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C-386/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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6-11-2027

Let the stamp be used for the purpose of the
Registration Act, 1908 and the Stamp Act,
1899 and for the purpose of the
Registration Act, 1908 and the Stamp Act,
1899.

[Signature]
Registrar-III
Aligore, South 24-parganas

10.01.23

Power of Attorney

TO ALL TO WHOM THESE PRESENTS SHALL COME, we **(1) (MRS.) DEBJANI ROY** (PAN AHTPR2315P), [Aadhaar No.857377877018] [Mobile No. 9051929978] wife of Late Somnath Nag, by faith Hindu, by occupation housewife, residing at Premises No. 20/18, N.S.C. Bose Road, Post Office Regent Park, Police Station Golf Green, Kolkata- 700 040.

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NEWS

M/S. Narayana Enterprise

ALIPORE

NO. 12

- 9 JAN 2023

SURANJAN BUKHERJEE

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3 & 5, K. G. Road, Alipore

2013, H. S. B. Road.

Resort Park

10/10

- 9 JAN 2023

- 9 JAN 2023

Romya



286

Romya



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Debipriya Roy



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Shelley Mazumder.



289

Jasvanti Chatterjee Sanyal



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Nabanita Chatterjee



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Sunanda Chatterjee



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292

Biswanoop Mazumder.

Ashis Halder

s/o Lt. Khokan Halder

Alipore Police Court

Kol-22



DISTRICT SUB REGIS. PART-III

SOUTH 24 PGS., ALIPORE

09 JAN 2023

(2) (MRS.) SUNANDA CHATTERJEE[PAN AHTPC8289M],[Aadhaar No. 444485597047] [Mobile No. 9874157116],wife of Late Saurindra Mohan Chatterjee, by faith Hindu, by occupation Housewife, residing at Premises No. 7, Rani Bhabani Road, Police Station Tollygunge, Post Office Kalighat, Kolkata- 700026.**(3) (MRS.) PARAMITA CHATTERJEE SANYAL**[PAN AHTPC5574F], (Aadhaar No. 547014021422) [Mobile No. 9831886633] daughter of Late Saurindra Mohan Chatterjee, by faith Hindu, by occupation Housewife, residing at Premises No. 20/28, N.S.C. Bose Road, Post Office Regent Park, Police Station Golf Green Kolkata-700040**(4)(MRS.) SHELLEY MAZUMDER** [PAN ALSPM5016D], [Aadhaar No. 4504 3632 6978], [Mobile No. 9830091111] wife of Sri Biswaroop Mazumder, by faith Hindu, by occupation Teacher, residing at 35, Lake Avenue, Police Station Tollygunge, Post Office Kalighat, Kolkata-700 026.**(5) (MS.) NABAMITA CHATTERJEE**[PAN ARJPC0672Q], [Aadhaar No.539043850047] [Mobile No. 9051024274], daughter of Late Saurindra Mohan Chatterjee, by faith Hindu, by occupation Service, residing at Premises No. 7, Rani Bhabani Road, under Police Station Tollygunge, Post Office Kalighat, Kolkata-700026.**(6)(SRI) BISWAROOP MAZUMDER**[PAN ADBPM2290G] [Aadhaar No. 6746 3108 8302], [Mobile No. 9831121222], son of Sri Brajendra Kumar Mazumder by faith Hindu, by occupation Business, residing at 35, Lake Avenue, Police Station Tollygunge, Post Office Kalighat, Kolkata-700 026.**(7) (SRI)RUDRANIL SANYAL**[PAN ATWPS3473J]. [Aadhaar No. 5539 2611 8389], [Mobile No. 9836721122], son of Late Shiba Pada Sanyal, residing 20/28, Netaji Subhas Chandra Bose Road, Post Office Regent Park, Police Station Golf Green, Kolkata 700040 both (6) & (7) partners of **M/s. Balaji Inc**, a Partnership Firm (PAN AAIFB4249G), having it's office at 35, Lake Avenue, Police Station Tollygunge, Post Office Kalighat, Kolkata-700 026all (1) to (7) hereafter collectively referred to as the **Grantors SEND GREETINGS:**

WHEREAS:

A. The Grantors represented as follows :

- a. That one William Coryton Graham was the owner seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of land in C.S Dag No. 1140 and C.S Khatian No. 876 of Mouza- Chandpur, J.L No. 41, P.S Tollygunge (hereafter the "**Larger Property**").

- b. The said William Coryton Graham had died on 17th January 1931 leaving behind him surviving his widow namely Kate Emily Graham and also leaving a Will wherein he appointed his wife to be the sole executrix and beneficiary of his estate movable and immovable including the Larger Property.
- c. The High Court of Judicature at Fort William in Bengal had granted probate in favour of Kate Emily Graham of the aforesaid Will on 31st March 1931.
- d. Kate Emily Graham died on 2nd October 1931 leaving certain of the assets of said William Coryton Graham deceased un-administered and also leaving a Will wherein she had appointed the Official Trustee of Bengal to be the sole executor and trustee.
- e. On 15th December 1931 the High Court of Judicature at Fort William in Bengal had granted probate in favour of the Official Trustee of Bengal of the Will of Kate Emily Graham deceased.
- f. On 25th December 1931 two letters of Administration debonison of the properties and credit of the said William Coryton Graham deceased with a copy of Will annexed were granted to the Administrator General of Bengal by the High Court of Judicature at Fort William in Bengal.
- g. The administration of the estate of the said William Coryton Graham deceased having been completed and surplus assets of the said estate including the land more fully mentioned in Schedule A hereunder written.
- h. After getting the probate of Will of Kate Emily Graham the Administrator General of Bengal took over the possession all of the movable and immovable assets of Kate Emily Graham deceased.
- i. By virtue of Indenture of Conveyance dated 15th June 1940 made between the Administrator General of Bengal as the Administrator and the Official Trustee of Bengal as the Trustee of the Will of Kate Emily Graham and Tollygunge Estate Limited as the purchaser for the consideration mentioned therein sold conveyed and transferred to the Tollygunge Estate Limited the Larger Property.

- j. By virtue of Indenture of Conveyance dated 10th July 1940 made between Tollygunge Estate Limited as the Vendor and the Regent Estate Limited as the Purchaser for the consideration mentioned therein sold conveyed and transferred to the Regent Estate Limited the Larger Property.
- k. By virtue of Indenture of Conveyance dated 04th September 1940 made between the Regent Estate Limited as the Vendor and Calcutta Company Limited as the Purchaser for the consideration mentioned therein sold conveyed and transferred to Calcutta Company Limited the Larger Property.
- l. By virtue of Indenture of Conveyance dated 11th April 1945 the said Calcutta Co. Ltd. Registered at Joint Sub-Registrar Alipore Sadar recorded in Book-I, Volume 20, Pages from 162 to 171, being no. 1051 for the year 1945 for the consideration mentioned therein the said Calcutta Co. Ltd. absolutely sold, granted transferred and conveyed All that the land measuring about 3 Cottahs 2 Chittacks 17 Square Feet lying and situated at Premises No. 111, Russa Road South, under Tollygunge Municipal (now within the limits of the Kolkata Municipal Corporation) 20/18, N.S.C. Bose Road under Police Station Tollygunge, Kolkata 700040 to one Ajoy Krishna Sengupta, son of Basak Ranjan Sengupta morefully described in **Schedule** hereto being a portion of the Larger Property.
- m. By another Indenture of Conveyance dated 8th February 1945 the said Calcutta Co. Ltd. Registered at Joint Sub-Registrar Alipore Sadar recorded in Book-I, Volume 16, Pages from 219 to 228, being no. 858 for the year 1945 for the consideration mentioned therein the said Calcutta Co. Ltd. absolutely sold, granted transferred and conveyed All that the land measuring about 3 Cottahs 2 Chittacks 29 Square Feet lying and situated at Premises No. 111, Russa Road South, under Tollygunge Municipal (now within the limits of the Kolkata Municipal Corporation) 20/13, N.S.C. Bose Road under Police Station Tollygunge, Kolkata to one Sreemutty Meghmala Debi. After the said Sreemutty Meghmala Debi became the owner seized and possessed of and/or otherwise well and sufficiently entitled to her estates and mutated her name in KMC record and constructed a two storied building thereon morefully described in **Schedule** being a portion of Larger Property.

After the said purchase, Ajoy Krishna Sengupta had become the sole and absolute owner, seized and possessed of and/or otherwise well and sufficiently entitled to the Property No. 1. At the time of execution of the said Deed of Conveyance, the said Ajoy Krishna Sengupta had paid to the Vendor Calcutta Co. Ltd. Rs.1295/3/3 (rupees one thousand two hundred ninety-five annas three annas three paisa) out of the total consideration Rs.5195/3/3 (rupees five thousand one hundred ninety five annas three annas three paisa). And for the payment of balance consideration, the said Ajoy Krishna Sengupta, after such purchase, had mortgaged Property No. 1 to Calcutta Co. Ltd by way of security for the balance consideration money remaining unpaid to the said Vendor by virtue of a Security Deed dated 11/04/1945 subject to the terms and condition mentioned therein.

- n. By a Deed of Conveyance dated 02nd August 1945 registered with the office of the Sadar Joint Sub Registrar Alipore in Book No. I, Volume No. 36, Page from 277 to 286, Being No. 2100 for the Year 1945 the said Ajoy Krishna Sengupta had sold, transferred and conveyed the 20/18, N.S.C. Bose Road subject to the said charge created thereon, to one Sanat Kumar Lahiri, son of late Santosh Kumar Lahiri. The said Sanat Kumar Lahiri had entered an arrangement with Sri Parimal Nag and Nirmal Kumar Nag both sons of Gopal Chandra Nag for the absolute sale of the Property No.1 to them subject to clearance of charge and had received Rs.3,900/- as earnest money from them. The said Sanat Kumar Lahiri had paid all the dues to the Calcutta Co. Ltd. and got released 20/18, N.S.C. Bose Road from them which was created above-mentioned security bond dated 11/04/1945. After the said release of charge, 20/18, N.S.C. Bose Road was free from all encumbrances.
- o. As agreed, the said Sanat Kumar Lahiri had absolutely sold transferred and conveyed 20/18, N.S.C. Bose Road in favour of Sri Parimal Nag and Nirmal Kumar Nag by an Indenture of Conveyance dated 8th August 1947 registered at Joint Sub-Registrar at Alipore in Book I, Volume 60, Pages 96 to 103 Being No. 3113 for the year 1947. After the said purchase, Parimal Kumar Nag & Nirmal Kumar Nag had become the joint owners, seized and possessed of and/or otherwise well and sufficiently entitled to 20/18, N.S.C. Bose Road.

- p. After the said purchase, the said Parimal Kumar Nag and Nirmal Kumar Nag had partitioned 20/18, N.S.C. Bose Road along with other properties through a Deed of Partition dated 13th February 1959, registered with the District Registrar at Alipore in Book No. I, Volume 26, Pages 236 to 241 being no. 1224 for the year 1959, whereby the said Nirmal Kumar Nag had been allotted absolutely and forever and became fully entitled to and was fully seized and possessed of 20/18, N.S.C. Bose Road.
- q. After the said partition, the said Nirmal Kumar Nag had absolutely sold, transferred and conveyed 20/18, N.S.C. Bose Road to one Smt. Sipra Nag by virtue of a Deed of Sale dated 20/11/1965, registered with the Sub-Registrar at Alipore in Book No. I, Volume No. 158, Pages 161 to 171, Being No. 8720 for the year 1965. After the said purchase, Smt. Sipra Nag had become the absolute owner seized and possessed of and/or otherwise well and sufficiently entitled to 20/18, N.S.C. Bose Road.
- r. The said Sipra Nag had constructed a multistoried building on 20/18, N.S.C. Bose Road by obtaining permission from Kolkata Municipal Corporation and the Said Premises renumbered and now known as Premises No. 20/18, N. S. C. Bose Road, under Police station Jadavpur, within the limits of the Kolkata Municipal Corporation, Kolkata- 700040 more fully described in Schedule-A the said property no. 1 together with a multi-storeyed building constructed thereon is collectively called the Property no. 1
- s. By a Deed of Sale dated 15th March 2002 registered with the Additional District Sub Registrar at Alipore in Book No. I, Volume No. 119, Page from 223 to 247, Being No. 3471 for the Year 2002 the said Sipra Nag had sold, transferred and conveyed a portion of 20/18, N.S.C. Bose Road to One Sushanta Ganguly. After the said purchase, Sushanta Ganguly became the absolute owner seized and possessed of and/or otherwise well and sufficiently entitled to his purchased property hereinafter referred to as the "**Sushanta Property**".
- t. The said Sipra Nag died on 19th October 2010 leaving behind surviving her two sons namely Chandranath Nag and Somnath Nag as her only heirs and legal representative. After the death of said Sipra Nag, Chandranath & Somnath became absolute owners of the estate of the Sipra Nag. The said Chandranath Nag filed a suit for partition being Title Suit No. 251 of 2010 against Somnath Nag and the said suit was decreed in terms of settlement filed by the parties.

- u. By virtue of Decree dated 29th November 2012 passed by the Ld. Civil Judge 5th Court (Senior Division) at Alipore in Title Suit No. 251 of 2010 the said Somnath Nag and Chandranath Nag had become the sole and absolute owners of their respective share from the remaining portion of 20/18, N.S.C. Bose Road hereinafter respectively referred to as the "**Somnath Property**" and "**Chandranath Property**".
- v. By virtue of Deed of Conveyance dated 08th July, 2013, registered with District Sub-Registrar-I, South 24-Parganas in Book No. I, CD Volume No. 13, Pages 911 to 941, Being Deed No. 02855 for the Year 2013 the said Chandranath Nag absolutely sold transferred and conveyed his share to **Shelley Mazumder** and **(Mrs.) Paramita Chatterjee Sanyal** hereinafter referred as the "**Shelley Paramita Property**".
- w. By virtue of Deed of Conveyance dated 21st September, 2017, registered with District Sub-Registrar-I, South 24-Parganas in Book No.I, Volume No. 1601-2017, Pages 92500 to 92529, Being Deed No. 160102995 for the Year 2017, the said SusantaGanguly absolutely sold transferred and conveyed Sushanta Property to **(Mrs.) Sunanda Chatterjee, (Mrs.) Paramita Chatterjee Sanyal** and **(Ms.) Nabamita Chatterjee** and they became the absolute joint owners of the same hereinafter collectively referred to as the "**Sunanda Paramita Property**".
- x. The said Sreemutty Meghmala Debi made a Will and Testament dated 09/03/1993 registered at ADSR-Alipore and recorded in Book-III, Volume No.5, Pages 56 to 63, Being No.86 for the year 1993 wherein she had appointed Manindra Mukhopadhyay, Dipak Kumar Chattopadhyay as executors. After the death of Sreemutty Meghmala Debi the said executors had applied for grant of probate of the Will of Sreemutty Meghmala Debi. On 11/10/2004 Ld. ADJ granted Probate to the last will and testament of Sreemutty Meghmala Debi.
- y. By virtue of the Will of Sreemutty Meghmala Debi, her two sons namely Rajendra Nath Mukherjee and Dharendra Nath Mukherjee, only daughter namely Sabita Chatterjee and only her grandson Pradip Kumar Chatterjee became the owners of proportionate share of land and structure situated at 20/13, N.S.C. Bose Road hereinafter respectively referred to as "**Rajendra Property**", "**Dhirendra Property**", "**Sabita Property**" and "**Pradip Property**".

- z. The said Rajendra Nath Mukherjee died on 23/07/2011 intestate leaving behind surviving his wife Runa Mukherjee and only daughter Sutapa Mukherjee and one son Rajat Mukherjee as her only legal heirs and successors to Rajendra's estate from 20/13, N.S.C. Bose Road hereinafter referred to as "**Rajendra Property**".
- aa. By virtue of Deed of Conveyance dated 03rd June 2013 Registered at District Sub-Registrar-I, Alipore recorded in Book-I, CD Volume No. 10, Pages 4020 to 4051, Being Deed No. 2291 for the Year 2013 the said Runa Mukherjee Sutapa Mukherjee and Rajat Mukherjee jointly sold transferred Rajendra Property to M/s Balaji Inc.
- bb. By virtue of Deed of Conveyance dated 6th February 2013 Registered at District Sub-Registrar-I, Alipore recorded in Book-I, CD Volume No. 3, Pages 4190 to 4217, Being Deed No. 00411 for the Year 2013 the said Dharendra Nath Mukherjee sold transferred his entire share in 20/13, N.S.C. Bose Road being "**Dhirendra Property**" to M/s Balaji Inc .
- cc. By virtue of Deed of Conveyance dated 7th November 2012 Registered at District Sub-Registrar-I, Alipore recorded in Book-I, CD Volume No. 17, Pages 5050 to 5078, Being Deed No. 03966 for the Year 2012 the said Sabita Chatterjee sold transferred her entire share in Property No.2 being "**Sabita Property**" to M/s Balaji Inc.
- dd. The said of Pradip Kumar Chatterjee died on 23rd May 2010 intestate leaving behind surviving his wife Sipra Chatterjee and his Mother Sabita Chatterjee as his only legal heirs and successors to Pradip's estate herein after referred to as "**Pradip Property**".
- ee. By virtue of Deed of Conveyance dated 10th September 2013 Registered at District Sub-Registrar-I, Alipore recorded in Book-I, CD Volume No. 16, Pages 4347 to 4375, Being Deed No. 03772 for the Year 2013 the said Sipra Chatterjee and Sabita Chatterjee jointly sold transferred "Pradip Property" to M/s Balaji Inc.

- ff. Thus, Somnath Nag is the owner of "Somnath Property" and **(Mrs.) Shelley Mazumder** and **(Mrs.) Paramita Chatterjee Sanyal** are the owners of "Shelley Paramita Property" and **(Mrs.) Sunanda Chatterjee, (Mrs.) Paramita Chatterjee Sanyal** and **(Ms.) Nabamita Chatterjee** are the owners of "Sunanda Paramita Property" and M/s Balaji Inc became the joint owner of 20/13, N.S.C. Bose Road comprising of "Rajendra Property", "Dhirendra Property", "Sabita Property" and "Pradip Property" collectively are the owners of land comprised in the Premises in proportion to their respective areas in the Building more fully mentioned in Schedule.
- gg. By a Deed of Gift dated 10th May, 2018, registered with Additional District Sub-Registrar, Alipore in Book No. I, Volume No. 1605-2018 Pages 104828 to 104866, Deed No. 160503422 for the year 2018 Balaji Inc. gifted undivided 2 chittacks land together with undivided 50 Square Street Structure of 20/13, N.S.C. Bose Road to **Somnath Nag, Shelley Mazumder (Mrs.) Paramita Chatterjee Sanyal and (Mrs.) Sunanda Chatterjee and (Ms.) Nabamita Chatterjee** herein after referred to as the **"SAID PREMISES"** more fully described in the **Schedule**.
- hh. By a Deed of Gift dated 10th May, 2018, registered with Additional District Sub-Registrar, Alipore in Book No. I, Volume No. 1605-2018 Pages 104789 to 104827, Deed No. I-160503029 for the year 2018 **Somnath Nag, Shelley Mazumder (Mrs.) Paramita Chatterjee Sanyal and (Mrs.) Sunanda Chatterjee and (Ms.) Nabamita Chatterjee** gifted undivided 2 Chittacks land together with undivided 50 Square Street Structure of 20/18, N.S.C. Bose Road to Balaji Inc. herein after referred to as the **"SAID PREMISES"** more fully described in the **Schedule**.
- ii. After the execution and registration of the above Deed of gift exchanged their properties, the Owners had applied for amalgamation of the all the properties being the Holding No. 20/13 N.S.C. Bose Road and 20/18 N.S.C. Bose Road respectively in the records of the Kolkata Municipal Corporation and the same has been amalgamated.
- jj. Now the Total Land is renumbered as 20/13 N.S.C. Bose Road morefully described in the **Schedule** hereto and hereafter called the **"Said Premises"** and the names of the Grantors have been mutated in respect thereof.

kk. On 7/9/2022 the said Somnath Nag died intestate leaving behind him surviving his wife Debjani Roy being the First Grantor herein as the only legal heir and only successor to his estate devolved upon her. His mother predeceased him and he has no children.

- B)** The Grantors are the absolute jointowners of the "**Said Premises**" described in the **Schedule** and **Sri Rudranil Sanyal** [PAN ATWPS3473J], son of Late Shiba Pada Sanyal, residing 20/28, Netaji Subhas Chandra Bose Road, Post Office Regent Park, Police Station Golf Green, Kolkata 700 040 proprietor of **M/s. Narayana Enterprise**, having it's office at 20/13, Netaji Subhas Chandra Bose Road, Post Office Regent Park, Police Station Golf Green, Kolkata 700040 (hereafter the "**Developer**").
- C)** The Grantors and the Developer have entered into an agreement of even date registered with the District Sub-Registrar-III at Alipore (hereafter the "**Development Agreement**"), to develop the Said Premises (hereafter the "**Project**") under the terms and conditions as detailed therein.
- D)** In terms of the Development Agreement and/or otherwise, the Grantors are required and/or re desirous of appointing the Developer as their true and lawful attorney for the purposes hereinafter mentioned.

NOW KNOWYE ALL BY THESE PRESENTS THAT we, the above named Grantors, do hereby nominate, constitute and appoint **Sri Rudranil Sanyal** [PAN ATWPS3473J], son of Late Shiba Pada Sanyal, residing 20/28, Netaji Subhas Chandra Bose Road, Post Office Regent Park, Police Station Golf Green Park, Kolkata 700040 proprietor of **M/s. Narayana Enterprise**, having it's office at 20/13, Netaji Subhas Chandra Bose Road, Post Office Regent Park, Police Station Golf Green, Kolkata 700040 (hereafter the "**Attorney**"), in terms of the Development Agreement, as the true and lawful attorney of the Grantors, for, in the names of and/or on behalf of the Grantors and the Said Attorney to do, exercise and perform all or any of the following acts, deeds and/or things relating to the Said Premises, that is to say:

1. To possess and hold possession of the Said Premises and to warn off, prohibit and if necessary, to proceed in due form of law against all or any of the trespassers at the Said Premises or any part thereof and also against all defaulters in payment of rent or other considerations or those who have committed any breach of their covenants or obligations and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance.

2. To appoint and terminate the appointment of Architects, Engineers and/or Surveyors for surveying and doing soil testing and also for preparation of plans for construction of a building at the Said Premises (hereafter the "**Building**") and also for any additions and/or alterations and/or modification thereto and to have such plans prepared and the soil of the Said Premises tested.
3. To apply for and submit the plans for constructions of the Building to the Kolkata Municipal Corporation (hereafter the "**KMC**"), for sanctioning and have the same sanctioned and if so deemed fit and proper, to have the plans submitted and/or sanctioned and/or, as stated above, to have the same modify and/or altered by the KMC or other competent authorities and in connection therewith to submit the title deeds and other papers and documents concerning the Said Premises to the concerned authorities and take back the same.
4. To pay fees, obtain sanctions and such other orders and/or permissions from the necessary authorities as be necessary for such sanctioning, modification and/or alteration of the said plans.
5. To appear and represent us before all necessary authorities and/or Government Departments and/or their officers and also all other State Executives, Judicial or Quasi-Judicial authorities, including without limitation the KMC, Fire Brigade, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Kolkata Police, and if necessary to apply for and obtain all permissions and/or approvals from them or any of them in connection with the sanctioning, modification and/or alteration of the said plans including boundary verifications/declaration.
6. To execute any Gift Deed in favour of the KMC if required for obtaining sanction of the said plan and admit such execution before the concerned registrar.
7. To receive refund of the excess amount or fee, if any, paid for any of the purposes stated herein or otherwise and to give valid and effectual receipts and discharges in respect thereof.
8. To build at the Said Premises by constructing the Building or otherwise thereon and for that purpose to demolish the existing buildings and/or other structures thereat.
9. To apply for and obtain steel, cement, bricks and all other construction and/or building materials and/or construction equipment's for the purpose of the Project and for such purpose to obtain all such permission as be necessary.

10. To apply for and obtain electricity, gas, telephone, water, drainage, sewerage, lifts, generators, cable or Dish TV connection and/or any other connections or utilities at the Said Premises and/or the Building and to make alterations therein and to close down, surrender and/or have disconnected any of the connections or utilities as also such existing connections for obtaining such new connections.
11. To apply for and obtain permissions and licenses to install, run and operate lifts, generators and/or any other utilities at the Said Premises and/or the Building.
12. To apply for and obtain the necessary completion or occupation or other certificates from the KMC and/or other concerned authorities in respect of construction and/or occupation of the Building.
13. To ask, demand, sue for, receive, recover, realize and collect rents, moneys, consideration, construction costs, mense profits, deposits, payments, compensation, interests, damages, electricity charges, municipal rates and taxes, service and/or maintenance charges and all other sum or sums which are or may become due, payable or recoverable from any person or persons or authority or authorities on any account whatsoever and to raise bills and give effectual receipts and discharges for the same.
14. To enforce any covenant in any agreement, sale deeds, lease deeds, declarations and/or licenses or tenancy agreements or any other documents entered into by the Grantors by our Attorney and if any right to re-enter arises in any manner under such covenants or under notice to vacate or quit, then to exercise such right amongst others.
15. To terminate any contract or agreement with any person or persons and to deal with the spaces and/or rights of such person or persons relating to the Project in such manner as the Attorney may deem fit and proper.
16. To prepare, sign, execute, submit, enter into, modify, cancel, confirm, alter, draw, approve and/or register and/or give consent and confirmation to all papers, documents, agreements, supplemental agreements, construction contracts, consents, deeds, sale deeds, lease deeds, tenancy agreements, cancellation deeds, surrenders, nominations, rectification deeds, declarations, prescribed forms, affidavits, applications, understandings, indemnities, plans and other documents as may in any way be required to be so done.

17. To appear before any Notary Public, Registrar, Sub-Registrar, District Registrar, Registrar of Assurances, Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction in that behalf and to present for registration and to admit execution of and to acknowledge and register or have registered and perfected all deeds, instruments and/or writings signed or made by us or by any of our Attorneys or any of them by virtue of the powers hereby conferred.
18. To raise and/or borrow construction finance and/or loans for the purpose of the Project from any Bank or Financial Institution and, if necessary for that purpose, to create charges or mortgages in respect of any part or portion of only the Developer's Allocation in the Building as mentioned in the Development Agreement but under no circumstances whatsoever, no part of the share or interest of the Owner in the Said Premises and/or the Owner's Allocation in the Building as mentioned in the Development Agreement can be charged or mortgaged.
19. To enter into agreement for sale, and sell, lease out or otherwise transfer, deal with and dispose of the units, car parking spaces, servants quarters, roof or other constructed areas or saleable spaces in the Building within the Developer's Allocation to be earmarked between the Grantors and the Developer in accordance with the Development Agreement to the persons interested in purchasing or otherwise acquiring the same at such prices and on such terms and/or conditions as the Attorney may deem fit and proper and to receive and realize the consideration and other amounts payable therefore by the intending buyers and grant receipts and discharges therefore which shall fully exonerate the person or persons paying the same.
20. To exclusively sign, execute and have registered all deeds for selling, leasing or transferring by any other means all areas within the Developer's Allocation in the Building and to admit such execution before the concerned registrar.
21. To have the flats and other constructed areas and saleable spaces within the Developer's Allocation in the Building separately assessed and mutated in the names of the owners thereof in all public records and with all authorities including the KMC.

22. To accept, receive, sign and acknowledge all notices and/or services of all papers or documents from all Courts, Tribunals, Postal Authorities and/or other authorities and/or persons and also all registered or insured letters, parcels and/or money orders.
23. To commence, prosecute, enforce, defend, answer and/or oppose all suits, actions and/or other legal proceedings and/or demands, civil, criminal or revenue, concerning the Said Premises or any of the affairs of the Grantors in connection therewith or any of the matters aforesaid in which the Grantors are now or may hereafter be interested or concerned and also if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any actions and/or proceedings as aforesaid.
24. To sign, declare, verify and/or affirm all Vakalatnamas, Plaints, Written Statements, Petitions, Consent Petitions, Warrants of Attorney, Memorandums of Appeal, Affidavits and all other documents or cause papers as the occasion shall require and/or as the Said Attorney may think fit and proper.
25. For better and more effectually exercising all or any of the powers and authorities aforesaid, to retain, appoint and/or employ Advocates, Pleaders, Solicitors, Mukhtears or Debt Collecting Agents and to revoke such appointment.
26. To receive and/or pay and/or deposit all moneys including without limitation court fees, stamp duty and registration fees and to receive refunds thereof and grant valid receipts and discharges in respect thereof.
27. To negotiate with all or any of the occupants of the Said Premises or any part or portion thereof and from time to time to get their respective tenanted and/or occupied portions vacated from them on such terms and/or conditions as may be deemed fit and proper by the Attorney or any of them including by paying any monetary compensation and/or by providing alternative accommodations or otherwise.
28. To sign and/or give notice to any tenant and/or trespasser at the Said Premises or any portions thereof, to quit or surrender their tenancies or other rights, title and/or interests in respect of the occupied portions and to have vacated and deliver possession of the same to our Attorney or any of them and to abate any nuisance or to remedy and breach of covenant or obligation and/or for any other purposes whatsoever.

29. To enforce any covenant in any agreement, declaration and/or license or tenancy agreement or any other document entered into by the Grantors and if any right to re-enter arises in any manner under such covenants or under notice to vacate or quit then to exercise such right amongst others.
30. To accept surrender and/or releases of any vacant and/or notional possession of any portion of the Said Premises from its tenants, occupiers and/or trespassers and to retain the same.
31. For all or any of the purposes herein-stated, to appear and represent the Grantors before all concerned authorities and officials, Central and State Government Departments, Income Tax Departments, Revenue Departments, Land Departments and/or its Officers and also all other state Executives, Judicial or Quasi Judicial, Municipal and other authorities and also all Courts and Tribunals, including without limitation Officials of Reserve Bank of India, Income Tax Officers, Commissioner of Income Tax and make commitments and/or give undertakings.
32. To appoint from time to time any person or persons, appointed and/or authorized by the Developer by virtue of a resolution passed by its Board of Directors to act on behalf of the Grantor for exercising all or any of the authorities hereby conferred upon the Attorneys and to terminate the appointment of such substitute or substitutes and make other appointments in a similar manner.

AND GENERALLY to do all such acts, deeds, matters and/or things concerning the authorities hereby granted in respect of the Said Premises and for better exercise of the authorities herein contained which the Grantors could have done lawfully through any of its Directors or authorized person if personally present.

AND the Grantors do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the Attorney shall do or caused to be done or shall lawfully do or caused to be done in or about the Said Premises aforesaid *provided however* that the principal attorney hereunder is and shall always be the Developer and further that the Developer shall be entitled to appoint only employees as substitutes in case they so desire.

Schedule
(Said Premises)

ALL THAT the messuage, tenement, hereditament, partly Two Storied Building measuring 6000 Sq.Ft. together with the piece and/or parcel of land containing an area of 6 Cottahs 5 Chittacks more or less situate, lying at and being Premises No. 20/13, N. S. C Bose Road (formerly known and numbered 111, Russa Road south comprised in C.S Dag No.1140, C.S Khatian No.876 of Mouja Chandpur, J.L no. 41, in Touji No.331 B 1 Pargana Khaspur under Tollygunge Municipal), Kolkata- 700040, Police Station Golf Green (formerly Jadavpur), Post Office Regent Park, within Ward No. 094 Being Assessee no. 21-094-08-0034-1 of Kolkata Municipal Corporation and the Premises is butted and bounded as follows:-

ON THE NORTH : by Plot No.20/32 & 20/4 NSC Bose Road

ON THE SOUTH : 20 Feet Wide Road

ON THE EAST : by Plot No.P-32 NSC Bose Road.

ON THE WEST : by Plot No.20/28 NSC Bose Road.

IN WITNESS WHEREOF I have executed this Power of Attorney on this
09TH day of January Two Thousand and Twenty Three.

Signed, Executed and Delivered
 by the within named **GRANTORS**
 in the presence of:

Witnesses:

Subipta Banik
 V/19 Sanki garden colony
 Kol - 70040

Somnath Halder
 10, K.S. Roy Road
 P.S. - Hara street
 Kol - 700001

Debjani Roy

Shelley Mazumder.

Paranita Chatterjee Sanyal

Sunanda Chatterjee

Nabanika Chatterjee

BALAJI Inc.
 Biswaroop Mazumder .
 Partner

BALAJI Inc.

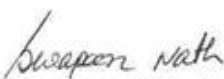
 Partner

ACCEPTED BY









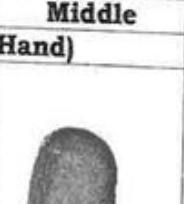
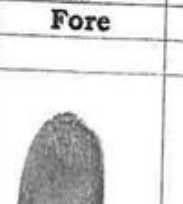
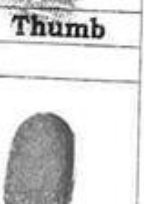
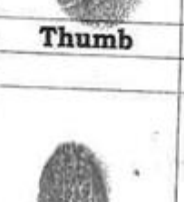
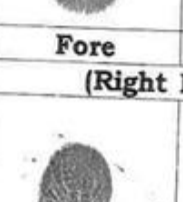
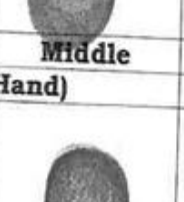
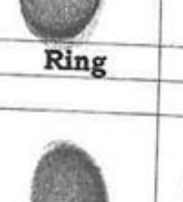
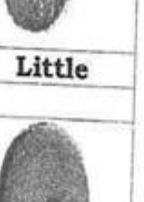
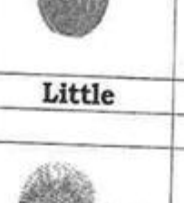
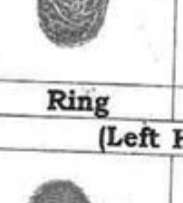
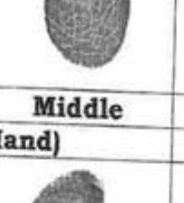
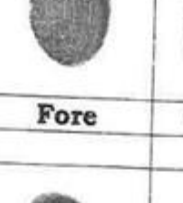
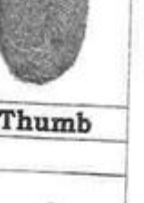
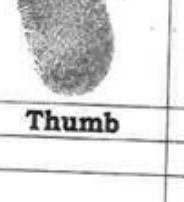
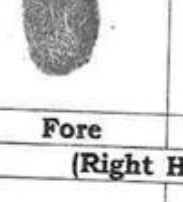
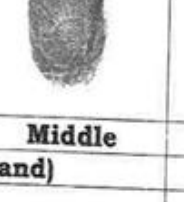
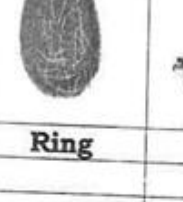
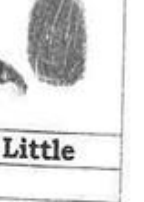
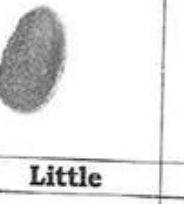
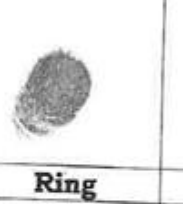
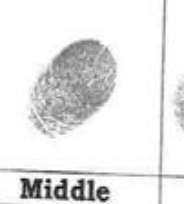




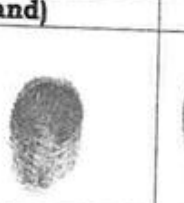


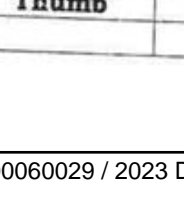
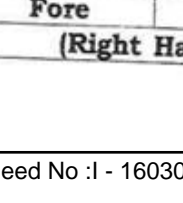
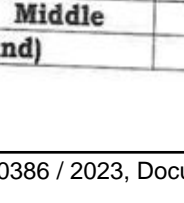
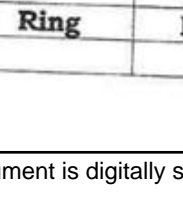
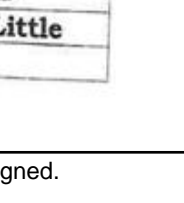
NARAYANA ENTERPRISE


 Proprietor


































Drafted and Prepared By:


SWAPAN NATH
 Advocate
 F/768/417/16
 M/S. S. Nath & Co.
 Solicitors & Advocates
 10, Kiran Shankar Roy Road
 2nd Floor, Kolkata-700001
 Opposite-City Civil Court. Calcutta






























SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Lobjani Roy</i>						
		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)	<i>Shelley Mazumder</i>						
Little Ring Middle Fore Thumb (Left Hand)							
Thumb Fore Middle Ring Little (Right Hand)		<i>Sasmita Chatterjee Sanyal</i>					
Little Ring Middle Fore Thumb (Left Hand)							
Thumb Fore Middle Ring Little (Right Hand)							

SPECIMEN FORM FOR TEN FINGER PRINTS

	Suvanda Chatterjee					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
	Nabamita Chatterjee					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
	Biswaroop Mazumder					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Ram</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
PHOTO						
		Little Ring Middle Fore Thumb (Left Hand)				
	<i>Abhi Halder</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
		Thumb Fore Middle Ring Little (Right Hand)				

Major Information of the Deed

Deed No :	I-1603-00386/2023	Date of Registration	10/01/2023
Query No / Year	1603-2000060029/2023	Office where deed is registered	
Query Date	08/01/2023 10:58:14 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Renu Joseph Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240062506, Status :Deed Writer		
Transaction		Additional Transaction	
[0139] Sale, Development Power of Attorney			
Set Forth value		Market Value	
Rs. 2/-		Rs. 2,01,84,262/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,000/- (Article:48(g))		Rs. 39/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 94 -- Ward No. 94 (Adjoining Tram Depot)) , , Premises No: 20/13, , Ward No: 094 Pin Code : 700040

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	6 Katha 5 Chatak	1/-	1,61,34,262/-	Width of Approach Road: 20 Ft.,
Grand Total :				10.4156Dec	1 /-	161,34,262 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6000 Sq Ft.	1/-	40,50,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 3000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 3000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		6000 sq ft	1 /-	40,50,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Debjani Roy Wife of Late Somnath Nag 20/18, N.S.C. Bose Road,, City:- Not Specified, P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxx5P, Aadhaar No:85xxxxxxxx7018, Status :Individual, Executed by: Self, Date of Execution: 09/01/2023 , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/01/2023 , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence</p>
2	<p>Mrs Shelley Mazumder Wife of Mr Biswaroop Mazumder 35, Lake Avenue, City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALxxxxx6D, Aadhaar No: 45xxxxxxxx6978, Status :Individual, Executed by: Self, Date of Execution: 09/01/2023 , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/01/2023 , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence</p>
3	<p>Mrs Paramita Chatterjee Sanyal Daughter of Late Saurindra Mohan Chatterjee 20/28, N.S.C. Bose Road,, City:- Not Specified, P.O:- Jadavpur, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHxxxxx4F, Aadhaar No:54xxxxxxxx1422, Status :Individual, Executed by: Self, Date of Execution: 09/01/2023 , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/01/2023 , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence</p>
4	<p>Mrs Sunanda Chatterjee Wife of Late Saurindra Mohan Chatterjee . 7, Rani Bhabani Road, City:- Not Specified, P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHxxxxx9M, Aadhaar No: 44xxxxxxxx7047, Status :Individual, Executed by: Self, Date of Execution: 09/01/2023 , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/01/2023 , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence</p>
5	<p>Mr Nabamita Chatterjee Son of Late Saurindra Mohan Chatterjee City:- Not Specified, P.O:- Kalighat, P.S:-Kalighat, District:-South24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ARxxxxx2Q, Aadhaar No: 53xxxxxxxx0047, Status :Individual, Executed by: Self, Date of Execution: 09/01/2023 , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/01/2023 , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence</p>
6	<p>Ms Balaji Inc 35, Lake Avenue, City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxx9G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Ms Narayana Enterprise 20/28, Netaji Subhas Chandra Bose Road, City:- Not Specified, P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: ATxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Biswaroop Mazumder Son of Mr Brajendra Kumar Mazumder City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx0G, Aadhaar No: 67xxxxxxxx8302 Status : Representative, Representative of : Ms Balaji Inc (as PARTNER)
2	Mr Rudranil Sanyal (Presentant) Son of Late Shiba Pada Sanyal 20/28, Netaji Subhas Chandra Bose Road, City:- Not Specified, P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx3J, Aadhaar No: 55xxxxxxxx8389 Status : Representative, Representative of : Ms Balaji Inc (as PARTNER)
3	Mr Rudranil Sanyal Son of Late Shiba Pada Sanyal City:- Not Specified, P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx3J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ms Narayana Enterprise (as SOLE PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASHIS HALDER Son of Late KHOKAN HALDER ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			

Identifier Of Mrs Debjani Roy, Mrs Shelley Mazumder, Mrs Paramita Chatterjee Sanyal, Mrs Sunanda Chatterjee, Mr Nabamita Chatterjee, Mr Biswaroop Mazumder, Mr Rudranil Sanyal, Mr Rudranil Sanyal

Endorsement For Deed Number : I - 160300386 / 2023

On 09-01-2023

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

Presented for registration at 17:35 hrs on 09-01-2023, at the Private residence by Mr Rudranil Sanyal ,

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 2,01,84,262/-

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

Execution is admitted on 09/01/2023 by 1. Mrs Debjani Roy, Wife of Late Somnath Nag, 20/18, N.S.C. Bose Road,, P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 2. Mrs Shelley Mazumder, Wife of Mr Biswaroop Mazumder, 35, Lake Avenue, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service, 3. Mrs Paramita Chatterjee Sanyal, Daughter of Late Saurindra Mohan Chatterjee, 20/28, N.S.C. Bose Road,, P.O: Jadavpur, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service, 4. Mrs Sunanda Chatterjee, Wife of Late Saurindra Mohan Chatterjee, . 7, Rani Bhabani Road, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service, 5. Mr Nabamita Chatterjee, Son of Late Saurindra Mohan Chatterjee, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service

Indetified by Mr ASHIS HALDER, , , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 09-01-2023 by Mr Biswaroop Mazumder, PARTNER, Ms Balaji Inc (Partnership Firm), 35, Lake Avenue, City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr ASHIS HALDER, , , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-01-2023 by Mr Rudranil Sanyal, PARTNER, Ms Balaji Inc (Partnership Firm), 35, Lake Avenue, City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr ASHIS HALDER, , , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-01-2023 by Mr Rudranil Sanyal, SOLE PROPRIETOR, Ms Narayana Enterprise (Sole Proprietorship), 20/28, Netaji Subhas Chandra Bose Road, City:- Not Specified, P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr ASHIS HALDER, , , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 10-01-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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 32.00/-, by online = Rs 7/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/01/2023 1:00PM with Govt. Ref. No: 192022230244945148 on 08-01-2023, Amount Rs: 7/-, Bank: SBI
EPay (SBlePay), Ref. No. 9524070577328 on 08-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,000/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,900/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 168845, Amount: Rs.100.00/-, Date of Purchase: 09/01/2023, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/01/2023 1:00PM with Govt. Ref. No: 192022230244945148 on 08-01-2023, Amount Rs: 39,900/-, Bank: SBI
EPay (SBlePay), Ref. No. 9524070577328 on 08-01-2023, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 18697 to 18723

being No 160300386 for the year 2023.



(Debasish Dhar) 2023/01/11 11:58:45 AM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)