

FOURTH SCHEDULE AS REFERRED TO ABOVE

(Technical Specification)

Structure Foundation :	Isolated/ coined footing on hard stair at.
Structure :	R.C.C framed structure
Floor/ Roof :	Reinforced concrete slab
Walls :	Outside wall will be 10" (With plaster) and inside wall will be 5" and 3"with plaster and putty.
Inside and Outside Finish of the wall:	Inside wall will be finished with putty and outside wall will be finished with wethercoat.
Window :	Each room will be provide with one 5'-0"x 4'-0' sliding window(glass fitted) with Ms grill and 3'-0' and 3'-6' same type of window provided at kitchen with M.S. Grills
Doors :	Main door provided by Segun Wood and other door will be Commercial Flush doors with door tower bolt.
Flooring :	Total Marble flooring/Vitrified floor tiles in grey cement with 4" scarting.
Bath/Privy:	(I)Marble Floor/ Vitrified floor tiles. (II)Upto the door frame height colored glazed tiles around the wall inside. (III)One colour O.T. pan (IV)Three points water connection fully concealed with hot water connection from Gyser and bib cock. (V) One point with wash basin (VI)One point for flushing cistern(P.V.C. colour cistern fitting).
Kitchen:	(VII) One P.V.C. door with frame will be provided Kitchen room Consists of one commercial flush door with wooden frame, Marble floor, cooking platform will be provided with granite and a steel sink. Above the cooking platform the wall upto 2'0' high will be fitted with glazed tiles. Two water bib cock will be provided in a concealed line.

Electrical wiring :	Concealed wiring: i) Each room and the dining room with 4 points of (5AMP) ii) Toilet: One point for light, exhaust fan and one point for gezer(15AMP) iii) Kitchen: One point for exhaust fan or Kitchen Chimney, one plug point. iv)One point at Varandah (if any) and one point at main Entrance. v) One point for calling bell. vi)One telephone point and one T.V. Point. vii) One refrigerator point (15amp) at Dining Hall/Drawing Room viii) A.C. Point at every Bed room.
Water supply :	K.M.C. water and boring water supply with overhead tank and underground reservoir for uninterrupted supply of water entained in consultation with authorized engineer of Developers and their opinion shall be final.
Elevator:	Lift.
Extra work :	Other than specified shall be charged at a rate as to be decided by the authorized Engineer of Developers and such amount shall be deposited before execution of such work.
Meter :	For separate meter extra charges.

FIFTH SCHEDULE AS REFERRED TO ABOVE
(Common Area and Facilities)

- (i) Land of **ALL THAT** piece and parcel of Bastu Land measuring about **04(Four) Cottahs 07 (Seven) Chittacks 8.5 (Eight point five) sq. ft** more or less together with G+4 storied building standing thereon comprised in premises No. **28A, Nalin Sarkar Street, P.O. Shyambazar, P.S Shyampukur, K.M.C. Ward no. 11, Kolkata-700004** having Assessee No. 110111300720 and that land is surrounded by boundary walls on all sides along with all easement

rights of common passages connected with said land along with all rights of easement attached thereto.

- (ii) The foundation columns beam support main walls corridor, lobbies, stairs, stair ways, lift, lift room and entrance and exit of the building and or flat with its right of ingress or egress including roof of the proposed building.
- (iii) The room of and for the building of generator, if any and persons employed for the management and care of the property.
- (iv) The storage spacemen for the whole building, if any.
- (v) Installations of common services, such as Power, light, Sewerages etc.
- (vi) The pumps motor pipes and ducts in general all apparatus and installations for common use.
- (vii) Such other common facilities may be specifically provided for in the building plan including the site and space .
- (viii) All other parts of the property necessary or convenient to its existence maintenance and safety or normal common use.

SIXTH SCHEDULE AS REFERRED TO ABOVE
(COMMON EXPENSES)

Recurring costs, charges and expenses and other outgoing to be paid by all the flat/apartment owners lawful occupier in proportionate share from time to time.

(1) The proportionate share all rates and taxes of the said apartment and or the multi-storied building charged by the Municipalities land revenue Authority. Other Government and Semi Government Authorities/ Body or Association so long the different flats will not be separately assessed.

(2) The property Tax may be levied in respect of said multi-storied building by or under enactment of the Central or State Legislature.

- (3) The proportionate expenses of maintaining, repairing of the sewerages, drains, gutter, lift, rain water pipes, soil pipes and electric wiring in under or upon the land including maintenance of all common areas, passages, pathways, stair case, girders, lift, compounds etc.
- (4) The proportionate cost of cleaning and lighting the passage, stair case and other parts of the building used in common as aforesaid.
- (5) The proportionate share of costs of repairing, white washing, colour washing, colour painting and/or decorating the interior and common parts of the building.
- (6) The proportionate share of the salary of Darwan, Sweeper and costs of running repairing of generator and maintaining and motor generator if any and other essential services.
- (7) Such other services may be assessed and or deemed necessary for maintenance and up-keep of the said multi-storied building or common area as facilities.
- (8) Insurance premium for insuring the building, if any.
- (9) All charges and deposits for supplies of common utilities to the co-owners in common.
- (10) Costs of formation and operation of the Association.
- (11) The office expenses incurred for maintaining an office for common purpose.
- (12) All other expenses, taxes, rates and other levies etc. as are deemed by the Developers to be necessary or incidental liable to be paid by the co-owners in common building such as fixed for creating fund for replacement, renovation, painting and or periodic repairing of the common portions.

“ SEVENTH SCHEDULE AS REFERRED TO ABOVE ”
(TITLE DEED)

1. Deed/Deeds
2. Mutation Certificate.
3. Tax Receipts
4. Demand Register (Assessment Record of K.M.C)

IN WITNESS WHEREOF both the parties put their respective signature and handed over on this the day month and year first above written.

SIGNED SEALED AND DELIVERED

In presence of

WITNESSES

1. Santosh Kumar
Hauz Khas

Kunal Mishra

Kunal Mishra.

2. Sayan Bose
P-24, Manikpala.
Main Rd, Kot- 54

Pawan Kanta Mishra

Goutam Roy

**SIGNATURE OF THE OWNERS/
PRINCIPALS/FIRST PART**

For VERMA CONSTRUCTION

[Signature]

Partner

For VERMA CONSTRUCTION

[Signature]

Partner

**SIGNATURE OF THE DEVELOPERS/
ATTORNEY/SECOND PART**

Drafted by me:

Manish Lal Chakraborty
Advocate



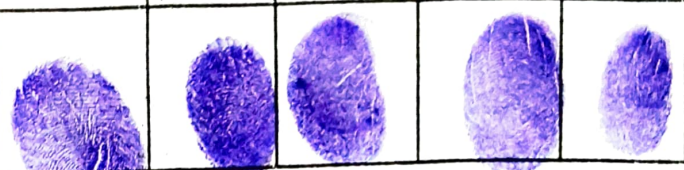
Howrah Judges' Court F-9/10/2009

Computerized by:




Timir Das

Howrah Judges' Court




FORM FOR TEN FINGER IMPRESSION

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

Signature Govind Roy

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

Signature Mishra

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

Signature Prjay K. Bhand



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260119571901

GRN Details

GRN: 192025260119571901 Payment Mode: Online Payment
GRN Date: 20/06/2025 09:48:21 Bank/Gateway: State Bank of India
BRN : CK00JBOXR3 BRN Date: 20/06/2025 09:48:49
GRIPS Payment ID: 200620252011957189 Payment Init. Date: 20/06/2025 09:48:21
Payment Status: Successful Payment Ref. No: 2001695096/6/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: VERMA CONSTRUCTION
Address: 44B, Bagbazar Street, Room No.2, Shyampukur, District:-Kolkata (PAN No.:
AAXFV5075B), West Bengal, 700003
Mobile: 7980275365
Contact No: 8777639067
Depositor Status: Buyer/Claimants
Query No: 2001695096
Applicant's Name: Mr Sankar Paul
Identification No: 2001695096/6/2025
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 20/06/2025
Period To (dd/mm/yyyy): 20/06/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001695096/6/2025	Property Registration- Stamp duty	0030-02-103-003-02	70070
2	2001695096/6/2025	Property Registration- Registration Fees	0030-03-104-001-16	28
			Total	70098

IN WORDS: SEVENTY THOUSAND NINETY EIGHT ONLY.

PAID

Major Information of the Deed

Deed No :	I-1902-07328/2025	Date of Registration	20/06/2025
Query No / Year	1902-2001695096/2025	Office where deed is registered	
Query Date	16/06/2025 11:00:49 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sankar Paul Howrah Court,Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 8777639067, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3,51,44,740/-	Rs. 3,51,44,740/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nalini Sarkar Street, , Premises No: 28A, , Ward No: 011 Pin Code : 700004

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	4 Katha 7 Chatak 8.5 Sq Ft	2,56,94,740/-	2,56,94,740/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :				7.3414Dec	256,94,740 /-	256,94,740 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	9000 Sq Ft.	94,50,000/-	94,50,000/-	Structure Type: Structure Lift Facility,

Gr. Floor, Area of floor : 1800 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 1800 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete



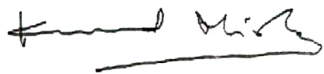


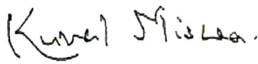


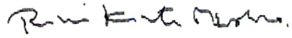
Floor No: 2, Area of floor : 1800 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete



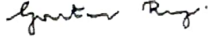
Floor No: 3, Area of floor : 1800 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 4, Area of floor : 1800 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	9000 sq ft	94,50,000 /-	94,50,000 /-	
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Land Lord Details :






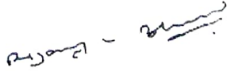
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Kumud Mishra Son of Late Krishna Kumar Mishra Executed by: Self, Date of Execution: 20/06/2025 , Admitted by: Self, Date of Admission: 20/06/2025 ,Place : Office		 Captured	
	20/06/2025	LTI 20/06/2025	20/06/2025	
BE-8, Fl No. A/8, Charulata Appt., Rabindra Pally Prafullya Kanan,, City:- Not Specified, P.O:- Prafullya Kanan, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: aexxxxxx1m, Aadhaar No: 35xxxxxxxx7825, Status :Individual, Executed by: Self, Date of Execution: 20/06/2025 , Admitted by: Self, Date of Admission: 20/06/2025 ,Place : Office				
2	Name Mr Kunal Mishra Son of Late Krishna Kumar Mishra Executed by: Self, Date of Execution: 20/06/2025 , Admitted by: Self, Date of Admission: 20/06/2025 ,Place : Office		 Captured	
	20/06/2025	LTI 20/06/2025	20/06/2025	
28G, Nalin Sarkar Street,, City:- Not Specified, P.O:- Shyambazar, P.S:-Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: aixxxxxx7n, Aadhaar No: 83xxxxxxxx2097, Status :Individual, Executed by: Self, Date of Execution: 20/06/2025 , Admitted by: Self, Date of Admission: 20/06/2025 ,Place : Office				
3	Name Mrs Ravikanta Mishra Wife of Late Kishna Kumar Mishra Executed by: Self, Date of Execution: 20/06/2025 , Admitted by: Self, Date of Admission: 20/06/2025 ,Place : Office		 Captured	
	20/06/2025	LTI 20/06/2025	20/06/2025	
28G, Nalin Sarkar Street, City:- Not Specified, P.O:- Shyambazar, P.S:-Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: bgxxxxx0j, Aadhaar No: 63xxxxxxxx9227, Status :Individual, Executed by: Self, Date of Execution: 20/06/2025 , Admitted by: Self, Date of Admission: 20/06/2025 ,Place : Office				

4		Name	Photo	Finger Print	Signature
		Mr Goutam Roy Son of Late Anadi Nath Roy Executed by: Self, Date of Execution: 20/06/2025 , Admitted by: Self, Date of Admission: 20/06/2025 ,Place : Office		 Captured	
		20/06/2025		LTI 20/06/2025	20/06/2025
28A, Nalin Sarkar Street, City:- Not Specified, P.O:- Shyambazar, P.S:-Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: acxxxxxx6j, Aadhaar No: 26xxxxxxxx0637, Status :Individual, Executed by: Self, Date of Execution: 20/06/2025 , Admitted by: Self, Date of Admission: 20/06/2025 ,Place : Office					

Developer Details :




SI No	Name,Address,Photo,Finger print and Signature
1	VERMA CONSTRUCTION 44B, Bagbazar Street, Room No.2, City:- Not Specified, P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Date of Incorporation:XX-XX-2XX3 , PAN No.:: Axxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Manoj Kumar Verma (Presentant) Son of Mr Ram Verma Date of Execution - 20/06/2025, , Admitted by: Self, Date of Admission: 20/06/2025, Place of Admission of Execution: Office		 Captured	
		Jun 20 2025 3:51PM	LTI 20/06/2025	20/06/2025
9, Debendra Nath Mitra Lane,, City:- Not Specified, P.O:- Salkia, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: aexxxxxx8d, Aadhaar No: 93xxxxxxxx3828 Status : Representative, Representative of : VERMA CONSTRUCTION (as partner)				
2	Name	Photo	Finger Print	Signature
	Mr Bijay Kumar Bhartia Son of Late Shrawan Kumar Bhartiya Date of Execution - 20/06/2025, , Admitted by: Self, Date of Admission: 20/06/2025, Place of Admission of Execution: Office		 Captured	
		Jun 20 2025 3:52PM	LTI 20/06/2025	20/06/2025

48/10, Jessore Road, Tulsi Dham Complex, Rupali, Appt, Fl No. 5G,, City:- Not Specified, P.O:-
 Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By
 Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.::
 aexxxxxx1g, Aadhaar No: 64xxxxxxxx4550 Status : Representative, Representative of : VERMA
 CONSTRUCTION (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sankar Paul Son of Mr B Paul Howrah Court, City:- Not Specified, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101		 Captured	
	20/06/2025	20/06/2025	20/06/2025
Identifier Of Mr Kumud Mishra, Mr Kunal Mishra, Mrs Ravikanta Mishra, Mr Goutam Roy, Mr Manoj Kumar Verma, Mr Bijay Kumar Bhartia			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Kumud Mishra	VERMA CONSTRUCTION-1.83534 Dec
2	Mr Kunal Mishra	VERMA CONSTRUCTION-1.83534 Dec
3	Mrs Ravikanta Mishra	VERMA CONSTRUCTION-1.83534 Dec
4	Mr Goutam Roy	VERMA CONSTRUCTION-1.83534 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Kumud Mishra	VERMA CONSTRUCTION-2250.00000000 Sq Ft
2	Mr Kunal Mishra	VERMA CONSTRUCTION-2250.00000000 Sq Ft
3	Mrs Ravikanta Mishra	VERMA CONSTRUCTION-2250.00000000 Sq Ft
4	Mr Goutam Roy	VERMA CONSTRUCTION-2250.00000000 Sq Ft

Endorsement For Deed Number : I - 190207328 / 2025

On 20-06-2025

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 15:43 hrs on 20-06-2025, at the Office of the A.R.A. - II KOLKATA by Mr Manoj Kumar Verma ,.

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 3,51,44,740/-

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

Execution is admitted on 20/06/2025 by 1. Mr Kumud Mishra, Son of Late Krishna Kumar Mishra, BE-8, FI No. A/8, Charulata Appt., Rabindra Pally Prafullya Kanan,, P.O: Prafullya Kanan, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by Profession Service, 2. Mr Kunal Mishra, Son of Late Krishna Kumar Mishra, 28G, Nalin Sarkar Street,, P.O: Shyambazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Service, 3. Mrs Ravikanta Mishra, Wife of Late Kishna Kumar Mishra, 28G, Nalin Sarkar Street, P.O: Shyambazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife, 4. Mr Goutam Roy, Son of Late Anadi Nath Roy, 28A, Nalin Sarkar Street, P.O: Shyambazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Retired Person

Indetified by Mr Sankar Paul, , , Son of Mr B Paul, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-06-2025 by Mr Manoj Kumar Verma, partner, VERMA CONSTRUCTION (Partnership Firm), 44B, Bagbazar Street, Room No.2, City:- Not Specified, P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003

Indetified by Mr Sankar Paul, , , Son of Mr B Paul, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-06-2025 by Mr Bijay Kumar Bhartia, partner, VERMA CONSTRUCTION (Partnership Firm), 44B, Bagbazar Street, Room No.2, City:- Not Specified, P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003

Indetified by Mr Sankar Paul, , , Son of Mr B Paul, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28.00/- (E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/06/2025 9:48AM with Govt. Ref. No: 192025260119571901 on 20-06-2025, Amount Rs: 28/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00JBOXR3 on 20-06-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,070/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3639, Amount: Rs.5,000.00/-, Date of Purchase: 19/06/2025, Vendor name: S Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/06/2025 9:48AM with Govt. Ref. No: 192025260119571901 on 20-06-2025, Amount Rs: 70,070/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00JBOXR3 on 20-06-2025, Head of Account 0030-02-103-003-02



Satyajit Biswas

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA**

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2025, Page from 355896 to 355946

being No 190207328 for the year 2025.



fm2

Digitally signed by SATYAJIT BISWAS
Date: 2025.06.26 15:19:22 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 26/06/2025

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.