

নং- 1977 তাং- 18-11-2024 মূল্য 100/-


খরিদদার-
মাং-

শঙ্কর কুমার সরকার
স্ট্যাম্প ডেপুটার
সোনারপুর এ্যা. ডি. এস. অফিস
দক্ষিণ ২৪ পরগণা

T. K. Chakraborti
Advocate
Barulpur Court

X




Sub Registrar
Barulpur
South 24 Parganas

25 NOV 2024

Sathe Kalyan
Barulpur civil mt

business and at present residing at No. 167, Garia Main Road, (Tentultala), P. O. Garia, P. S. Narendrapur, Kolkata- 700 084
(3) NARAYAN CHANDRA MODAK son of Late Kartick Chandra Modak (PAN NO. AEUPM8506K), (AADHAR NO. 9867 1989 7763) (MOBILE NO.9830624808), **(4) AVIJIT MODAK** son of Narayan Chandra Modak (PAN NO. AFUPM5096H), (AADHAR NO. 6007 4621 2231)(MOBILE NO.9830624808), both by faith- Hindu, by occupation - business and at present residing at No. 37, Garia Place, P. O. Garia, P. S. Narendrapur, Kolkata- 700 084 hereinafter collectively referred to as the "**APPOINTERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, legal representatives, successors and/or assigns) of the **ONE PART**.

IN FAVOUR OF

BENGAL HOUSING INFRASTRUCTURE (PAN NO. AAXFB7226N), (MOBILE NO.9830624808) a partnership firm duly constituted under the Indian Partnership Act, 1932 and having principal place of business 385, Victoria Plaza, Garia Main Road, P. O. Garia, P. S. Narendrapur, being represented by **Amit Das** son of Ajit Das and **Avijit Modak** son Narayan Chandra Modak two of the partners duly empowered and authorized on that behalf by the other partners namely **Ajit Das** and **Susmita Modak** hereinafter referred to as "**ATTORNEY**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-office and assigns) of the **OTHER PART**.

(The Appointers and the Attorney are individually referred to as '**Party**' and jointly referred to as the '**Parties**')

WHEREAS:

- A. The Appointers are jointly and severally seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** pieces and parcels of **BAHUTAL ABASAN Land** containing by estimation an area of 36 satak (Decimals) equivalent to 21 cottahs 12 chittacks and 22 sq. ft. but on actual measurement 20 cottahs 8 chittacks and 03 sq. ft. be the same a little more or less situated and lying at Holding No. 30, Das Para Road, Mouza - Jagaddal, J. L. NO. 71 and comprised in RS Dag Nos. 3013 and 3014 appertaining to RS Khatian Nos. 1052 and 1092 corresponding to LR Dag Nos. 3030 and 3031 appertaining to LR Khatian Nos. 4413 (Amit Das), 4414 (Ajit Das), 4415 (Narayan Chandra Modak), 4416 (Avijit Modak), P. S. and ADSR-Sonarpur, Ward No. 26, within Rajpur Sonarpur Municipality, P.O. Dakshin Jagaddal, District 24 Parganas,(South) Kolkata-700151, hereinafter referred to as the "**SAID PREMISES**".
- B. The Appointers hath entered into a Development Agreement dated 25/11/2022 with the Attorney therein referred to as the Developer and registered at the office of ADSR Sonarpur, Kolkata in Book No. 1 , Volume No.1608-2022, being No 9421 for the year 2022 ("**Development Agreement**") whereby the Appointers has appointed the Attorney to develop the Said Premises by erecting and constructing new multi-storied buildings **comprising of flats/units** and other constructed spaces on the Said Premises for the consideration and on the terms and conditions as provided in the Development Agreement.
- C. The Development Agreement inter alia provides that the Appointers shall exclusively and irrevocably grant, permit, constitute and appoint the Attorney herein as its constituted Attorney to enable the Attorney to carry

is for


on development and construction of the self-contained units including flats, apartments for residential purposes and shops and other spaces to be enjoyed for commercial purposes including car parking spaces in the Project to be constructed/developed by the Attorney and to enter into agreements for sale and/or other documents including deed of conveyance with prospective buyers or otherwise deal with the Units as well as the undivided proportionate interest in any part of the Said Premises attributable to the Units including in parking spaces and common areas and also to receive consideration moneys and further to grant and execute receipts and/or all documents in connection therewith.

- D. In pursuance of the Development Agreement, the Appointers, hath granted licence to the Developer for free egress from and ingress to the Said Premises strictly in order to commence construction and complete the development of Project on the Said Premises as per the terms of the Development Agreement.
- E. The Appointers now desires to appoint the Attorney as its constituted Attorney.

NOW KNOW YE AND THESE PRESENTS WITNESSETH that the Appointers doth hereby nominate, constitute, ordain, appoint and empower **BENGAL HOUSING INFRASTRUCTURE** (PAN NO. AAXFB7226N), (MOBILE NO. 9830624808) a partnership firm duly constituted under the Indian Partnership Act, 1932 and having principal place of business 385, Victoria Plaza, Garia Main Road, P. O. Garia, P. S. Narendrapur, being represented by Amit Das son of Ajit Das and Avijit Modak son Narayan Chandra Modak two of the partners duly empowered and authorized on that behalf by the other partners namely Ajit Das and Susmita Modak as

its lawful attorney ("ATTORNEY"), with the power and authority to do all or any of the following acts, things, deeds, and matters, as may be necessary in respect of the Said Premises for construction, development and completion of the Project in order to achieve the purpose and objectives of the Development Agreement and to implement the same, that is to say:

1. To enter into, execute, admit and register Agreements to Sell / Conveyance Deed as may be required to carry out sale / transfer of the Units in the Project and/or the Said Premises in favour of the Customer and/or the Association, as the case may be, as per the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA"). Provided however, and notwithstanding any provision to the contrary, the Developer shall be entitled to execute Deeds Conveyance for carrying out the transfer or conveyance of the Units in the Project and/or the Said Premises, only as per the terms and conditions of the Development Agreement;
2. To represent the Owner in connection with the proposed sale/transfer of Units, and to negotiate on behalf of the Owner the terms and conditions of such sale/transfer of Units with the Customer;
3. To present all the Agreements to Sell/Conveyance Deed mentioned in (1) above, for registration before the concerned Sub-Registrar/District Registrar of Assurances/Additional Registrar of Assurances having jurisdiction, and admit execution thereof;

4. To sign and verify, all applications, petitions, affidavits, forms, etc., required to be submitted at the time of registration of the Agreements to Sell/Sale Deed, mentioned above;
5. To raise loans or otherwise borrow funds for construction of the Project by mortgaging or creating a charge in respect of the Schedule Property restricted to the Developer's share only and/or on the security of the development rights and/or Developers' Share in terms of the Development Agreement from recognized banks and financial institutions and sign and execute requisite documents required there for, on such terms and conditions as the Developers deems fit, and to get the same registered, if necessary in the manner prescribed under law and there under, be present through authorized personnel for the said purpose, but without involving / impacting the Owner or Owner's Share in the Gross Sales Revenues of the Project relating to and arising out of any liability under the scheme of development in respect of the said borrowing, mortgages or other commitments. The Owner shall not be responsible or liable in respect of such loan/financial facility in any manner whatsoever and howsoever and for such purpose the Attorney shall indemnify and keep indemnified and save harmless the Owner and/or their share in the **Gross Sales Revenue** ;
6. To enter the Said Premises as licensee free of all Encumbrances and obstructions to implement the Project on the Said Premises and to hold, manage and maintain such occupation in accordance with the terms and conditions contained in the Development Agreement till the completion of the Project and to transfer of the Units as envisaged in the Development Agreement;

7. To demolish the existing structures, if any, on the Said Premises;
8. To manage, maintain and administer the Said Premises and all buildings and constructions to be constructed thereon and every part thereof, affix board, put the barbed wire fencing or construct a compound wall on the Said Premises or any portion thereof as per demarcation thereof and to make all payments for getting the work done;
9. To warn off and prohibit any trespassers on the Said Premises or any parts thereof and to take appropriate steps, whether by legal action or otherwise;
10. To make and prepare and/or cause to be made and prepared all such layout, sub-division, building plans, specifications and designs, as may be necessary, required and advisable at the discretion of the Attorney for the purpose of constructing the buildings on the Said Premises and to get sanction for the same from the authorities concerned and to engage the services of any architect, engineer, consultant, or any person as may be necessary or advisable at the discretion of the Attorney and to pay necessary fees and charges required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the buildings sanctioned by the municipality and/or other authorities concerned;
11. To apply for and obtain all such approvals, consents, permissions, sanctions and no-objections which may be required to be obtained from any authority, body or functionary under the applicable laws relating to the works envisaged herein including any modification, additions, alterations, variations, changes etc of the sanctioned plan, commencement and completion of construction of the building(s) on the

Said Premises;

12. To apply and obtain in the name of the Appointers or the Developer all permissions, approvals, registrations and consents as may be required from time to time under applicable law (including RERA) for the construction and development of the Project and for that purpose sign and execute all forms, letters, deeds and documents as may be prescribed under law or otherwise and to represent the Appointers before all departments and authorities concerned for the purpose of receiving and obtaining all such approvals, permissions, consents and registrations.
13. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone, or other connections of any other utility at or upon the proposed Project and/or the Units and/or Said Premises and/or to make alterations therein and for that purpose to sign execute and submit all papers applications documents and plans and to do all other acts deeds and things as may be deemed fit and proper by the Attorney;
14. To pay all rents, rates, taxes, charges, expenses and other outgoings, whatsoever payable in terms of the Development Agreement in the names and on behalf of Appointers for and on account of the Said Premises or any part thereof and/or development thereof and similarly to receive all Incomings receivable for and on account of the Said Premises or any part thereof;
15. To insure the Said Premises and/or the proposed Project and Units to be constructed thereon against damages, fire, tempest, riots, civil commotions, floods, earthquake or otherwise and to lodge claims and also receive all Insurance claims and moneys and for that purpose to pay the premium and do all acts and things as the Attorney may deem fit and

proper;

16. To manage the Project and the Common Areas constructed upon the Said Premises till completion of the Project. Also, to form the Association at its costs and expenses and thereafter transfer/assign such right of maintenance to the Association and to retain all benefits, consideration etc. accruing from such maintenance of the Project in trust for the Association and handover the same to the Association on its formation;
17. To deposit and withdraw fees, documents and moneys in and from any courts and/or any other person or authority and give valid receipts and discharges thereof;
18. For all or any of the purpose hereinbefore stated to appear and represent the Appointers before all authorities having jurisdiction and to sign execute and submit all papers and documents concerning units and buildings to be developed on the Said Premises; To appoint any project consultant, project manager, architects, engineers, contractors, sub-contractors and/or any other suitable professionals from time to time, as the Attorney may deem fit and proper, for construction, completion of the Project, units and buildings to be developed on the Said Premises;
19. To commence, carry out and complete and/or cause to be commenced and completed, construction work on the Said Premises in accordance with the sanctioned plans and approved specifications and so far as any construction work is concerned, to see that all applicable rules and regulations are strictly observed;
20. Subject to the terms mutually agreed between the Parties, to market the Project and for that purpose appoint marketing agents, brokers, and any

other person and to advertise in the newspapers or such other media as the Attorney may deem fit and to execute agreements for transfer of such Units with the prospective transferees at and for such price or consideration and upon such terms and conditions as the Attorney shall deem fit and proper in accordance with the Development Agreement and for the same also to enter into for themselves and for and on behalf of the Appointers the agreements for transfer of the Units and to do all such necessary acts and things as may be necessary or proper in that behalf;

21. To launch the Project and make booking, take advances and/ or, to exercise full, exclusive right and authority for marketing and to receive transfer consideration as per the terms of the Development Agreement and give receipts and hand over ownership, possession, use or occupation of the Units to the Customers;
22. To make applications to the government or semi-government authorities for registration of the Project or for Grants, Subsidies, Quotas, Permits, sanction of cement and steel and/or such other building materials as may be required and for that purpose to execute necessary petitions, applications and writings including undertakings and bonds and to furnish necessary deposits for the same;
23. To cause survey as also measurement of the Said Premises by the local Said Premises Revenue staff members or other Central or State Government Agencies and/or departments and further to cause erection and/or affixation and/or installation of pillars as also fencing all around the Said Premises at such costs and such terms and in such manner as the Attorney shall think proper;
24. To empower on behalf of and in the names of the Appointers and to

represent its interest before the concerned officers for the grant of the licenses or permits or for any other purpose or renewal thereof as may be necessary under any local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whatsoever;

25. To apply for refund of deposits made or to be made with the concerned Authorities and receive such refunds;
26. To nominate, appoint, engage and authorize solicitors, advocates, Income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub-Contractors and other professional agents and to sign and give warrants or Vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remunerations including special fees and charges;
27. In connection with or relating to the Said Premises to take action under intimation to the Appointers against any person or tenants, occupiers, etc. if any, in any court and to represent the Appointers in any Court of Law and to sign applications, plaints, written statements, applications, affidavits, review, appeal, petitions, on behalf of the Appointers from time to time as may be found necessary, proper and/or enter into any agreement relating to development of the Said Premises or to refer the same to arbitration or otherwise to deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign Vakalatnama and/or authorizations on behalf of the Appointers;
28. To appear before Notary Publics, District Registrars, Sub-Registrars,

Registrar of Assurances, Metropolitan and Executive Magistrates, sanctioning authorities and all other officer or officers and authority or authorities in connection with enforcement of all powers and authorities as contained herein;

29. To grant "No Objection Certificate" to the Customers for the purpose of obtaining loan, from the institutions and/or banks and/or any other authorities, for the purpose of acquiring Units in the Project and the proportionate interests in the Said Premises and creating mortgage of their respective Units together with the proportionate, undivided and impartible interest in the Said Premises;
30. To give undertakings, assurances and indemnities, as may be required for the purposes aforesaid;
31. To appear and represent the Appointers before all authorities, make commitments and give undertakings as may be required for all or any of the purposes herein contained;
32. To execute, sign, seal and deliver in the name and on behalf of the Appointers all documents, deeds, instructions, agreements, contracts, acknowledgements including charges, mortgages and security documents on the Said Premises in respect thereof as fully and effectually to all intents and purposes as the Appointers could have done as per the terms of the Development Agreement; To delegate, substitute, appoint, authorise any other directors, officers of Attorney and/or of its Group Concerns or such other persons as may be authorised by the Attorney from time to time in this regard and to remove such authorized persons or delegates or substitutes and to appoint any other or others as may be duly appointed under the authority given herein.

33. To approach the concerned local concerned municipal authority or such other competent authorities, including the Fire services Department, Power Transmission Corporation, WBSEDCL, Telecom, Airport and Telecommunication Authorities, Urban Development Authorities, Pollution Control Board, Environmental Authorities, Lift Inspectorate, Electrical Inspectorate etc., and get the required permissions and sanctions, and for appointing Contractors, Civil Engineers, Architects, Consultants as desired by the Developers, and to do all other acts as may be necessary for effective development and completion of the Project on the Sald Premises in such manner as the Developers may deem fit and proper;
34. To appear for and represent before all Government Agencies including Government/Semi Government/Non-Governmental authorities and/or state/private power distribution/supply company/ies Municipal Corporation, state/private power distribution/supply company/ies, state/private water supply/ sewerage disposal entities, Department of Telecommunications and state/private telephone service providers, Police Department, Airport Authorities, Fire Authorities, Environmental Authorities, Pollution Control Board/s, Lift Inspectorate, Electrical Inspectorate, Security Services Providers and before all other Government offices, semi government offices, private offices, statutory offices, bodies, firms, associations, corporate authorities and other entities in connection with the Project (including but not limited), to apply for any plans, licenses, approvals, sanctions, orders etc., (including modifications thereof, if any), from time to time, for or in connection with construction of the Project on the Sald Premises, and for the said purposes, to sign and execute necessary plans, petitions, applications, forms, affidavits, declarations, undertakings, indemnities and other deeds containing such

covenants as may be required for securing the aforesaid and also apply for renewal thereof and pay necessary charges, levies and sums required thereof;

35. To apply to state/private power distribution/supply company/ies, Water Supply and Sewerage Board and/or other state/private water supply/sewerage disposal entities, and to such other entities/authorities and to all other offices for securing and obtaining necessary connection of power, putting up a sub-station, water, sewerage etc. on the Said Premises, and to sign all such applications, affidavits, undertakings, declarations, agreements, indemnities, etc., as may be required in this regard, and pay necessary charges, levies and sums thereof;
36. To appear for and represent before revenue authorities, town planning authorities, and urban development authorities (including but not limited to KMDA), in connection with any of the matters connected with the development of Project on the Said Premises;
37. To appoint, from time to time, professionals and to grant them necessary authority to appear and represent us before any or all authority/ies set out in this Power of Attorney, including any other authority/ies of Central State and Local Government, Airport authorities, Department of Telecommunication and such other statutory judicial, quasi-judicial authorities as may be deemed necessary by the Developer for the purposes of development of the Project;
38. To appoint, from time to time, contractors, civil engineers, architects, consultants and such other technical and other personnel and consultants

and workers as may be required for the development of the Said Premises;

39. To pay development charges, layout charges, betterment charges, property tax, library tax etc., as may be applicable, on behalf of the Owner in respect of the Said Premises;
40. To apply for and secure commencement certificates, completion certificates and other certificates, permissions, sanctions, orders etc., in respect of the Project to be constructed and completed on the Said Premises from the concerned authorities;
41. To deal with the assessment authorities and/or revenue departments/authorities in connection with all matters pertaining to the assessment of the Said Premises in consultation with the Owner;
42. To pay or to facilitate payment of necessary deposits security deposits or any other amounts that may be required to be deposited or paid to WBSEDCL and state/private power distribution/supply company/ies, concerned municipal authority and/or other state/private water supply/sewerage disposal entities, Municipal/KMDA, Airport Authorities and and/or any office or board or authority mentioned in any of the foregoing paragraphs, and also to apply for the refund thereof and to recover the same as and when occasion arises;
43. At its costs and expenses and without prejudicing any of the rights, benefits and entitlements of the Owner under the Development Agreement or creating any liability upon the Owner, to institute, defend

and prosecute, enforce or resist or continue any suit or other actions and proceedings, appeals in any Court anywhere in the Civil and/or Criminal and/or Revenue and/or Revision jurisdiction or before any Tribunal or Arbitration or Industrial Court, GST Authorities, to execute warrant of Attorney, Vakalatnama and other authorities, to act and to plead and to sign and verify plaints, written statements, petitions, and other pleadings including pleadings under Article 226 of the Constitution of India and also to present any Memorandum of Appeal, Accounts, Inventories, to accept service of summons, notices, and other legal processes, enforce judgment, execute any decree or order, to appoint and engage advocates, auditors, tax-practitioners and other agents etc., as attorneys of the Owner think fit and proper and to adjust, settle all accounts, to refer to arbitration all disputes and differences, to compromise cases, to withdraw the same, to be non-suited and to receive delivery of documents or payments of any money or monies from any court, office or opposite party either in execution of decree or order or otherwise as they shall think fit and proper; and do all acts, deeds and things, that any be necessary or requisite in connection therewith. Provided that all such actions relate exclusively to the construction and development of the Project, and not to the Said Premises;

44. To register the Project under Real Estate (Regulation and Development) Act, 2016 and do all acts and deeds necessary for a 'Promoter' to make the Project compliant under the provisions of Real Estate (Regulation and Development) Act, 2016.

45. To open, maintain and operate the Designated Account solely for the purposes of the Project and also the escrow account as mandatory under RERA.
46. To collect and deposit the Revenue in the Escrow Account as required under the RERA and the Designated Account.
47. To maintain books of accounts, ledgers, records and all material documents relevant to the Project at its office.
48. And generally, to do all other acts, deeds, matters and things in connection with and relating to and concerning or touching upon the alienation of the Units and the Said Premises in the manner aforesaid, in accordance with the provisions of the Development Agreement.
49. For effectively performing and executing all the matters and things aforesaid, the Owner hereby further grants unto the Developers full power and absolute authority to substitute and appoint in its place on such terms as it shall think fit, one or more attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other/s in place of such attorney as the Developer shall, from time to time, think fit and proper, subject to the Developer being fully and completely responsible for all acts and omissions of such attorneys.

AND GENERALLY, to do all other acts, deeds, matters and things concerning and in respect of development of the Said Premises and/or construction of Project thereat to be carried out by the Attorney on the Said Premises and to fully effectuate the Development Agreement, provided that nothing contained herein shall authorize the Attorney to act in contravention of the provisions of the Development Agreement and/or allow the Attorney to exceed the authority granted under the Development Agreement.

AND this Power of Attorney shall be governed by the laws of India for the time being in force.

AND, APPOINTERS HEREBY AGREE that all acts, deeds and things lawfully done by the Attorney shall be construed as acts, deeds and things done by the Appointers **AND THE APPOINTERS FURTHER UNDERTAKES TO ALLOW, RATIFY AND CONFIRM** all and whatever acts, deeds, things which the Attorney shall lawfully do or cause to be done on and in respect of the Said Premises and/or development of the Project and/or construction of Units thereat as aforesaid by virtue of these presents.

AND, APPOINTERS HEREBY DECLARE that on appointment of the Attorney by this Power of Attorney, Appointers shall have no authority and / or power to exercise any of the powers vested in the said Attorney by these presents in respect of the Said Premises, without the written approval of the Attorney.

AND, THE APPOINTERS FURTHER DECLARE that the Power of Attorney so executed shall not be revoked, so long as the acts of the Developer are in accordance with the terms and conditions of the Development Agreement. It is hereby understood between the Parties that the Power of Attorney is irrevocable and shall not be terminated, except in terms of the Development Agreement. Further, it is clarified that the powers granted by the Owner to the Developer in terms of this Power of Attorney shall not get affected even the Owner goes into liquidation. This Power of Attorney will continue to subsist in respect of the unfinished acts, deeds and things relating to development of the Project in terms of the Development Agreement.

AND, THE ATTORNEY HEREBY DECLARES that the Attorney shall not act in exercise of the powers conferred under the Powers of Attorney in derogation of the rights of the Owner guaranteed under the terms of the Development Agreement.

SCHEDULE ABOVE REFERRED TO

ALL THAT pieces and parcels of **BAHUTAL ABASAN LAND** containing by estimation an area of 36 satak (Decimals) equivalent to 21 cottahs 12 chittacks and 22 sq. ft. but on actual measurement 20 cottahs 08 chittacks and 03 sq. ft. be the same a little more or less situated and lying at Holding No. 30, Das Para Road, Mouza-Jagaddal, J. L. NO. 71 and comprised in RS Dag Nos. 3013 and 3014 appertaining to RS Khatian Nos. 1052 and 1092 corresponding to LR Dag Nos. 3030 and 3031 appertaining to LR Khatian Nos. 4413 (Amiṭ Das), 4414 (Ajit Das), 4415 (Narayan Chandra Modak), 4416 (Avijit Modak), P. S. and ADSR-Sonarapur, Ward No. 26, within Rajpur Sonarpur Municipality, P.O. Dakshin Jagaddal, District 24 Parganas (South), Kolkata-700151 and butted and bounded i. e. :

ON THE NORTH : By Public Road known as Daspara Road(Jagaddal),

ON THE SOUTH : By CS & RS Dag No. 3013 (Part) & 3012,

ON THE EAST : By Public Road known as School Road And

ON THE WEST : By CS & RS Dag No. 3015.

AND HOWSOEVER OTHERWISE the said premises is described and/or distinguished and delineated and shown in a map or plan annexed hereto and thereon enclosed in red border line.

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seals on the 25th day of **NOVEMBER, 2022**

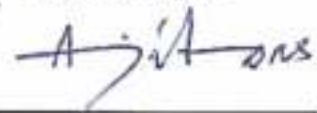
SIGNED SEALED AND DELIVERED by the **APPOINTERS** at Kolkata in the presence of :

1. Sathie Kishore
Baruipur Civil Court

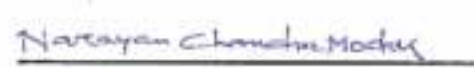
2. 
Baruipur Civil Court



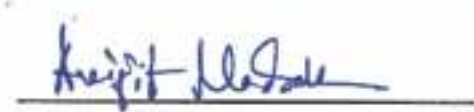
1. AMIT DAS



2. AJIT DAS



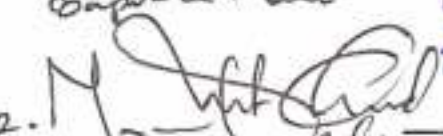
3. NARAYAN CHANDRA MODAK



4. AVIJIT MODAK


SIGNED SEALED AND DELIVERED by the **ATTORNEY** at Kolkata in the presence of :

1. Sathie Kishore
Baruipur Civil Court

2. 
Baruipur Civil Court

BENGAL HOUSING INFRASTRUCTURE

Partner

BENGAL HOUSING INFRASTRUCTURE

Partner

BENGAL HOUSING INFRASTRUCTURE

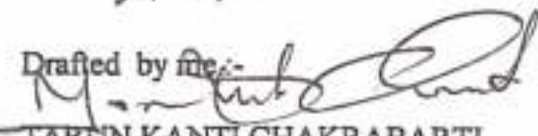
Partner

BENGAL HOUSING INFRASTRUCTURE

Partner

BENGAL HOUSING INFRASTRUCTURE

Drafted by me:-


TARUN KANTI CHAKRABARTI
Advocate, F.N.-853.95,
Baruipur Civil Court.



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NAME :

AMIT DAS

SIGNATURE :



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NAME :

AJIT DAS.

SIGNATURE :



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NAME :

NARAYAN CHANDRA MODAK.

SIGNATURE :



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NAME :

AVIJIT MODAK

SIGNATURE :



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NAME:

SUSMITA MODAK.

SIGNATURE:

Susmita Modak

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NAME:

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NAME:

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NAME:

SIGNATURE:

Major Information of the Deed



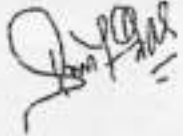


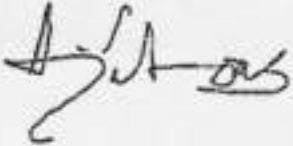


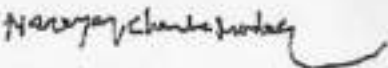
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|---|--|--|------------|
| Deed No : | I-1608-09432/2022 | Date of Registration | 25/11/2022 |
| Query No / Year | 1608-8003345479/2022 | Office where deed is registered | |
| Query Date | 25/11/2022 1:08:13 PM | A.D.S.R. SONARPUR, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | T K Chakraborty Sonarpur,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831595331, Status :Advocate | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | | |
| Set Forth value | Market Value | | |
| Rs. 8,00,000/- | Rs. 97,73,992/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(g)) | Rs. 7/- (Article:E) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160809421/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |



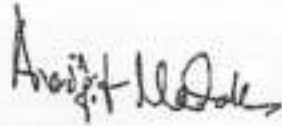
Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: DASPARA ROAD (JAGADDAL), Mouza: Jagaddal, , Ward No: 26, Holding No:30 Pin Code : 700151

| 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-3030 | LR-4413 | Bastu | Danga | 4 Dec | 1,00,000/- | 10,85,999/- | Property is on Road , Project Name : |
| L2 | LR-3030 | LR-4414 | Bastu | Danga | 4 Dec | 1,00,000/- | 10,85,999/- | Property is on Road , Project Name : |
| L3 | LR-3030 | LR-4415 | Bastu | Danga | 4 Dec | 1,00,000/- | 10,85,999/- | Property is on Road , Project Name : |
| L4 | LR-3030 | LR-4416 | Bastu | Danga | 4 Dec | 1,00,000/- | 10,85,999/- | Property is on Road , Project Name : |
| L5 | LR-3031 | LR-4413 | Bastu | Danga | 5 Dec | 1,00,000/- | 13,57,499/- | Property is on Road , Project Name : |
| L6 | LR-3031 | LR-4414 | Bastu | Danga | 5 Dec | 1,00,000/- | 13,57,499/- | Property is on Road , Project Name : |
| L7 | LR-3031 | LR-4415 | Bastu | Danga | 5 Dec | 1,00,000/- | 13,57,499/- | Property is on Road , Project Name : |
| L8 | LR-3031 | LR-4416 | Bastu | Danga | 5 Dec | 1,00,000/- | 13,57,499/- | Property is on Road , Project Name : |
| | | TOTAL : | | | 36Dec | 8,00,000 /- | 97,73,992 /- | |
| | | Grand Total : | | | 36Dec | 8,00,000 /- | 97,73,992 /- | |

Principal Details :



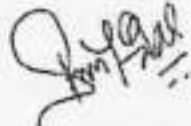


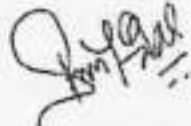


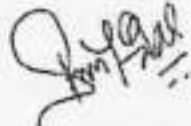


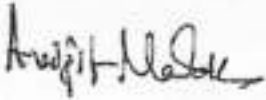


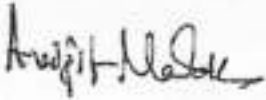


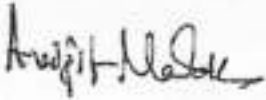
| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr AMIT DAS (Presentant) Son of Mr AJIT DAS Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office |  |  |  |
| | 25/11/2022 | LTI 25/11/2022 | 25/11/2022 | |
| 167, GARIA MAIN ROAD (TENTULTALA), P.S.- NARENDRAPUR, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx6M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office | | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Mr AJIT DAS Son of Late SURYA KUMAR DAS Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office |  |  |  |
| | 25/11/2022 | LTI 25/11/2022 | 25/11/2022 | |
| 167, GARIA MAIN ROAD (TENTULTALA), P.S.- NARENDRAPUR, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx8R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office | | | | |
| 3 | Name | Photo | Finger Print | Signature |
| | Mr NARAYAN CHANDRA MODAK Son of Late KARTICK CHANDRA MODAK Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office |  |  |  |
| | 25/11/2022 | LTI 25/11/2022 | 25/11/2022 | |
| 37, GARIA PLACE, P.S.- NARENDRAPUR, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx6K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office | | | | |

| 4 | Name | Photo | Finger Print | Signature |
|--|---|---|---|---|
| | Mr AVIJIT MODAK Son of Mr NARAYAN CHANDRA MODAK Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office |  |  |  |
| | | 25/11/2022 | L71 25/11/2022 | 25/11/2022 |
| 37, GARIA PLACE, P.S.- NARENDRAPUR, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx6H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office | | | | |



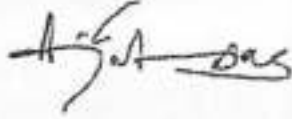
Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | BENGAL HOUSING INFRASTRUCTURE 385, VICTORIA PLAZA, GARIA MAIN ROAD, P.S.- NARENDRAPUR, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx6N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | | | | | | | | | | |
|---|--|---|---|--------------|-----------|---|---|---|---|--|--------------------|-------------------|------------|
| 1 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr AMIT DAS Son of Mr AJIT DAS Date of Execution - 25/11/2022, , Admitted by: Self, Date of Admission: 25/11/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Nov 25 2022 3:02PM</td> <td>L71 25/11/2022</td> <td>25/11/2022</td> </tr> </tbody> </table> <p>167, GARIA MAIN ROAD (TENTULTALA), P.S.- NARENDRAPUR, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx6M,Aadhaar No Not Provided Status : Representative, Representative of : BENGAL HOUSING INFRASTRUCTURE (as Partner)</p> | Name | Photo | Finger Print | Signature | Mr AMIT DAS Son of Mr AJIT DAS Date of Execution - 25/11/2022, , Admitted by: Self, Date of Admission: 25/11/2022, Place of Admission of Execution: Office |  |  |  | | Nov 25 2022 3:02PM | L71 25/11/2022 | 25/11/2022 |
| Name | Photo | Finger Print | Signature | | | | | | | | | | |
| Mr AMIT DAS Son of Mr AJIT DAS Date of Execution - 25/11/2022, , Admitted by: Self, Date of Admission: 25/11/2022, Place of Admission of Execution: Office |  |  |  | | | | | | | | | | |
| | Nov 25 2022 3:02PM | L71 25/11/2022 | 25/11/2022 | | | | | | | | | | |
| 2 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr AVIJIT MODAK Son of Mr NARAYAN CHANDRA MODAK Date of Execution - 25/11/2022, , Admitted by: Self, Date of Admission: 25/11/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Nov 25 2022 3:10PM</td> <td>L71 25/11/2022</td> <td>25/11/2022</td> </tr> </tbody> </table> | Name | Photo | Finger Print | Signature | Mr AVIJIT MODAK Son of Mr NARAYAN CHANDRA MODAK Date of Execution - 25/11/2022, , Admitted by: Self, Date of Admission: 25/11/2022, Place of Admission of Execution: Office |  |  |  | | Nov 25 2022 3:10PM | L71 25/11/2022 | 25/11/2022 |
| Name | Photo | Finger Print | Signature | | | | | | | | | | |
| Mr AVIJIT MODAK Son of Mr NARAYAN CHANDRA MODAK Date of Execution - 25/11/2022, , Admitted by: Self, Date of Admission: 25/11/2022, Place of Admission of Execution: Office |  |  |  | | | | | | | | | | |
| | Nov 25 2022 3:10PM | L71 25/11/2022 | 25/11/2022 | | | | | | | | | | |

37, GARIA PLACE, P.S.- NARENDRAPUR, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx6H,Aadhaar No Not Provided Status : Representative, Representative of : BENGAL HOUSING INFRASTRUCTURE (as Partner)



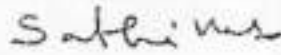
| 3 | Name | Photo | Finger Print | Signature |
|---|--|---|---|---|
| | Mr AJIT DAS Son of Late SURYA KUMAR DAS Date of Execution - 25/11/2022, , Admitted by: Self, Date of Admission: 25/11/2022, Place of Admission of Execution: Office |  |  |  |
| | | Nov 25 2022 3:58PM | LTI 25/11/2022 | 25/11/2022 |

167, GARIA MAIN ROAD (TENTULTALA), P.S.- NARENDRAPUR, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8R,Aadhaar No Not Provided Status : Representative, Representative of : BENGAL HOUSING INFRASTRUCTURE (as Partner)

| 4 | Name | Photo | Finger Print | Signature |
|---|--|--|--|--|
| | Mrs SUSMITA MODAK Wife of Mr AVIJIT MODAK Date of Execution - 25/11/2022, , Admitted by: Self, Date of Admission: 25/11/2022, Place of Admission of Execution: Office |  |  |  |
| | | Nov 25 2022 3:13PM | LTI 25/11/2022 | 25/11/2022 |

37, GARIA PLACE, P.S.- NARENDRAPUR, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx2D,Aadhaar No Not Provided Status : Representative, Representative of : BENGAL HOUSING INFRASTRUCTURE (as Partner)

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Smt Sathi Kar Wife of Mr Palash Kar Baruipur, City:- , P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 |  |  |  |
| | 25/11/2022 | 25/11/2022 | 25/11/2022 |
| Identifier Of Mr AMIT DAS, Mr AJIT DAS, Mr NARAYAN CHANDRA MODAK, Mr AVIJIT MODAK, Mr AMIT DAS, Mr AVIJIT MODAK, Mr AJIT DAS, Mrs SUSMITA MODAK | | | |

| Transfer of property for L1 | | |
|-----------------------------|--------------------------|-------------------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr AMIT DAS | BENGAL HOUSING INFRASTRUCTURE-4 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr AJIT DAS | BENGAL HOUSING INFRASTRUCTURE-4 Dec |
| Transfer of property for L3 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr NARAYAN CHANDRA MODAK | BENGAL HOUSING INFRASTRUCTURE-4 Dec |
| Transfer of property for L4 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr AVIJIT MODAK | BENGAL HOUSING INFRASTRUCTURE-4 Dec |
| Transfer of property for L5 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr AMIT DAS | BENGAL HOUSING INFRASTRUCTURE-5 Dec |
| Transfer of property for L6 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr AJIT DAS | BENGAL HOUSING INFRASTRUCTURE-5 Dec |
| Transfer of property for L7 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr NARAYAN CHANDRA MODAK | BENGAL HOUSING INFRASTRUCTURE-5 Dec |
| Transfer of property for L8 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr AVIJIT MODAK | BENGAL HOUSING INFRASTRUCTURE-5 Dec |

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: DASPARA ROAD (JAGADDAL), Mouza: Jagaddal, , Ward No: 26, Holding No:30 Pin Code : 700151

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|---|--|
| L1 | LR Plot No:- 3030, LR Khatian No:- 4413 | Owner:অমিত দাস, Gurdian:অমিত , Address:শিলা , Classification:ভাল, Area:0.04000000 Acre, | Owner Name not selected by applicant. |
| L2 | LR Plot No:- 3030, LR Khatian No:- 4414 | Owner:অমিত দাস, Gurdian:সুদী কুমার, Address:শিলা , Classification:ভাল, Area:0.04000000 Acre, | Owner Name not selected by applicant. |
| L3 | LR Plot No:- 3030, LR Khatian No:- 4415 | Owner:সত্যজিত চন্দ্র সেনগুপ্ত, Gurdian:কর্তব্য , Address:শিলা , Classification:ভাল, Area:0.04000000 Acre, | Owner Name not selected by applicant. |
| L4 | LR Plot No:- 3030, LR Khatian No:- 4416 | Owner:অমিত দাস, Gurdian:সত্যজিত , Address:শিলা , Classification:ভাল, Area:0.04000000 Acre, | Owner Name not selected by applicant. |

| | | | |
|----|---|--|---------------------------------------|
| L5 | LR Plot No:- 3031, LR Khatian No:- 4413 | Owner:अमित दल, Gurdian:अमित , Address:सिख , Classification:उत्तम, Area:0.05000000 Acre, | Owner Name not selected by applicant. |
| L6 | LR Plot No:- 3031, LR Khatian No:- 4414 | Owner:अमित दल, Gurdian:सूर्य कुमार, Address:सिख , Classification:उत्तम, Area:0.05000000 Acre, | Owner Name not selected by applicant. |
| L7 | LR Plot No:- 3031, LR Khatian No:- 4415 | Owner:साराजन एस मेहन, Gurdian:कपिल , Address:सिख , Classification:उत्तम, Area:0.05000000 Acre, | Owner Name not selected by applicant. |
| L8 | LR Plot No:- 3031, LR Khatian No:- 4416 | Owner:अमित दल, Gurdian:साराजन , Address:सिख , Classification:उत्तम, Area:0.05000000 Acre, | Owner Name not selected by applicant. |

On 25-11-2022

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) 48(1),W.B. Registration Rules,1962)

Presented for registration at 13:22 hrs on 25-11-2022, at the Office of the A.D.S.R. SONARPUR by Mr AMIT DAS , 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 97,73,992/-

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

Execution is admitted on 25/11/2022 by 1. Mr AMIT DAS, Son of Mr AJIT DAS, 167, GARIA MAIN ROAD (TENTULTALA), P.S.- NARENDRAPUR, P.O: GARIA, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Mr AJIT DAS, Son of Late SURYA KUMAR DAS, 167, GARIA MAIN ROAD (TENTULTALA), P.S.- NARENDRAPUR, P.O: GARIA, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 3. Mr NARAYAN CHANDRA MODAK, Son of Late KARTICK CHANDRA MODAK, 37, GARIA PLACE, P.S.- NARENDRAPUR, P.O: GARIA, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 4. Mr AVIJIT MODAK, Son of Mr NARAYAN CHANDRA MODAK, 37, GARIA PLACE, P.S.- NARENDRAPUR, P.O: GARIA, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Identified by Smt Sathi Kar, , , Wife of Mr Palash Kar, Baruipur, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-11-2022 by Mr AMIT DAS, Partner, BENGAL HOUSING INFRASTRUCTURE, 385, VICTORIA PLAZA, GARIA MAIN ROAD, P.S.- NARENDRAPUR, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Smt Sathi Kar, , , Wife of Mr Palash Kar, Baruipur, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

Execution is admitted on 25-11-2022 by Mr AVIJIT MODAK, Partner, BENGAL HOUSING INFRASTRUCTURE, 385, VICTORIA PLAZA, GARIA MAIN ROAD, P.S.- NARENDRAPUR, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Smt Sathi Kar, , , Wife of Mr Palash Kar, Baruipur, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

Execution is admitted on 25-11-2022 by Mr AJIT DAS, Partner, BENGAL HOUSING INFRASTRUCTURE, 385, VICTORIA PLAZA, GARIA MAIN ROAD, P.S.- NARENDRAPUR, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Smt Sathi Kar, , , Wife of Mr Palash Kar, Baruipur, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

Execution is admitted on 25-11-2022 by Mrs SUSMITA MODAK, Partner, BENGAL HOUSING INFRASTRUCTURE, 385, VICTORIA PLAZA, GARIA MAIN ROAD, P.S.- NARENDRAPUR, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Smt Sathi Kar, , , Wife of Mr Palash Kar, Baruipur, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate


Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1977, Amount: Rs.100.00/-, Date of Purchase: 18/11/2022, Vendor name: Sankar Kumar Sarkar



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

30/11/2022 Query No:-16088003345479 / 2022 Deed No :I - 160809432 / 2022, Document is digitally signed.

Page 32 of 33

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2022, Page from 208525 to 208557

being No 160809432 for the year 2022.



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Digitally signed by ARINDAM
CHAKRABORTY

Date: 2022.11.30 16:24:59 +05:30

Reason: Digital Signing of Deed.

(Arindam Chakraborty) 2022/11/30 04:24:59 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.

(This document is digitally signed.)