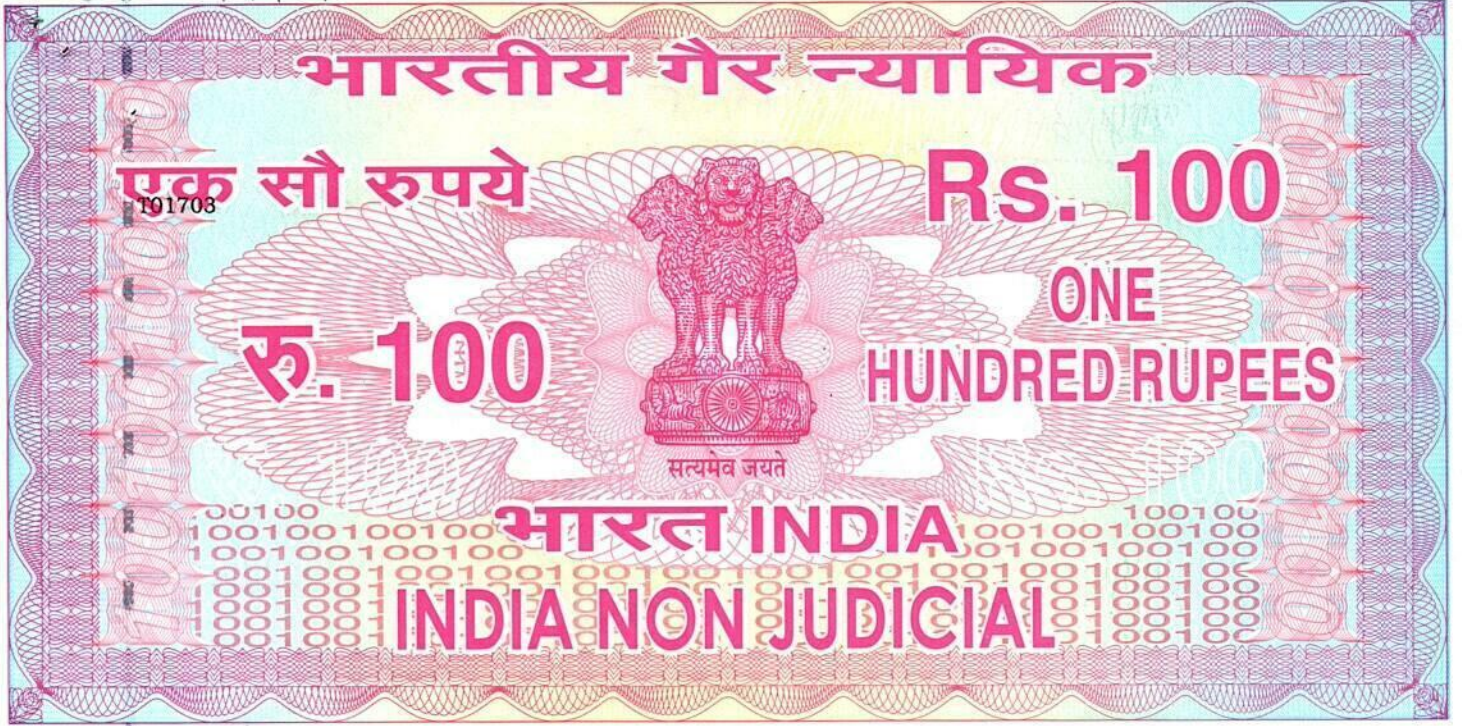


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I-7101/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 382938

19/5
8-8/1372395

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

District Sub-Registrar
Alipore, South 24-Parganas

11 9 MAY 2025

**POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT**

THIS POWER OF ATTORNEY made this 19TH day of May Two Thousand and Twenty-five (2025) **BY(1) LT. COL. DILIP KUMAR MUKERJEE** (having **PAN AFXPM5776R & AADHAAR No.7357 9000 9215**), son of Late Dulal Gopal Mukerjee, by Nationality - Indian, by Faith - Hindu, by Occupation - Retired Official, resident of D-4 Sainagari,

13236 19/5/25
Sl. No. Date
Paid to Victor Magesh S/O
of S.O. 1017 Office II
Rupees 100/- H-1


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Koi-27



Arceon K. Maji,
S/O. Bishnupada Maji
Alipore Judge's Court
Koi-200 027
Advocate



Housing Society, 200/1A, Kalyaninagar, P.O. Yerawada, Police Station Yerawada, Pune-411 006, Maharashtra, **(2) SHRI DEBASIS MUKERJEE** (having **PAN ACNPM3628F & AADHAAR No.7978 9044 8076**), son of Late Dulal Gopal Mukerjee by Nationality – Indian, by faith Hindu, by Occupation Retired PSU Official, resident of 6D, Block – E, Jai Shree Green City, Argora, P.O. Doranda, Police Station Argora, Ranchi – 834 002, Jharkhand **AND (3) SHRI DEBJYOTI MUKERJEE** (having **PAN AKBPM7722N, & AADHAAR No.9883 8647 3102**), son Late Dulal Gopal Mukerjee by Nationality – Indian, by Faith - Hindu, by Occupation - Private Business, resident of P – 562, Block – N, P.O. New Alipore, Police Station - New Alipore, Kolkata – 700 053, West Bengal, hereinafter jointly referred to as the **OWNERS IN FAVOUR OF ADITRI NIWAS LLP**, (having **PAN ACFFA4807L, LLP IN: ACG-6923**), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 2C, Mahendra Road, Post Office-Bhowanipore, Police Station-Bhowanipore, Kolkata-700 025, represented through its authorized signatories namely **(1) Mr. Amitava Singha Roy**, having **PAN ATXPS6554K**, having **AADHAAR NO.4902 8610 4063**, son of Sri Binoy Kumar Singa Roy, residing at 119, Bamacharan Roy Road, Post Office-Behala, Police Station-Behala, Kolkata-700 034 **AND (2) Mr. Abhijit Chakraborty**, having **PAN AEIPC9889H**, having **AADHAAR NO.7127 2958 2308**, son of Sri Sourindra Mohan Chakraborty, residing at 7B, Indrani Park, Tollygunge, Post Office - Tollygunge, Police Station – Charu Market, Kolkata-700 033, hereinafter referred to as the **ATTORNEY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its substitute or substitutes):

WHEREAS:

A. The Owners are absolutely seized and possessed of and/or otherwise entitled to **ALL THAT** the pieces or parcels of land having an area of **5 Cottah 14 Chittak 3 Sq.Ft.** more or less (as per physical measurement 5 Cottah 13 Chittak 29.814 Sq.Ft. more or less) situated and lying at and being **Premises No.41, Biplabi Dinesh Majumder Sarani** (previously Plot No.562), Block N, New Alipore, Kolkata – 700 053, Police Station – New Alipore, Ward No.081, within the jurisdiction of Kolkata Municipal Corporation, more fully described in the **Schedule** here under written (hereinafter referred to as the **said Property**).

B. By a Development Agreement dated 19/5/2025 made between the Owners herein therein jointly referred to as the Owners of the One Part and ADITRI NIWAS LLP the Attorney herein therein referred to as the Developer of the Other Part and registered in the office of District Sub-Registrar-II, Alipore recorded in Book No.I, Volume No. 1602-2025,

(Handwritten signatures and initials)
 Debasis Mukerjee
 Abhijit Chakraborty



District Sub Registrar-I
Alipore, South 24 Parganas
19 MAY 2025

Pages _____ to _____, Being No. 7072/25 (hereinafter referred to as the **said Development Agreement**), the Owners therein jointly appointed the said Developer to develop the said Property by construction of a multistoried building complex thereon or on the part thereof in accordance with the terms and conditions therein contained and in pursuance to the Building Plan together with any revision and modification thereto to be sanctioned by the Kolkata Municipal Corporation.

C. Pursuant to and in terms of the said Development Agreement the Owners hereby intend to nominate, constitute and appoint the said **ADITRI NIWAS LLP** to be their true and lawful Attorney to act do and perform the facts deeds and things as mentioned herein, through its office bearers/authorised signatories.

NOW THIS POWER OF ATTORNEY WITNESSETH that, (1) **LT. COL. DILIP KUMAR MUKERJEE** (having PAN **AFXPM5776R** and **AADHAAR No.7357 9000 9215**), (2) **SHRI DEBASIS MUKERJEE** (having PAN **ACNPM3628F** and **AADHAAR No.7978 9044 8076**) and (3) **SHRI DEBJYOTI MUKERJEE** (having PAN **AKBPM7722N**, and **AADHAAR No.9883 8647 3102**), hereinafter jointly referred to as the **OWNERS**, do and each of them doth hereby nominate constitute and appoint the said **ADITRI NIWAS LLP**, represented by its authorized signatories namely (1) **Mr. Amitava Singha Roy**, having PAN **ATXPS6554K**, having **AADHAAR NO.4902 8610 4063**, son of Sri Binoy Kumar Singa Roy, residing at 119, Bamacharan Roy Road, Post Office-Behala, Police Station-Behala, Kolkata-700 034 and (2) **Mr. Abhijit Chakraborty**, having PAN **AEIPC9889H**, having **AADHAAR NO.7127 2958 2308**, son of Sri Sourindra Mohan Chakraborty, residing at 7B, Indrani Park, Tollygunge, Post Office - Tollygunge, Police Station - Charu Market, Kolkata-700 033, to be their true and lawful Attorney for them, in their names and on their behalf to do, execute, perform and exercise through its office bearers jointly or severally all and any one of the following acts, deeds, matters and things that is to say:-

1. To negotiate for sale/transfer in respect of the saleable areas appertaining to the Developer's Allocation including any form of modification and/or supplementation thereof in the New Building as defined in the said Development Agreement.
2. To enter into agreement for sale, transfer, lease out, let out or to grant any other right in respect of various portions of saleable areas appertaining to the Developer's Allocation including any form of modification and/or supplementation thereof as mentioned in the said Development Agreement on agreed terms and conditions with the intending Allotee(s) in respect

Abhijit Chakraborty
Debasis Mukerjee
Shri Debjyoti Mukerjee
Dilip Kumar Mukerjee
Amitava Singha Roy



—

District Sub Registrar - II
Alkore, South 24 Parganas
19 MAY 2025

thereof and to receive earnest money or consideration from time to time and to sign and give valid and effectual receipts or discharges thereof.

3. To negotiate for sale/transfer and execute Deed of Conveyance of any additional sanction, of a self-contained flat and open terrace, in the Said Property for construction of any additional floor upon the ultimate roof (over the G+IV storied building) by the statutory authorities. The said self-contained flat and open terrace attached thereto shall be sold jointly by Developer and the Owners (after making the Owners a Confirming Party to the Deed of Conveyance) along with undivided proportionate share in the Land together with undivided proportionate share in the common areas and installations and car parking to any prospective buyer, and to deposit sale consideration or any part thereof in the designated account of the project.

4. To execute and register from time to time Agreement for sale, Lease or any other document in connection with the transfer of the undivided proportionate share in the land comprised in the said Property in respect of the of saleable spaces/constructed areas/transferable areas appertaining to the Developer's Allocation including any form of modification and/or supplementation thereof and to receive consideration therefore and present the above documents for registration and admit the execution of such documents before the appropriate authorities registration authority/ies and/or other authorities having jurisdiction in the matter.

5. To execute conveyance/conveyances in respect of the saleable spaces/constructed areas/transferable areas appertaining to the Developer's Allocation including any form of modification and/or supplementation of the New Building to be constructed on the said Property or part thereof either in favour of the Allottee or its nominee or nominees in such part or parts as the Allottee may desire and to receive consideration money and sign and give valid and effectual receipts or discharges thereof and to present such conveyance or conveyances for registration before the registering authority and admit execution thereof.

6. To present such conveyance or conveyances in respect of the New Building to be constructed on the said Property or part thereof for registration before the registering authority and to admit execution thereof.

7. To obtain the original Agreements, Deeds in respect of the saleable areas of the Developer's Allocation under the said Development Agreement.

8. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as we could do in person.



✓

District Sub Registrar - II
Alipore, South 24 Parganas
19 MAY 2025

AND GENERALLY to act as the Attorney in relation to the said Property for and on our behalf to do and execute all instruments, acts, deeds, matters and things as fully and effectually as we could have done if personally present.

And We do hereby agree to ratify and confirm whatever the said Attorney shall do or purport to be done by virtue of these presents in or about the said Property as aforesaid.

And we hereby declare that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently the Powers Conferred upon him.

And we do hereby ratify and confirm and agree to ratify and confirm all whatsoever our said Attorney shall lawfully do or cause to done in respect of the said Property by virtue of this instrument and further we hereby declare that we shall not do anything inconsistent with this Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT the pieces or parcels of land having an area of **5 Cottah 14 Chittak 3 Sq.Ft.** more or less (as per physical measurement 5 Cottah 13 Chittak 29.814 Sq.Ft. more or less) together with 100 sq.ft. more or less Tin Shed structure with cemented floor thereon, situated and lying at and being **Premises No.41, Biplabi Dinesh Majumder Sarani**, (previously Plot No.562), Block N, New Alipore, Kolkata - 700 053, Police Station - New Alipore, Ward No.081, Assessee No.110811400543, within the jurisdiction of Kolkata Municipal Corporation and butted and bounded as follows:-

ON THE NORTH	:	By 30 feet wide KMC Road named as Biplabi Dinesh Majumder Sarani;
ON THE EAST	:	By P-561, Block N, New Alipore, Kolkata-700 053;
ON THE WEST	:	By P-563, Block N, New Alipore, Kolkata-700 053; and
ON THE SOUTH	:	By Plot Nos.P-547 and P-548.

The colour passport photographs, finger prints of the parties which are attached hereto shall always be treated as part and parcel of the document.



District Sub Registrar-II
Alipore, South 24 Parganas
19 MAY 2025

IN WITNESS WHEREOF we, the Owners, have hereunto set and subscribed our respective hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the said **OWNERS** at Kolkata in the presence of:-

1. Ameen K. Maji
Alipore Judges Court
P.O. & P.S. - Alipore
KOL-27
2. Saylan Sahoo
Panchasayar Main Rd.
Panchasayar
KOL-97

Sanku
Debari Mukherjee
Debjit Mukherjee

SIGNED, SEALED AND DELIVERED

by the said **DEVELOPER** at Kolkata in the presence of:-

1. Ameen K. Maji
Alipore Judges Court
P.O. & P.S. - Alipore
KOL-27
2. Saylan Sahoo
Panchasayar Main Rd.
Panchasayar
KOL-97

ADITRI NIWAS LLP
[Signature]
Authorised Signatory

ADITRI NIWAS LLP
[Signature]
Authorised Signatory

























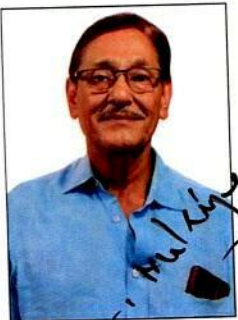





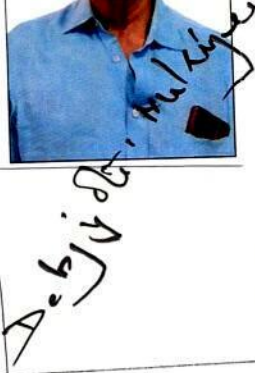





Drafted by:

Prithwish Ghosh
(Prithwish Ghosh)
Advocate, High Court, Calcutta
Enrollment No.F/3764/3926/2023



District Sub Registrar - W
Aliore, South 24 Parganas
19 MAY 2025












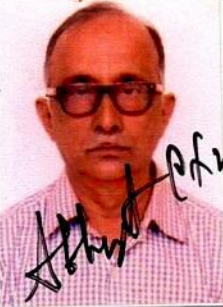











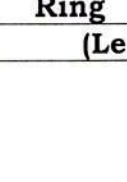
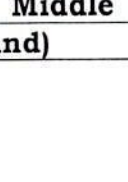

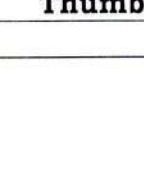


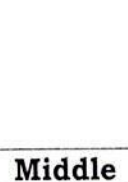
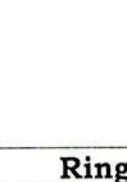
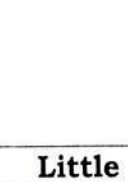
SPECIMEN FORM FOR TEN FINGER PRINTS

					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					



District Sub Registrar-II
Alipore, South 24 Parganas
19 MAY 2025

SPECIMEN FORM FOR TEN FINGER PRINTS

					
	Little Ring Middle Fore Thumb				
	(Left Hand)				
					
Thumb Fore Middle Ring Little					
(Right Hand)					
					
	Little Ring Middle Fore Thumb				
	(Left Hand)				
					
Thumb Fore Middle Ring Little					
(Right Hand)					
<p align="center">PHOTO</p>					
	Little Ring Middle Fore Thumb				
	(Left Hand)				
					
Thumb Fore Middle Ring Little					
(Right Hand)					



District Sub Registrar - II
Alipore, South 24 Parganas
19 MAY 2025

DATED THIS DAY OF 2025
#####

FROM

LT. COL. DILIP KUMAR MUKERJEE & ORS.
... OWNERS

TO

ADITRI NIWAS LLP.
... ATTORNEY

POWER OF ATTORNEY

VICTOR MOSES & CO.,
SOLICITORS & ADVOCATES
6, OLD POST OFFICE STREET,
KOLKATA-700 001.

Major Information of the Deed

Deed No :	I-1602-07101/2025	Date of Registration	19/05/2025
Query No / Year	1602-8001372395/2025	Office where deed is registered	
Query Date	19/05/2025 11:48:00 AM	D.S.R. -I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Victor Moses And Co Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830794601, Status :Seller/Executant		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 3,64,80,836/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 39/- (Article:E, M(b),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160207072/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

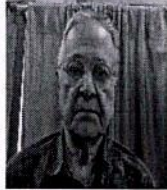

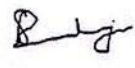
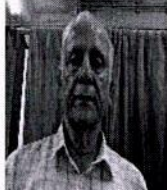

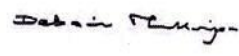
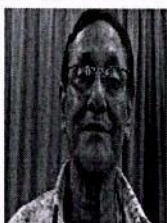

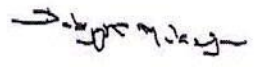
District: South 24-Parganas, P.S:- New Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Biplabi Dinesh Mazumdar Sarani, , Premises No: 41, , Ward No: 081 Pin Code : 700053

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 14 Chatak 3 Sq Ft	1/-	3,64,50,836/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				9.7006Dec	1 /-	364,50,836 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	



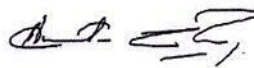


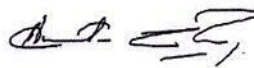


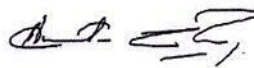









Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Dilip Kumar Mukerjee Son of Late Dulal Gopal Mukerjee Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office		 Captured	
	19/05/2025	19/05/2025	LTI	19/05/2025
D-4, Sainagari, Housing Society, 200/1A, Kalyaninagar, City:- , P.O:- Yerawada, P.S:-YERWADA, District:-Pune, Maharashtra, India, PIN:- 411006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.:: AFxxxxxx6R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office				
2	Name Mr Debasis Mukerjee Son of Late Dulal Gopal Mukerjee Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office		 Captured	
	19/05/2025	19/05/2025	LTI	19/05/2025
6D, Jai Shree Green City, Argora, City:- , P.O:- Doranda, P.S:-ARGORA, District:-Ranchi, Jharkhand, India, PIN:- 834002 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.:: ACxxxxxx8F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office				
3	Name Mr Debjyoti Mukerjee (Presentant) Son of Late Dulal Gopal Mukerjee Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office		 Captured	
	19/05/2025	19/05/2025	LTI	19/05/2025
P-562,, Block/Sector: N, City:- Kolkata, P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AKxxxxxx2N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office				




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Aditri Niwas Llp 2C, Mahendra Road, City:- Kolkata, P.O:- Bhowanipore, P.S:-Bhowanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: ACxxxxx7L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Amitava Singha Roy Son of Shri Binoy Kumar Singha Roy Date of Execution - 19/05/2025, , Admitted by: Self, Date of Admission: 19/05/2025, Place of Admission of Execution: Office </td> <td>  May 19 2025 1:15PM </td> <td>  Captured LTI 19/05/2025 </td> <td>  19/05/2025 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Amitava Singha Roy Son of Shri Binoy Kumar Singha Roy Date of Execution - 19/05/2025, , Admitted by: Self, Date of Admission: 19/05/2025, Place of Admission of Execution: Office	 May 19 2025 1:15PM	 Captured LTI 19/05/2025	 19/05/2025	119, Bamacharan Roy Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxx4K,Aadhaar No Not Provided Status : Representative, Representative of : Aditri Niwas Llp (as Authorised Signatory)		
Name	Photo	Finger Print	Signature									
Mr Amitava Singha Roy Son of Shri Binoy Kumar Singha Roy Date of Execution - 19/05/2025, , Admitted by: Self, Date of Admission: 19/05/2025, Place of Admission of Execution: Office	 May 19 2025 1:15PM	 Captured LTI 19/05/2025	 19/05/2025									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Abhijit Chakraborty Son of Shri Sourindra Mohan Chakraborty Date of Execution - 19/05/2025, , Admitted by: Self, Date of Admission: 19/05/2025, Place of Admission of Execution: Office </td> <td>  May 19 2025 1:16PM </td> <td>  Captured LTI 19/05/2025 </td> <td>  19/05/2025 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Abhijit Chakraborty Son of Shri Sourindra Mohan Chakraborty Date of Execution - 19/05/2025, , Admitted by: Self, Date of Admission: 19/05/2025, Place of Admission of Execution: Office	 May 19 2025 1:16PM	 Captured LTI 19/05/2025	 19/05/2025	7B, Indrani Park, Tollygunge, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxx9H,Aadhaar No Not Provided Status : Representative, Representative of : Aditri Niwas Llp (as Authorised Signatory)		
Name	Photo	Finger Print	Signature									
Mr Abhijit Chakraborty Son of Shri Sourindra Mohan Chakraborty Date of Execution - 19/05/2025, , Admitted by: Self, Date of Admission: 19/05/2025, Place of Admission of Execution: Office	 May 19 2025 1:16PM	 Captured LTI 19/05/2025	 19/05/2025									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arun Kumar Maji Son of Mr Bishnu Pada Maji Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 19/05/2025	 Captured 19/05/2025	 19/05/2025
Identifier Of Mr Dilip Kumar Mukerjee, Mr Debasis Mukerjee, Mr Debjyoti Mukerjee, Mr Amitava Singha Roy, Mr Abhijit Chakraborty			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Dilip Kumar Mukerjee	Aditri Niwas Llp-3.23354 Dec
2	Mr Debasis Mukerjee	Aditri Niwas Llp-3.23354 Dec
3	Mr Debjyoti Mukerjee	Aditri Niwas Llp-3.23354 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Dilip Kumar Mukerjee	Aditri Niwas Llp-33.33333300 Sq Ft
2	Mr Debasis Mukerjee	Aditri Niwas Llp-33.33333300 Sq Ft
3	Mr Debjyoti Mukerjee	Aditri Niwas Llp-33.33333300 Sq Ft

Endorsement For Deed Number : I - 160207101 / 2025

On 19-05-2025

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 13:06 hrs on 19-05-2025, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr Debjyoti Mukerjee , one of the Executants.

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 3,64,80,836/-

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

Execution is admitted on 19/05/2025 by 1. Mr Dilip Kumar Mukerjee, Son of Late Dulal Gopal Mukerjee, D-4, Sainagari, Housing Society, 200/1A, Kalyaninagar, P.O: Yerawada, Thana: YERWADA, , Pune, MAHARASHTRA, India, PIN - 411006, by caste Hindu, by Profession Retired Person, 2. Mr Debasis Mukerjee, Son of Late Dulal Gopal Mukerjee, 6D, Jai Shree Green City, Argora, P.O: Doranda, Thana: ARGORA, , Ranchi, JHARKHAND, India, PIN - 834002, by caste Hindu, by Profession Retired Person, 3. Mr Debjyoti Mukerjee, Son of Late Dulal Gopal Mukerjee, P-562,, Sector: N, P.O: New Alipore, Thana: New Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business

Identified by Mr Arun Kumar Maji, , , Son of Mr Bishnu Pada Maji, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-05-2025 by Mr Amitava Singha Roy, Authorised Signatory, Aditri Niwas Llp, 2C, Mahendra Road, City:- Kolkata, P.O:- Bhowanipore, P.S:-Bhowanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr Arun Kumar Maji, , , Son of Mr Bishnu Pada Maji, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 19-05-2025 by Mr Abhijit Chakraborty, Authorised Signatory, Aditri Niwas Llp, 2C, Mahendra Road, City:- Kolkata, P.O:- Bhowanipore, P.S:-Bhowanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr Arun Kumar Maji, , , Son of Mr Bishnu Pada Maji, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, 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 Registration 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 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 382938, Amount: Rs.100.00/-, Date of Purchase: 19/05/2025, Vendor name: SAMIRAN DAS



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1602-2025, Page from 301119 to 301135
being No 160207101 for the year 2025.**



Suman

Digitally signed by SUMAN BASU
Date: 2025.05.29 17:30:18 +05:30
Reason: Digital Signing of Deed.

**(Suman Basu) 29/05/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.**