

2706

2-2680/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
24/2/21

8-423890/21

AE 511831

Certified that the document is admitted to registration. The stamp, seal and / or other
is the endorsement sheet/other attached
with this document is the part of this
document.

Additional District Sub-Registrar
Rajerhat, New Town, North 24-Pgs.

24 FEB 2021

DEVELOPMENT POWER OF ATTORNEY

After Registration of The Development Agreement

Dated 24/02/2021

Contd....2

3/12
05/2/21

নাম
 নাম ও তারিখ
 স্ট্যাম্প নং
 ডেজার
 বারাসাত সাবরেজিস্ট্রী অফিস
 উত্তর ২৪ পরগণা
 টি. ডি. নং
 ডেজার তার
 স্ট্যাম্প নং
 স্ট্রোকালি অফিস বারাসাত
 ডেজার সী. সুরীন্দ্র কুমার বোস



Prabir Achary,
 S/o Late Parimal Achary,
 P.O. & P.S. - Newbarackpur,
 Kolkata - 700131
 Dis. North 24 Parganas -
 Occ - Services

Additional District Sub-Registrar
 Rajarat, New Town, North 24-Pgs

12/4 FEB 2021

PRINCIPALS

- (1) **SRI ADHIR MONDAL** (PAN-FUOPM6074B)
- (2) **SRI RABIN MONDAL** alias
RABINDRA MONDAL (PAN-AKTPM9852F)
- (3) **SRI BRINDABAN MONDAL** (PAN-AJVPM5616J)
- (4) **SRI SAILEN MONDAL** (PAN-APZPM3584P)

ATTORNEY

- (1) **SRI RABINDRA NATH PRAMANIK**, (PAN-AFXPP8762L)
- (2) **KISHAN KUMAR SINGH** [PAN-JEAPS9307M]

BE IT KNOWN TO ALL THAT We (1) **SRI ADHIR MONDAL** (PAN-FUOPM6074B) (2) **SRI RABIN MONDAL** (PAN-AKTPM9852F) (3) **SRI BRINDABAN MONDAL** (PAN-AJVPM5616J) (4) **SRI SAILEN MONDAL** (PAN-APZPM3584P) all are the sons of Late Prafulla Mondal, all are residing at Mahishgot, P.O.-Krishnapur, P.S.- East Bidhannagar now Electronics Complex, Kolkata-700102, North 24 Parganas, hereinafter referred to and called as the "**PRINCIPALS**" do hereby nominate, constitute and appoint (1) **SRI RABINDRA NATH PRAMANIK**, (PAN-AFXPP8762L) Son of Late Surendranath Pramanik, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at N.P-11, Saltee Plaza, Nayapatti, Sector-V, Salt Lake City, P.O.- Krishnapur, P.S.- Bidhannagar East now Electronics Complex, Kolkata.- 700102, District - North 24 Parganas, West Bengal, (2) **KISHAN KUMAR SINGH** [PAN-JEAPS9307M] S/o Sri Shankar Kumar Singh, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at N.P-25, Nayapatti, Sector-V, Salt Lake City, P.O.- Krishnapur, P.S.- Bidhannagar East now Electronics Complex, Kolkata - 700102, District - North 24 Parganas, West Bengal, hereinafter referred to and called as the "**ATTORNEY**"

WHEREAS:-

A] We the Principals herein are **the recorded owner** of **ALL THAT** piece and parcel of Bastu land measuring about **5.521 decimal** more or less lying and situated at **Mouza - Mohisgot**, J.L. No. 20, R.S. 204, Touzi No. now 10 being comprised in **R.S. & L.R. Dag No. 479** recorded in corresponding Khatian No. 17, 375, 477/1, 552/1 under P.S.- Rajarhat, District - North 24 Parganas presently within the jurisdiction of A.D.S.R.-Rajarhat, Kolkata - 700102.

B] That we have entered into a Development Agreement for our own financial benefit over the above mentioned property on 24/02/21..... registered in the office of the A.D.S.R. Rajarhat New Town, North 24 Parganas, Being Deed No I - 2676..... for the year 2021 with (1) **SRI RABINDRA NATH PRAMANIK**, (PAN-AFXPP8762L) Son of Late Surendranath Pramanik, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at N.P-11, Saltee Plaza, Nayapatti, Sector-V, Salt Lake City, P.O.- Krishnapur, P.S.- Bidhannagar East now Electronics Complex, Kolkata - 700102, District - North 24 Parganas, West Bengal, (2) **KISHAN KUMAR SINGH** [PAN-JEAPS9307M] S/o Sri Shankar Kumar Singh, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at N.P-25, Nayapatti, Sector-V, Salt Lake City, P.O.- Krishnapur, P.S.- Bidhannagar East now Electronics Complex, Kolkata - 700102, District - North 24 Parganas, West Bengal, for construction and completion of a Multi-storied building thereon, comprised with various numbers of units on each floor in accordance with Building Sanctioned Plan duly approved by the Appropriate Authority in our names at the Developer's costs and expenses and under some terms and condition mentioned in the said Development Agreement Dated 24/02/21.....

24/02/21

AND NOW we are intending to appoint (1) **SRI RABINDRA NATH PRAMANIK**, (PAN-AFXPP8762L) Son of Late Surendranath Pramanik, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at N.P-11, Saltee Plaza, Nayapatti, Sector-V, Salt Lake City, P.O.- Krishnapur, P.S.- Bidhannagar East now Electronics Complex, Kolkata - 700102, District - North 24 Parganas, West Bengal, (2) **KISHAN KUMAR SINGH** [PAN-JEAPS9307M] S/o Sri Shankar Kumar Singh, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at N.P-25, Nayapatti, Sector-V, Salt Lake City, P.O.- Krishnapur, P.S.- Bidhannagar East now Electronics Complex, Kolkata - 700102, District - North 24 Parganas, West Bengal, as our true and lawful Constituted Attorney, to do the Development work in our schedule mentioned property and to construct the proposed multi-storied building smoothly and who will be able to do execute and perform all acts, deeds and things and to control all the affairs in respect of the said property on Our behalf as Our true and lawful Constituted Attorney in respect of the said property duly referred in the Schedule hereunder.

NOW KNOW ALL MEN AND THESE PRESENTS WITNESSETH that We, (1) **SRI ADHIR MONDAL** (2) **SRI RABIN MONDAL** alias **RABINDRA MONDAL** (3) **SRI BRINDABAN MONDAL** (4) **SRI SAILEN MONDAL**, do hereby nominate, constitute and appoint the said **SRI RABINDRA NATH PRAMANIK AND KISHAN KUMAR SINGH** jointly as our true and lawful Attorney to do perform the following acts, deeds and things for Our behalf and in Our name in accordance with the Development Agreement Dated ..24/02/21... that is to say:-

24/02/21

- 1) To look after and maintain the schedule mentioned property.
- 2) To construct a Multistoried Building at the Schedule mentioned Property and for this purpose to do the needful and to appoint Architect, labour, workman for and on our behalf to continue the work of construction of the proposed building in the scheduled mentioned property.
- 3) To execute Deed of Conveyance /Conveyances in favour of the intending buyers in respect of the **Developer's Allocation** the said Schedule mentioned property for us and on behalf of ourselves .
- 4) To sign and execute all necessary papers and documents for obtaining sanction plan, building clearance of the proposed building from the Authority Concern and/or other authority or authorities (if necessary) in our name and do all necessary work for modification, correction, rectification and renew the same and to commence, prosecutes, enforces, defends answer and to oppose all actions and other legal proceedings and demands touching any of the matters concerning the said Schedule mentioned property.
- 5) To negotiate on terms for and to agree and to enter into and sign and execute all agreements for sale and /or sell the Developer's Allocation mention in the Schedule "B" herein below and concludes any such agreement for sale consisting of different Flats/Shops/Car parking space or Garage, units, space, etc. (which is to be constructed in terms of the Development Agreement Dated 24/02/2021..... being No. I-2676..... of 2021 togetherwith undivided

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2021

proportionate share of land along with Easement rights in favour of the prospective buyers or purchasers for and on our behalf as Our authorized agent and lawful attorney at such price which agreed upon and /or cancel or repudiate the same or do needful in the manner it deem fit and proper and present such conveyance or conveyances for registration before the Registering Authority and admit execution thereof as it, the same is executed by us.

- 6) To sign and execute all necessary papers and documents on our behalf and to allow the prospective buyers or purchasers to inspect the documents in connection with the said Schedule mentioned property if think fit and proper and to received the Earnest money and/or Advance by Cash or Bank Draft or Cheque or any other form, (which will be better for smooth progress the proceedings) from the intending purchaser or purchasers and also the balance Consideration of the purchase money and give the Valid receipt and discharge for the same in respect of **Developer's Allocation** mentioned in the Schedule "B" herein below. Upon such receipt as aforesaid to sign, execute and deliver any conveyance or conveyances, mortgage deeds, lease deeds, rent, let out of the said **Developer's Allocation** in favour of the purchaser or purchasers, lessees, mortgagees or their nominees and the money receivable from such transaction and/or transfer of the **Developer's Allocation** appropriated by the Developer for his own purpose or gain.

- 7) To do all such acts, deeds, matter and things application and to apply and execute all deeds or assurances as may be necessary in order to effectuate the aforesaid purpose and for the mutation of our property for us and on our behalf and which our Constituted Attorney shall think best fit and proper for the purpose of the construction.
- 8) To receive and accept any consideration against **Developer's Allocation** by cash or bank drafts, pay order, cheques or in any other form whatsoever from the intending purchaser(s) in its own name and/or in the name of the Developer's company and give valid receipts thereof in full or partial discharges of the receipt of such consideration and to negotiate, endorse, discount or otherwise in any manner whatsoever for the purpose of collection and realization of the money in respect of such instrument or instruments.
- 9) To present any such conveyance or conveyances, mortgage deed, Lease Deed, Amalgamation Deed or Declaration, lease deed for registration before the Additional District Sub-Registrar, District Sub-Registrar or Registrar of Assurances in Calcutta having authority for unto have the said Conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the **Developer's Allocation** of the property to the purchaser or purchasers as fully and effectually in all respects as we could do the same ourselves.
- 10) To appear at as and when necessary all offices of the Government Electricity Board, WBSEDCL New Town Development Authority, NKDA, BMC, WBHIDCO and other

authority or authorities in connection with our aforesaid property and to sign all applications, affidavit, form, papers and all other documents to be submitted for the said purpose of taking temporary and permanent connection of electricity sewerage line gas or power and lift facility etc. on our behalf as Our authorizes agent.

- 11) To take part on Our behalf for any correction of any matter and to sign all applications and objections relating thereto before the Appropriate Authority as well as before the State Authority.
- 12) To appear for and represent Us before the Hon'ble Supreme Court, Hon'ble High Court at Calcutta, any learned Court below both Civil and Criminal , before revenue Officers, before Settlement Officers, before any Magistrate , before any Court of Arbitration or Tribunal or Judicial Authority or any Appellate Authority, or any other authority or authorities and in all other Government or Semi-Government Offices and Department and to contest by filing Vokatnama on our behalf and to sign verify and execute and file plaint, written statement, petitions, Affidavit and also to present appeal in any Court and to accept service of summons, notice and other process of law.
- 13) To settle adjust compound .compromise or submit to arbitration all actions, suits, accounts, claims and disputes relating to the said property between ourselves and any other persons compounds or compromise the same.
- 14) To sign and execute any deeds, instruments and assurances which our said Attorney shall consider necessary and to enter into such covenants as may be required for fully and effectually conveying the Developer's Allocation as we could do ourselves if present.

24/02/21

- 15) To take all sorts of work relating to collect all money due and payable in connection with the said portion of **Developer's Allocation** in the said Multi-storied building, which already constructed upon the Scheduled mention property in compliance with the said Development Agreement dated 24/02/21.....
- 16) To pay all rents, taxes, assessments, charges .duties and outgoings to be imposed or levied by the Government Revenue or Appropriate Authority or any other authority or authorities hereafter in respect of the said land.
- 17) To enter upon the said property either alone or along.
- 18) To work, manage and control of the said schedule mention property.
- 19) To apply for certified copy of documents, deeds and to take delivery of original documents from the office or offices, concern or concerns and Court or Courts.
- 20) To appoint and engage Advocate /Pleader, and to compromise or withdraw cases on behalf of Us and Our authorized agent.

AND GENERALLY to act as Our Attorney in relation to the said property for and on our behalf and to do and execute all necessary works, construction or Development work in the Schedule "A" mentioned property to erect the proposed Multistoried Building and to do and execute all instruments deeds, assurances, acts, matters, and things as may be necessary in order to effectuate the aforesaid purpose as fully and effectually as We would have done if personally present and We hereby agree and ratify and confirm whatever our said Attorney shall do or purpose to be done by virtue of these presents.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of vacant **Bastu** land measuring about **5.521** decimal more or less under recorded in corresponding L.R. Khatian No. 17, 375, 477/1, 552/1 be the same little more or less lying and situated at **MOUZA - MOHISGOT**, J.L. No. 20, R.S. 204, Touzi No. now 10 being comprised in **R.S. & L.R. Dag No. 479** under P.S.- Rajarhat, District - North 24 Parganas, Kolkata - 700102 within the jurisdiction of A.D.S.R. Rajarhat nearest road Mahisgote, Butted and bounded by:-

ON THE NORTH:-	23' common passage.
ON THE SOUTH:-	Land of L.R. Dag No. 482(p)
ON THE EAST:-	Land of L.R. Dag No. 480(p)
ON THE WEST:-	Land of L.R. Dag No. 479(p)

IN WITNESS WHERE OF we have hereunto set and affixed our hand and seals on this the 24th day of February 2021 in presences of the following witnesses

WITNESSES

1. Prabir Achary C.

Newbarrachpur
Kolkata - 131

1. [Signature]

2. [Signature]

3. [Signature]

4. [Signature]

Signature of the **OWNERS**

2. Sarad Sekhar Samadder
Adv.

Barasat Judges Court
Kolkata - 124

1. [Signature]

2. [Signature]

Signature of the **ATTORNEY**

Drafted by:-

Sarad Sekhar Samadder
(SARAD SEKHAR SAMADDER)

Advocate

Enroll No-F-1371/1377/2001

Barasat District Judges Court

Kolkata - 700124

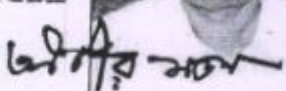
Computer composed:-

[Signature]
Santu Mukherjee
Barasat Court

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

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

Signature of the Presentant: 

ডান হাত

Signature of the Presentant

Executant/Claimant/Attorney/Principle/Guardian/Instator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

Signature of the Presentant: 

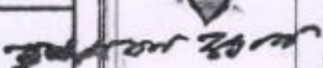
ডান হাত

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

Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

Signature of the Presentant: 

ডান হাত

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

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

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

[Signature]

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guarantor/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

[Signature]

Signature of the Presentant

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

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



[Signature]

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



ভারতীয় বিশিষ্ট স্থায়ী আধিকার

ভারত সরকার

Unique Identification Authority of India

Government of India

আধিকারিক আইডি / Enrollment No. : 1111/77721/05023

To
ADHIR MONDAL
অধির মন্ডল
KRISHNAPUR
Mahishgot
Krishnapur, North Twenty Four Parganas
West Bengal - 700102

31/03/2014



KL357527518FT

98762731



আপনার আধার সংখ্যা / Your Aadhaar No. :

8712 3365 7186

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



অধির মন্ডল
ADHIR MONDAL
পিতা : প্রফুল্ল মন্ডল
Father : PRAFULLA MONDAL

জন্মতারিখ / DOB : 18/02/1985

পুরুষ / Male

8712 3365 7186



আধার - সাধারণ মানুষের অধিকার

১৮/০২/২০১৪

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
FUQPM6074B



नाम / Name
ADHIR MONDAL

पिता का नाम / Father's Name
PRAFULLA MONDAL

जन्म तिथि / Date of Birth
16/02/1985

हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTIITSL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खोया/प्राप्त हो, कृपया सूचित करें/वापस करें :
आयकर पैन सेवा यूनिट, UTIITSL,
प्लॉट नं. 3, सेक्टर 11, सीडी बीलपुर,
नवी मुंबई - 400 614.

Anytime Stampack Kendras
For Income Tax Related
Queries call Toll Free Nos.

1981

or

17001301091

मि. अ. मंडल

16/02/2025

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AKTPM9852F



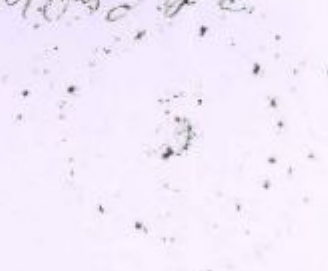
प्रतिभा
RABIN MONDAL

पिता का नाम / Father's Name
PRAPULLA MONDAL

जन्म का तिथि
Date of Birth
10/04/1972

Rabin Mondal
Signature

Rabin Mondal





ভারত সরকার
Government of India



নাম: রাসী মন্ডল
RAJIB MONDAL
পিতা: প্রবীল মন্ডল
Father: PRABULLA MONDAL

জন্ম তারিখ: 10/04/1973
বুজ: Male



4205 9814 5937

সাধারণ মানুষের অধিকার

Unique Identification Authority of India

ঠিকানা: কলকাতা, পশ্চিমবঙ্গ
100124, West LG, Kolkata, West Bengal

Address: KRISHNAPUR
Ward 10/1, Krishnapur North
Twenty Four Parganas, West
Bengal, 700132

4205 9814 5937



Rajib Mondal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

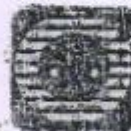


नाम Name
BRINDABAN MONDAL

पिता का नाम / Father's Name
PRAFULLA MONDAL

जन्म की तिथि
Date of Birth
07/09/1965

स्थायी खाता संख्या कार्ड
Permanent Account Number Card
AJVPM5616J



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTIITSL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर
नवी मुंबई - 400 614.

Aaykar Sampark Kendra
For Income Tax Related
Queries call Toll Free Nos.

1961

or

18001801961

Handwritten signature/initials

ভারত সরকার
Government of India

ই-আইডি আইডি / Enrollment No.: 1111/19267/01968

BRINDABAN MONDAL
মহিশগুট
Mahishgot
Krishnapur, North Twenty Four Parganas
West Bengal - 700102

13343398556FT
1419172

আপনার সংখ্যা / Your No.:
9709 5540 4960

সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

BRINDABAN MONDAL
পিতা: প্রফুল্ল মন্ডল
Father: PRAPULLA MONDAL

সংখ্যা / COB: 07094960
সংখ্যা / State

9709 5540 4960

সাধারণ মানুষের অধিকার



পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ
করুন।

Is proof of identity, not of citizenship.
To establish identity, authenticate online.

সারা দেশে মান্য।
ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা
প্রাপ্তির সহায়ক হবে।
Is valid throughout the country.
will be helpful in availing Government
and Non-Government services in future.

Unique Identification Authority of India

ই-আইডি আইডি, ভারত
মহিশগুট, কৃষ্ণাপুর, উত্তর
দুর্গা পর্গানা, পশ্চিমবঙ্গ

Address: Mahishgot,
Krishnapur, North Twenty
Four Parganas, West
Bengal, 700102

9709 5540 4960

047
100 100 1947

help@uidai.gov.in

www.uidai.gov.in

ই-আইডি আইডি

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



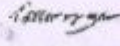
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

APZPM3584P

नाम / Name
SAILEN MONDAL

पिता का नाम / Father's Name
PRAFULLA MONDAL

जन्म की तारीख / Date of Birth
01/01/1969

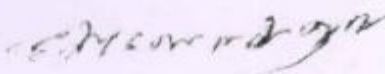

हस्ताक्षर / Signature



इस कार्ड के खोने / पाये पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, इन एस डी एल
5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in





ভারত সরকার
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 2017/80265/01268

Download Date: 27/04/2018
To
শৈলেন মণ্ডল
Sailen Mondal
S/O: Prafulla Mondal
DHALI PARA
Mahishgot
Krishnapur
North 24 Parganas West Bengal - 700102
9831495250

Generation Date: 12/07/2018

Signature valid

Digitally signed by
SAILLEN MONDAL
AUTHORITY: DHALI PARA DA
Date: 2018.07.12 11:22:58
+05'30'



QR Code with Photo/mask

আপনার আধার সংখ্যা / Your Aadhaar No. :

6799 8799 8183

VID : 9133 4239 4771 4382

আমার আধার, আমার পরিচয়



শৈলেন মণ্ডল
Sailen Mondal
জন্মতারিখ/DOB: 01/01/1969
লিঙ্গ/ GENDER: MALE

6799 8799 8183

VID : 9133 4239 4771 4382

আমার আধার, আমার পরিচয়



[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFXPP8762L

नाम / Name
RABINDRA NATH PRAMANIK

पिता का नाम / Father's Name
SURENDRA NATH PRAMANIK

जन्म की तारीख / Date of Birth
23/09/1953

हस्ताक्षर / Signature

88548

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें
आयकर सेवा सेवा यूनिट, UTITSL
प्लॉट नं. 3, सेक्टर 11, सीडीबीएल,
नवी मुंबई - 400 614

Any lost Permanent Account
Number Card should be
Quarantined and Not Used

10001201561

Rabindro Nath Pramanik


भारत सरकार
Government of India
Rabindra Nath Pramanik
DOB: 23/09/1953
MALE

6677 5046 8939
मेरा आधार, मेरी पहचान


एकलिंग विनिर्देशन एवं सेवा प्राधिकरण
Unique Identification Authority of India
Address:
S/O: Late Surendra Nath Pramanik,
N P-11, SALTEE PLAZA, GROUND
FLOOR-C, PASCHIM PARA
NAYAPATTY, SALT LAKE
SECTOR-V, Bidhannagar(m), North
24 Parganas,
West Bengal - 700102
6677 5046
8939

Rabindra Nath Pramanik

Kishan K Singh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

राष्ट्रीय सेवा योजना कार्ड
Permanent Account Number Card

JEAPS9307M

नाम/ Name
KISHAN KUMAR SINGH

पिता का नाम/ Father's Name
SHANKAR KUMAR SINGH

जन्म की तारीख/ Date of Birth
10/09/1998

हस्ताक्षर/ Signature
Kishan K Singh

26102017



ভারত সরকার
Government of India



বিশাল কুমার সিং
KISHAN KUMAR SINGH
পিতা : শঙ্কর কুমার সিং
Father : SHANKAR KUMAR SINGH
জন্ম তারিখ : DOB : 10/09/1999
পিতা : Name



4598 6450 6657

- সাধারণ মানুষের অধিকার

Kishan Ks Singh



Unique Identification Authority of India

ঠিকানা:
S/O: শঙ্কর কুমার সিং,
এম.বি.25, হায়াপাট্টা, সল্টলেক
সেক্টর-5, বিধাননগর (পশ্চিম),
উত্তর 24 পরগনা, কলকাতা,
বঙ্গবাসী, 700102

Address:
S/O: Shankar Kumar Singh,
N.P.25, HAYAPATTI, SALT LAKE
SECTOR-5, Bidhannagar(W),
North 24 Parganas, Krishnagar,
West Bengal, 700102

4598 6450 6657

1947
1947 200 1947

uniqueidai@gov.in

www.uidai.gov.in

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
CDK0779512



নির্বাচকের নাম : প্রবীর আচার্য্য

Elector's Name : Prabr Acharys

পিতার নাম : পরমেশ্বর আচার্য্য

Father's Name : Paramal Acharys

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ : 27/07/1950

CDK0779512

ঠিকানা:

১১/১৩ আগাপুর পূর্ব মহল্লিগঞ্জ বারাকপুর গোল্ড
ইন্ডিয়া ২৪ পর্গানা ৭০০১৩১

Address:

১১ / ১৩ Agapur East Satin Sen Nagari Naba
Barackpur Ghola North 24 Parganas
700131

Date: 04/08/2007

১১৪-কলকাতা নির্বাচন এলাকা নির্বাচন নিয়ন্ত্রক

স্বাক্ষরিত: স্বাক্ষরিত

Footimile Signature of the Electoral
Registration Officer for
114-Kolkata Constituency

নিম্নলিখিত পরিবারের সদস্যগণের নাম
এখানে লিখুন এবং প্রতিটি নামের পাশে
এই পরিবারের একটি সদস্যের নাম
লিখুন।
In case of change in address mention the old No.
In the relevant form for recording your name in the
roll at the appropriate number and to obtain the card

Prabr Acharys

Prabr Acharys

Major Information of the Deed

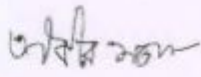
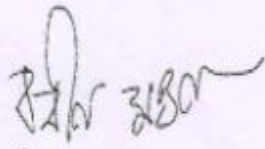
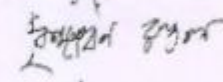
Deed No :	I-1523-02680/2021	Date of Registration	24/02/2021
Query No / Year	1523-8000423890/2021	Office where deed is registered	
Query Date	24/02/2021 12:06:08 PM	1523-8000423890/2021	
Applicant Name, Address & Other Details	DIPANKAR SARKAR BARASAT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No : 8617280199, Status : Solicitor firm		
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. 77,30,240/-		
Stampduty 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]: 152302676/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

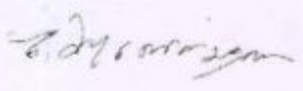
Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mohisgote, Mouza: Mahishgot(Part). Pin Code : 700102

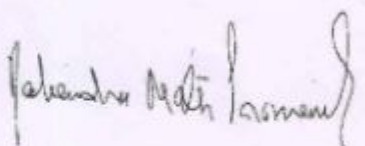
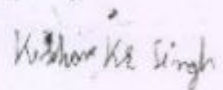
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-479	LR-17	Bastu	Bastu	1.2644 Dec		17,70,160/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-479	LR-375	Bastu	Bastu	1.2644 Dec		17,70,160/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-479	LR-477/1	Bastu	Bastu	1.2644 Dec		17,70,160/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-479	LR-552/1	Bastu	Bastu	1.7284 Dec		24,19,760/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			5.5216Dec	0 /-	77,30,240 /-	
		Grand Total :			5.5216Dec	0 /-	77,30,240 /-	

Principal Details :

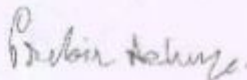
Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri ADHIR MONDAL Son of Late PRAFULLA MONDAL Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office	 24/02/2021	 LTI 24/02/2021	 24/02/2021
MAHHISHGOT, P.O:- KRISHNAPUR, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: FUXxxxxx4B, Aadhaar No: 87xxxxxxxx7186, Status :Individual, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office				
2	Shri RABIN MONDAL, (Alias: RABINDRA MONDAL) (Presentant) Son of Late PRAFULLA MONDAL Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office	 24/02/2021	 LTI 24/02/2021	 24/02/2021
MAHHISHGOT, P.O:- KRISHNAPUR, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKxxxxxx2F, Aadhaar No: 42xxxxxxxx5937, Status :Individual, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office				
3	Shri BRINDABAN MONDAL Son of Late PRAFULLA MONDAL Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office	 24/02/2021	 LTI 24/02/2021	 24/02/2021
MAHHISHGOT, P.O:- KRISHNAPUR, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJxxxxxx6J, Aadhaar No: 97xxxxxxxx4960, Status :Individual, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office				

Name	Photo	Finger Print	Signature
Shri SAILEN MONDAL Son of Late PRAFULLA MONDAL Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office	 24/02/2021	 LTI 24/02/2021	 24/02/2021
MAHHISHGOT, P.O:- KRISHNAPUR, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: APxxxxxx4P, Aadhaar No: 67xxxxxxxx8183, Status :Individual, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri RABINDRANATH PRAMANIK Son of Late SURENDRANATH PRAMANIK Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office	 24/02/2021	 LTI 24/02/2021	 24/02/2021
	Son of Late SURENDRANATH PRAMANIK Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx2L, Aadhaar No: 66xxxxxxxx8939, Status :Individual, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Shri KISHAN KUMAR SINGH Son of Shri SHANKAR KUMAR SINGH Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office	 24/02/2021	 LTI 24/02/2021	 24/02/2021
	Son of Shri SHANKAR KUMAR SINGH Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: JExxxxxx7M, Aadhaar No: 45xxxxxxxx6657, Status :Individual, Executed by: Self, Date of Execution: 24/02/2021 , Admitted by: Self, Date of Admission: 24/02/2021 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prabir Acharya Son of Late Parimal Acharya New Barrackpore, P.O:- New Barrackpore, P.S:- Barrackpore, District:- North 24-Parganas, West Bengal, India, PIN - 700131			
	24/02/2021	24/02/2021	24/02/2021

Identifier Of Shri ADHIR MONDAL, Shri RABIN MONDAL, Shri BRINDABAN MONDAL, Shri SAILEN MONDAL, Shri RABINDRANATH PRAMANIK, Shri KISHAN KUMAR SINGH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri ADHIR MONDAL	Shri RABINDRANATH PRAMANIK-0.6322 Dec, Shri KISHAN KUMAR SINGH-0.6322 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri BRINDABAN MONDAL	Shri RABINDRANATH PRAMANIK-0.6322 Dec, Shri KISHAN KUMAR SINGH-0.6322 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri RABIN MONDAL	Shri RABINDRANATH PRAMANIK-0.6322 Dec, Shri KISHAN KUMAR SINGH-0.6322 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri SAILEN MONDAL	Shri RABINDRANATH PRAMANIK-0.8642 Dec, Shri KISHAN KUMAR SINGH-0.8642 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mohishgote, Mouza: Mahishgot(Part), Pin Code : 700102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 479, LR Khatian No:- 17	Owner:  Gurdian:  Address:  Classification:  Area: 0.02000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 479, LR Khatian No:- 375	Owner:  Gurdian:  Address:  Classification:  Area: 0.01000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 479, LR Khatian No:- 477/1	Owner:  Gurdian:  Address:  Classification:  Area: 0.01000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 479, LR Khatian No:- 552/1	Owner:  Gurdian:  Address:  Classification:  Area: 0.01000000 Acre,	Owner Name not selected by applicant.

On 24-02-2021

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 12:38 hrs on 24-02-2021, at the Office of the A.D.S.R. RAJARHAT by Shri RABIN MONDAL Alias RABINDRA MONDAL, 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 77,30,240/-

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

Execution is admitted on 24/02/2021 by 1. Shri ADHIR MONDAL, Son of Late PRAFULLA MONDAL, MAHHISHGOT, P.O. KRISHNAPUR, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 2. Shri RABIN MONDAL, Alias RABINDRA MONDAL, Son of Late PRAFULLA MONDAL, MAHHISHGOT, P.O. KRISHNAPUR, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 3. Shri BRINDABAN MONDAL, Son of Late PRAFULLA MONDAL, MAHHISHGOT, P.O. KRISHNAPUR, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 4. Shri SAILEN MONDAL, Son of Late PRAFULLA MONDAL, MAHHISHGOT, P.O. KRISHNAPUR, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 5. Shri RABINDRANATH PRAMANIK, Son of Late SURENDRANATH PRAMANIK, N.P-11 SALTEE PLAZA NAYAPATTI SALT LAKE CITY, Sector: V, P.O: KRISHNAPUR, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 6. Shri KISHAN KUMAR SINGH, Son of Shri SHANKAR KUMAR SINGH, N.P-25 NAYAPATTI SALT LAKE CITY, Sector: V, P.O: KRISHNAPUR, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business

Indetified by Mr Prabir Acharya, , Son of Late Parimal Acahrya, New Barrackpore, P.O: New Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Service

Payment of Fees

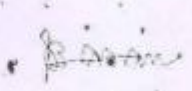
Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3112, Amount: Rs.100/-, Date of Purchase: 05/02/2021, Vendor name: JAYANTA KUMAR BOSE


Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2021, Page from 166613 to 166646

being No 152302680 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.03.23 12:29:11 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2021/03/23 12:29:11 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)



R अखिलमण्डल पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration, the original sheet / sheet's & the corresponding sheet/sheet's annexed with this document are the part of this document.

8/733/23/21

AE 511832

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

07 APR 2021

DEVELOPMENT POWER OF ATTORNEY

After Registration of The Development Agreement

Dated 07/04/2021

Contd....2

3/13
05/2/21

নামঃ
 দল ও তারিখঃ
 ফেরতের নামঃ
 সাক্ষিনঃ
 স্ট্যাম্প নংঃ
 ভেদ্যঃ
 বারাসাত দাব্যরোজিত্তী অফিস
 উত্তর ২৪ পরগনা

চি. ডি. নং
 প্রেরণ তারিখঃ
 স্ট্যাম্প নংঃ
 প্রেরিত অফিস, বারাসাত
 প্রেরিত কর্মচারী, অরুণ কুমার বোস



Prabir Acharye.
 % - Late Parimal Ch Acharye
 Newbarackpur.
 P.O. & P.S - Newbarackpur.
 Kalkata - 700131
 Dis - North 24-Pargana.
 OTC - Service

Additional District Sub-Registrar
 Rajshahi, New Town, North 24-Pgs.

7 APR 2021

PRINCIPALS

- (1) **SRI MRITYUNJAY NASKAR** (PAN-ACXPN2717J)
- (2) **SRI SAMAR NASKAR** (PAN-ACXPN2712P),
- (3) **SRI DEEPAK NASKAR** (PAN-AENPN8144H)

ATTORNEY

- (1) **SRI RABINDRA NATH PRAMANIK**, (PAN-AFXPP8762L)
- (2) **KISHAN KUMAR SINGH** [PAN-JEAPS9307M]

BE IT KNOWN TO ALL THAT We (1) **SRI MRITYUNJAY NASKAR** (PAN-ACXPN2717J) (2) **SRI SAMAR NASKAR** (PAN-ACXPN2712P), (3) **SRI DEEPAK NASKAR** (PAN-AENPN8144H) all sons of Shiburam Naskar @ Shibu Naskar, all are by faith-Hindu, by Nationality - Indian, by occupation-Business, all are residing at MB 287 Mahisbathan, P.O.- Krishnapur, P.S.- East Bidhannagar now Electronics Complex, Kolkata-700102, North 24- Parganas, hereinafter referred to and called as the "**PRINCIPALS**" do hereby nominate, constitute and appoint (1) **SRI RABINDRA NATH PRAMANIK**, (PAN-AFXPP8762L) Son of Late Surendranath Pramanik, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at N.P-11, Saltee Plaza, Nayapatti, Sector-V, Salt Lake City, P.O.- Krishnapur, P.S.- Bidhannagar East now Electronics Complex, Kolkata - 700102, District - North 24 Parganas, West Bengal, (2) **KISHAN KUMAR SINGH** [PAN-JEAPS9307M] S/o Sri Shankar Kumar Singh, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at N.P-25, Nayapatti, Sector-V, Salt Lake City, P.O.- Krishnapur, P.S.- Bidhannagar East now Electronics Complex, Kolkata - 700102, District - North 24 Parganas, West Bengal, hereinafter referred to and called as the "**ATTORNEY**"

WHEREAS:-

A] We the Principals herein are **the recorded owner** of **ALL THAT** piece and parcel of Bastu land measuring about **9.68 decimal** more or less lying and situated at **Mouza - Mohisgot**, J.L. No. 20, R.S. 204, Touzi No. now 10 being comprised in **R.S. & L.R. Dag No. 479** recorded in corresponding Khatian No. 1485, 1489, 1490 under P.S.-Rajarhat, District - North 24 Parganas presently within the jurisdiction of A.D.S.R.-Rajarhat, Kolkata - 700102.

B] That we have entered into a Development Agreement for our own financial benefit over the above mentioned property on 07/04/21... registered in the office of the A.D.S.R. Rajarhat New Town, North 24 Parganas, Being Deed No. 7-5082..... for the year 2021 (1) **SRI RABINDRA NATH PRAMANIK**, (PAN-AFXPP8762L) Son of Late Surendranath Pramanik, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at N.P-11, Saltee Plaza, Nayapatti, Sector-V, Salt Lake City, P.O.- Krishnapur, P.S.- Bidhannagar East now Electronics Complex, Kolkata - 700102, District - North 24 Parganas, West Bengal, (2) **KISHAN KUMAR SINGH** [PAN-JEAPS9307M] S/o Sri Shankar Kumar Singh, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at N.P-25, Nayapatti, Sector-V, Salt Lake City, P.O.- Krishnapur, P.S.- Bidhannagar East now Electronics Complex, Kolkata - 700102, District - North 24 Parganas, West Bengal, for construction and completion of a Multi-storied building thereon, comprised with various numbers of units on each floor in accordance with Building Sanctioned Plan duly approved by the Appropriate Authority in our names at the Developer's costs and expenses and under some terms and condition mentioned in the said Development Agreement Dated 07/04/21.....

(Mouja Mohisgot)

AND NOW we are intending to appoint (1) **SRI RABINDRA NATH PRAMANIK**, (PAN-AFXPP8762L) Son of Late Surendranath Pramanik, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at N.P-11, Saltee Plaza, Nayapatti, Sector-V, Salt Lake City, P.O.- Krishnapur, P.S.- Bidhannagar East now Electronics Complex, Kolkata - 700102, District - North 24 Parganas, West Bengal, (2) **KISHAN KUMAR SINGH** [PAN-JEAPS9307M] S/o Sri Shankar Kumar Singh, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at N.P-25, Nayapatti, Sector-V, Salt Lake City, P.O.- Krishnapur, P.S.- Bidhannagar East now Electronics Complex, Kolkata - 700102, District - North 24 Parganas, West Bengal, jointly as our true and lawful Constituted Attorney, to do the Development work in our schedule mentioned property and to construct the proposed multi-storied building smoothly and who will be able to do execute and perform all acts, deeds and things and to control all the affairs in respect of the said property on Our behalf as Our true and lawful Constituted Attorney in respect of the said property duly referred in the Schedule hereunder.

NOW KNOW ALL MEN AND THESE PRESENTS WITNESSETH that We, (1) **SRI MRITYUNJAY NASKAR** (2) **SRI SAMAR NASKAR** (3) **SRI DEEPAK NASKAR** do hereby nominate, constitute and appoint the said **SRI RABINDRA NATH PRAMANIK AND KISHAN KUMAR SINGH** jointly as our true and lawful Attorney to do perform the following acts, deeds and things for Our behalf and in Our name in accordance with the Development Agreement Dated 07/04/21 that is to say:-

Mrityunjay Naskar

- 1) To look after and maintain the schedule mentioned property.
- 2) To construct a Multistoried Building at the Schedule mentioned Property and for this purpose to do the needful and to appoint Architect, labour, workman for and on our behalf to continue the work of construction of the proposed building in the scheduled mentioned property.
- 3) To execute Deed of Conveyance /Conveyances in favour of the intending buyers in respect of the **Developer's Allocation** the said Schedule mentioned property for us and on behalf of ourselves .
- 4) To sign and execute all necessary papers and documents for obtaining sanction plan, building clearance of the proposed building from the Authority Concern and/or other authority or authorities (if necessary) in our name and do all necessary work for modification, correction, rectification and renew the same and to commence, prosecutes, enforces, defends answer and to oppose all actions and other legal proceedings and demands touching any of the matters concerning the said Schedule mentioned property.
- 5) To negotiate on terms for and to agree and to enter into and sign and execute all agreements for sale and /or sell the Developer's Allocation mention in the Schedule "B" herein below and concludes any such agreement for sale consisting of different Flats/Shops/Car parking space or Garage, units, space, etc. (which is to be constructed in terms of the Development Agreement Dated 07/04/2021..... being No I-5082..... of 2021 togetherwith undivided

Handwritten signature

proportionate share of land along with Easement rights in favour of the prospective buyers or purchasers for and on our behalf as Our authorized agent and lawful attorney at such price which agreed upon and /or cancel or repudiate the same or do needful in the manner it deem fit and proper and present such conveyance or conveyances for registration before the Registering Authority and admit execution thereof as it, the same is executed by us.

- 6) To sign and execute all necessary papers and documents on our behalf and to allow the prospective buyers or purchasers to inspect the documents in connection with the said Schedule mentioned property if think fit and proper and to received the Earnest money and/or Advance by Cash or Bank Draft or Cheque or any other form, (which will be better for smooth progress the proceedings) from the intending purchaser or purchasers and also the balance Consideration of the purchase money and give the Valid receipt and discharge for the same in respect of **Developer's Allocation** mentioned in the Schedule "B" herein below. Upon such receipt as aforesaid to sign, execute and deliver any conveyance or conveyances, mortgage deeds, lease deeds, rent, let out of the said **Developer's Allocation** in favour of the purchaser or purchasers, lessees, mortgagees or their nominees and the money receivable from such transaction and/or transfer of the **Developer's Allocation** appropriated by the Developer for his own purpose or gain.
- 7) To do all such acts, deeds, matter and things application and to apply and execute all deeds or assurances as may be

necessary in order to effectuate the aforesaid purpose and for the mutation of our property for us and on our behalf and which our Constituted Attorney shall think best fit and proper for the purpose of the construction.

- 8) To receive and accept any consideration against **Developer's Allocation** by cash or bank drafts, pay order, cheques or in any other form whatsoever from the intending purchaser(s) in its own name and/or in the name of the Developer's company and give valid receipts thereof in full or partial discharges of the receipt of such consideration and to negotiate, endorse, discount or otherwise in any manner whatsoever for the purpose of collection and realization of the money in respect of such instrument or instruments.
- 9) To present any such conveyance or conveyances, mortgage deed, Lease Deed, Amalgamation Deed or Declaration, lease deed for registration before the Additional District Sub-Registrar, District Sub-Registrar or Registrar of Assurances in Calcutta having authority for unto have the said Conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the **Developer's Allocation** of the property to the purchaser or purchasers as fully and effectually in all respects as we could do the same ourselves.
- 10) To appear at as and when necessary all offices of the Government Electricity Board, WBSEDCL New Town Development Authority, NKDA, BMC, WBHIDCO and other authority or authorities in connection with our aforesaid property and to sign all applications, affidavit, form, papers and all other documents to be submitted for the said purpose of taking temporary and permanent connection of electricity sewerage line gas or power and lift facility etc. on our behalf as Our authorized agent.

- 11) To take part on Our behalf for any correction of any matter and to sign all applications and objections relating thereto before the Appropriate Authority as well as before the State Authority.
- 12) To appear for and represent Us before the Hon'ble Supreme Court, Hon'ble High Court at Calcutta, any learned Court below both Civil and Criminal, before revenue Officers, before Settlement Officers, before any Magistrate, before any Court of Arbitration or Tribunal or Judicial Authority or any Appellate Authority, or any other authority or authorities and in all other Government or Semi-Government Offices and Department and to contest by filing Vokatnama on our behalf and to sign verify and execute and file plaint, written statement, petitions, Affidavit and also to present appeal in any Court and to accept service of summons, notice and other process of law.
- 13) To settle adjust compound .compromise or submit to arbitration all actions, suits, accounts, claims and disputes relating to the said property between ourselves and any other persons compounds or compromise the same.
- 14) To sign and execute any deeds, instruments and assurances which our said Attorney shall consider necessary and to enter into such covenants as may be required for fully and effectually conveying the Developer's Allocation as we could do ourselves if present.
- 15) To take all sorts of work relating to collect all money due and payable in connection with the said portion of **Developer's Allocation** in the said Multi-storied building, which ^{is proposed} ~~already~~
 ~~to be~~ constructed upon the Scheduled mention property in compliance with the said Development Agreement dated 07/04/2021

more to be added

more to be added

- 16) To pay all rents, taxes, assessments, charges, duties and outgoings to be imposed or levied by the Government Revenue or Appropriate Authority or any other authority or authorities hereafter in respect of the said land.
- 17) To enter upon the said property either alone or along.
- 18) To work, manage and control of the said schedule mentioned property.
- 19) To apply for certified copy of documents, deeds and to take delivery of original documents from the office or offices, concern or concerns and Court or Courts.
- 20) To appoint and engage Advocate /Pleader, and to compromise or withdraw cases on behalf of us and our authorized agent.

AND GENERALLY to act as Our Attorney in relation to the said property for and on our behalf and to do and execute all necessary works, construction or Development work in the Schedule mentioned property to erect the proposed Multistoried Building and to do and execute all instruments deeds, assurances, acts, matters, and things as may be necessary in order to effectuate the aforesaid purpose as fully and effectually as We would have done if personally present and We hereby agree and ratify and confirm whatever our said Attorney shall do or purpose to be done by virtue of these presents.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of vacant **Bastu** land measuring about 9.68 decimal more or less under recorded in corresponding L.R. Khatian No. 1485, 1489, 1490 be the same little more or less lying and situated at **MOUZA - MOHISGOT**, J.L. No. 20, R.S. 204, Touzi No. now 10 being comprised in **R.S. & L.R. Dag No. 479** under P.S.- Rajarhat, District - North 24 Parganas, Kolkata - 700102 within the jurisdiction of A.D.S.R. Rajarhat nearest road Mahisgote, Butted and bounded by:-

ON THE NORTH:-	23' wide Road.
ON THE SOUTH:-	Land of L.R. Dag No. 482(p)
ON THE EAST:-	Land of L.R. Dag No. 480(p)
ON THE WEST:-	Land of L.R. Dag No. 479(p)

IN WITNESS WHERE OF we have hereunto set and affixed our hand and seals on this the 7th day of April, 2021 in presences of the following witnesses

WITNESSES

1. Prabir Achary
Nenbarachan
Kot-131
2. Sarad Sekhar Samadder
Barasat Court
Kot-124

1. Muliyunjan Naskar
2. Samar Naskar
3. Deepak Shaha
Signature of the **OWNERS**

1. Nalinda Mahi Pramanik
2. Kishan K2 Singh
Signature of the **ATTORNEY**

Drafted by:-

Sarad Sekhar Samadder
(SARAD SEKHAR SAMADDER)
Advocate
Enroll No-F-1371/1377/2001
Barasat District Judges Court
Kolkata - 700124

Computer composed:-

Santu Mukherjee
Santu Mukherjee
Barasat Court

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

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডান হাত

Mustafizur Rahman

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



ডান হাত

Samar Nasir

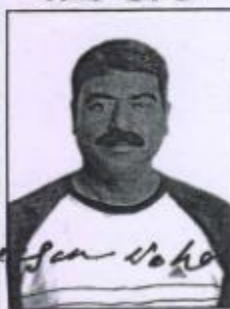
Signature of the Presentant

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

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Asif Ali Khan

Asif Ali Khan

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

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

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	সহ হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					সহ হাত  ডান হাত

Nalincho Nath Praman
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					বাম হাত  ডান হাত

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

Kishan K. Singh
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

Major Information of the Deed

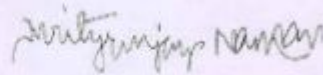
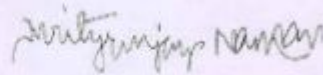
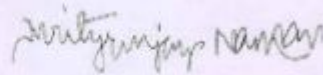
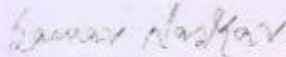
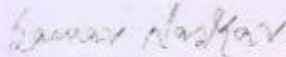
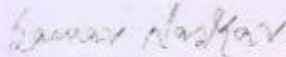
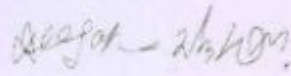
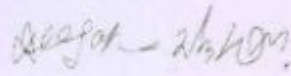
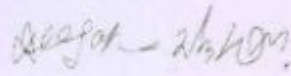
Deed No :	I-1523-05104/2021	Date of Registration	07/04/2021
Query No / Year	1523-8000733123/2021	Office where deed is registered	
Query Date	07/04/2021 12:18:40 PM	1523-8000733123/2021	
Applicant Name, Address & Other Details	Dipankar Sarkar Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 8617280199, 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. 1,35,52,000/-		
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]:- 152305082/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

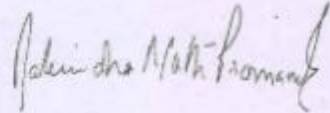
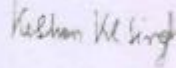
District: North 24-Parganas, P.S.- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mohisgote, Mouza: Mahishgot(Part), Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-479	LR-1485	Bastu	Bastu	3.2266 Dec	45,17,240/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-479	LR-1489	Bastu	Bastu	3.2266 Dec	45,17,240/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-479	LR-1490	Bastu	Bastu	3.2268 Dec	45,17,520/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			9.68Dec	0 /-	135,52,000 /-
		Grand Total :			9.68Dec	0 /-	135,52,000 /-

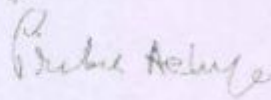
Principal Details :

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> Shri MRITYUNJAY NASKAR (Presentant) Son of SHIBURAM NASKAR Alias SHIBU NASKAR Executed by: Self, Date of Execution: 07/04/2021 , Admitted by: Self, Date of Admission: 07/04/2021 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>07/04/2021</td> <td>LTI</td> <td>07/04/2021</td> <td>07/04/2021</td> </tr> </tbody> </table> MB 287 MAHISBATHAN, P.O:- KRISHNAPUR, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx7J, Aadhaar No: 89xxxxxxxx1236, Status :Individual, Executed by: Self, Date of Execution: 07/04/2021 , Admitted by: Self, Date of Admission: 07/04/2021 ,Place : Office	Name	Photo	Finger Print	Signature	Shri MRITYUNJAY NASKAR (Presentant) Son of SHIBURAM NASKAR Alias SHIBU NASKAR Executed by: Self, Date of Execution: 07/04/2021 , Admitted by: Self, Date of Admission: 07/04/2021 ,Place : Office				07/04/2021	LTI	07/04/2021	07/04/2021
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Name	Photo	Finger Print	Signature										
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07/04/2021	LTI	07/04/2021	07/04/2021										
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07/04/2021	LTI	07/04/2021	07/04/2021										

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri RABINDRANATH PRAMANIK Son of Late SURENDRANATH PRAMANIK Executed by: Self, Date of Execution: 07/04/2021 , Admitted by: Self, Date of Admission: 07/04/2021 ,Place : Office	 07/04/2021	 07/04/2021	 07/04/2021
Son of Late SURENDRANATH PRAMANIK Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx2L, Aadhaar No: 66xxxxxxxx8939, Status :Individual, Executed by: Self, Date of Execution: 07/04/2021 , Admitted by: Self, Date of Admission: 07/04/2021 ,Place : Office				
2	Shri KISHAN KUMAR SINGH Son of Shri SHANKAR KUMAR SINGH Executed by: Self, Date of Execution: 07/04/2021 , Admitted by: Self, Date of Admission: 07/04/2021 ,Place : Office	 07/04/2021	 07/04/2021	 07/04/2021
Son of Shri SHANKAR KUMAR SINGH Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: JExxxxxx7M, Aadhaar No: 45xxxxxxxx6657, Status :Individual, Executed by: Self, Date of Execution: 07/04/2021 , Admitted by: Self, Date of Admission: 07/04/2021 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Prabir Acharya Son of Late Panimal Acharya Now Barackpore, P.O:- New Barackpore, P.S:- Barrackpore, District:-North 24- Parganas, West Bengal, India, PIN - 700131.	 07/04/2021	 07/04/2021	 07/04/2021

Identifier Of Shri MRITYUNJAY NASKAR, Shri SAMAR NASKAR, Shri DEEPAK NASKAR, Shri RABINDRANATH PRAMANIK, Shri KISHAN KUMAR SINGH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri DEEPAK NASKAR	Shri RABINDRANATH PRAMANIK-1.6133 Dec,Shri KISHAN KUMAR SINGH-1.6133 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri SAMAR NASKAR	Shri RABINDRANATH PRAMANIK-1.6133 Dec,Shri KISHAN KUMAR SINGH-1.6133 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri MRITYUNJAY NASKAR	Shri RABINDRANATH PRAMANIK-1.6134 Dec,Shri KISHAN KUMAR SINGH-1.6134 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mohishgote, Mouza: Mahishgot(Part), Pin Code : 700102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 479, LR Khatian No - 1485	Owner:শ্রী দেবকান্ত, Gurdian:শ্রী দেবকান্ত, Address:বিলুয়া, Classification:ভূমি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No - 479, LR Khatian No - 1489	Owner:শ্রী দেবকান্ত, Gurdian:শ্রী দেবকান্ত, Address:বিলুয়া, Classification:ভূমি, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 479, LR Khatian No:- 1490	Owner:শ্রী দেবকান্ত, Gurdian:শ্রী দেবকান্ত, Address:বিলুয়া, Classification:ভূমি, Area:0.03000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152305104 / 2021

On 07-04-2021

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 07-04-2021, at the Office of the A.D.S.R. RAJARHAT by Shri MRITYUNJAY NASKAR, 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 1,35,52,000/-

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

Execution is admitted on 07/04/2021 by 1. Shri MRITYUNJAY NASKAR, Son of SHIBURAM NASKAR Alias SHIBU NASKAR, MB 287 MAHISBATHAN, P.O: KRISHNAPUR, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 2. Shri SAMAR NASKAR, Son of SHIBURAM NASKAR Alias SHIBU NASKAR, MB 287 MAHISBATHAN, P.O: KRISHNAPUR, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 3. Shri DEEPAK NASKAR, Son of SHIBURAM NASKAR Alias SHIBU NASKAR, MB 287 MAHISBATHAN, P.O: KRISHNAPUR, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 4. Shri RABINDRANATH PRAMANIK, Son of Late SURENDRANATH PRAMANIK, NP-11 SALTEE PLAZA NAYAPATTI SALT LAKE CITY, Sector: V, P.O: KRISHNAPUR, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 5. Shri KISHAN KUMAR SINGH, Son of Shri SHANKAR KUMAR SINGH, NP-11 S NAYAPATTI SALT LAKE CITY, Sector: V, P.O: KRISHNAPUR, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business Identified by Prabir Acharya, . . Son of Late Parimal Acharya, New Barackpore, P.O: New Barackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3113, Amount: Rs.100/-, Date of Purchase: 05/02/2021, Vendor name: JAYANTA KUMAR BOSE

Sanjoy Basak

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2021, Page from 219266 to 219295
being No 152305104 for the year 2021.



Digitally signed by ASIS KUMAR DUTTA
Date: 2021.04.29 12:35:44 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2021/04/29 12:35:44 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)