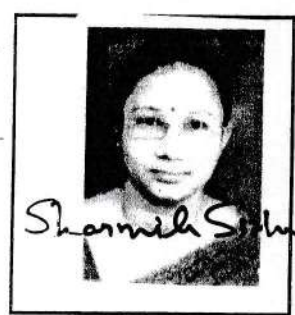


(DEBES KUMAR MISRA)
ADVOCATE [Enrollment No.F/364/329/1989]
HIGH COURT, CALCUTTA
Resi-cum-Chamber :69/1, Baghajatin
Place, Kolkata-700086
MOB. 9830236148 (D.K.M.),
9051446430 (Somes),
9836115120 (Tapes)



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left hand					
right hand					

Name Sanchan Saha
Signature Sanchan Saha



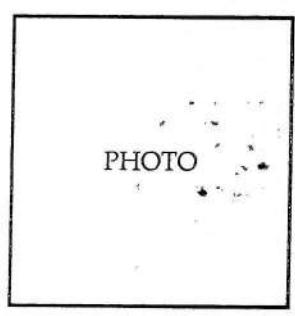
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left hand					
right hand					

Name Sharmila Saha
Signature Sharmila Saha



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

Name PRABIR PAUL
Signature Prabir Paul



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

Name
Signature



सत्यमेव जयते

**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

Query No / Year	2001658133/2023	Office where deed will be registered
Query Date	27/06/2023 12:00:37 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate	
Transaction	Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties		
Set Forth value	Market Value	
Rs. 1/-	Rs. 1,23,47,556/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1933, , Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha	1/-	1,23,47,556/-	Width of Approach Road: 25 Ft.,
Grand Total :				11.55Dec	1/-	123,47,556 /-	

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Shri Sinchan Sinha Son of Shri Amal Kumar Sinha, 44/2/52, Jheel Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALxxxxxx5A, Aadhaar No.: 78xxxxxxxx2394, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2001658133 of 2023, Printed On : Jun 27 2023 12:01PM, Generated from wbregistration.gov.in

2	Smt Sharmila Sinha Wife of Shri Sinchan Sinha,44/2/52, Jheel Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BBxxxxxx9D, Aadhaar No.: 47xxxxxxxx5006, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
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Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	Oiendrilla Promoters And Developers Private Limited (Private Limited Company) .27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 PAN No. AAxxxxxx9M, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shri Prabir Paul Son of Swami Santi Ranjan Paul783, Anandapur, URBANA, Tower-6,, Flat No: 2404, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx7Q , Aadhaar No.: 90xxxxxxxx0937	Oiendrilla Promoters And Developers Private Limited (as Director)

Identifier Details :

Name & address
Mr Somesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri Sinchan Sinha, Smt Sharmila Sinha, Shri Prabir Paul

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 27-07-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 27-07-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.



Query No: 2001658133 of 2023, Printed On : Jun 27 2023 12:01PM, Generated from wbregistration.gov.in

Major Information of the Deed

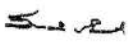
Deed No :	I-1604-08337/2023	Date of Registration	05/07/2023
Query No / Year	1604-2001658133/2023	Office where deed is registered	
Query Date	27/06/2023 12:00:37 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,23,47,556/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

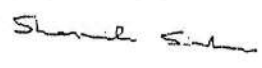
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1933, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha	1/-	1,23,47,556/-	Width of Approach Road: 25 Ft.,
Grand Total :				11.55Dec	1 /-	123,47,556 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Sinchan Sinha Son of Shri Amal Kumar Sinha Executed by: Self, Date of Execution: 05/07/2023 , Admitted by: Self, Date of Admission: 05/07/2023 ,Place : Office	Photo 	Finger Print 	Signature 
		05/07/2023	LTI 05/07/2023	05/07/2023

44/2/52, Jheel Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx5A, Aadhaar No: 78xxxxxxxx2394, Status :Individual, Executed by: Self, Date of Execution: 05/07/2023
 , Admitted by: Self, Date of Admission: 05/07/2023 ,Place : Office

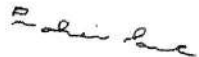
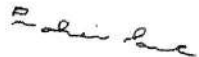
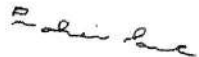
2	Name	Photo	Finger Print	Signature
	Smt Sharmila Sinha Wife of Shri Sinchan Sinha Executed by: Self, Date of Execution: 05/07/2023 , Admitted by: Self, Date of Admission: 05/07/2023 ,Place : Office			
		05/07/2023	LTI 05/07/2023	05/07/2023

44/2/52, Jheel Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBxxxxxx9D, Aadhaar No: 47xxxxxxxx5006, Status :Individual, Executed by: Self, Date of Execution: 05/07/2023
 , Admitted by: Self, Date of Admission: 05/07/2023 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Oiendrilla Promoters And Developers Private Limited 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> <tr> <td>Shri Prabir Paul (Presentant) Son of Swami Santi Ranjan Paul Date of Execution - 05/07/2023 , , Admitted by: Self, Date of Admission: 05/07/2023, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Jul 5 2023 2:15PM</td> <td>LTI 05/07/2023</td> <td>05/07/2023</td> </tr> </table> 783, Anandapur, URBANA, Tower-6,, Flat No: 2404, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx7Q, Aadhaar No: 90xxxxxxxx0937 Status : Representative, Representative of : Oiendrilla Promoters And Developers Private Limited (as Director)	Name	Photo	Finger Print	Signature	Shri Prabir Paul (Presentant) Son of Swami Santi Ranjan Paul Date of Execution - 05/07/2023 , , Admitted by: Self, Date of Admission: 05/07/2023, Place of Admission of Execution: Office					Jul 5 2023 2:15PM	LTI 05/07/2023	05/07/2023
Name	Photo	Finger Print	Signature										
Shri Prabir Paul (Presentant) Son of Swami Santi Ranjan Paul Date of Execution - 05/07/2023 , , Admitted by: Self, Date of Admission: 05/07/2023, Place of Admission of Execution: Office													
	Jul 5 2023 2:15PM	LTI 05/07/2023	05/07/2023										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	05/07/2023	05/07/2023	05/07/2023
Identifier Of Shri Sinchan Sinha, Smt Sharmila Sinha, Shri Prabir Paul			

Endorsement For Deed Number : I - 160408337 / 2023

On 05-07-2023

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 13:04 hrs on 05-07-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Prabir Paul ,.

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

Execution is admitted on 05/07/2023 by 1. Shri Sinchan Sinha, Son of Shri Amal Kumar Sinha, 44/2/52, Jheel Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 2. Smt Sharmila Sinha, Wife of Shri Sinchan Sinha, 44/2/52, Jheel Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Indetified by Mr Somesh Mishra, , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-07-2023 by Shri Prabir Paul, Director, Oiendrilla Promoters And Developers Private Limited (Private Limited Company), 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042

Indetified by Mr Somesh Mishra, , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registratioh Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2839, Amount: Rs.50.00/-, Date of Purchase: 04/07/2023, Vendor name: SMRITI BIKASH DAS



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 263714 to 263733
being No 160408337 for the year 2023.



Digitally signed by Anupam Halder
Date: 2023.07.11 15:06:48 +05:30
Reason: Digital Signing of Deed.

(Signature)

(Anupam Halder) 2023/07/11 03:06:48 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)