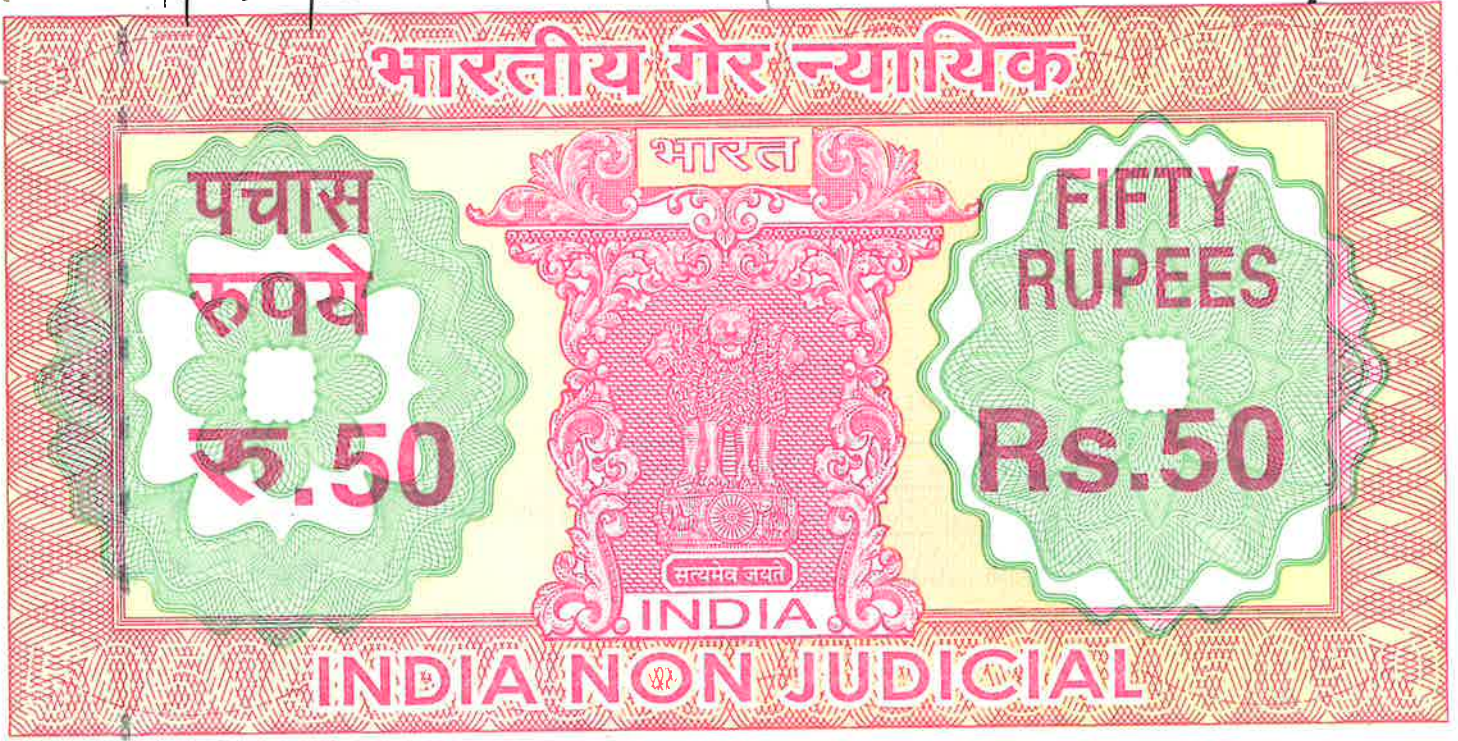


17536/25

9A

IN 7078/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 104661

04/09/25
 2513440/25

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-III
 Alipore, South 24-parganas

- 4 SEP 2025

POA – Project "A"

THIS POWER OF ATTORNEY made this 4th day of September 2025 by SMT. RILA MUKHERJEE, (PAN AEUPM5097H & AADHAAR 9129 7393 6505) wife of Late Shri Ranajit Banerjee, by faith Hindu, by nationality Indian, by profession retired, residing at 17/3 Manick Bandopadhyay Sarani (formerly known as 17/3 Moore Avenue), Kolkata 700040, P.S. Regent Park, P.O. Regent Park, (hereinafter referred to as "the Owner") (which expression shall unless repugnant to the context mean and include her heirs, legal representatives, executors, administrators and assigns)

R. Mukherjee

BIKON PROPERTIES

Banarjee
 (Partner)

BIKON PROPERTIES

Chakrabarti
 (Partner)

46359

Sold to Rita Mukherjee
Address 17/13, Maulik Baidopadhyay Street
Value ₹ 700000
12 AUG 2025
L.S.V., High Court
Adm. Secy
High Court, A.S.

₹ 700000



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
4 SEP 2025

Station Road

Identified by one
Rita Sinha
Advocate
High Court, Kolkata
residing at 16/2/S, Ballygunge
Kolkata - 19.

In this Power of Attorney the following additional expressions unless repugnant to the context shall have the meaning assigned thereto :

- I. "the Attorneys" means (1) Sri Chandra Sekhar Banerjee (having Income Tax PAN no. **ADDPB4947P** and Aadhaar no. **9795 3123 3133**) son of late D D Banerjee by faith Hindu by nationality Indian residing at Flat no. 2B, 2nd floor, 14 Mandeville Gardens, Kolkata-700019, P S Gariahat and (2) Sri Sandip Sinha (having Income Tax PAN no. **ALPPS8206G** and Aadhaar no. **5159 2934 5559**) son of late Dr. S S Sinha by religion Hindu by nationality Indian residing at 16/2/S Ballygunge Station Road, Kolkata-700019 P S Gariahat being the two partners of the Developer firm with power to act jointly and also singly.
- II. "Old Building" means the old building and other structures presently existing and/or standing on the said Land.
- III. "New Building" or "Building" means the New Building of ground plus three upper storeys and an additional floor as may be sanctioned by the Kolkata Municipal Corporation and constructed by the Developer on the said Land after demolishing the Old Building standing thereon.
- IV. "Building Plan" or "Plan" means building plan for construction of the New Building on the said Land.
- V. "Building Premises" means whole of the said Land together with the New Building to be constructed thereon.
- VI. "Developer" means EIKON Properties (having Income Tax PAN no. **AAEFE1656N**, a partnership firm registered under the Indian Partnership Act, 1932 and having its office at 14 Mandeville Gardens, Kolkata-700019 P S Gariahat, P O Ballygunge.
- VII. "Development Agreement" means an agreement dated ^{4th} day of September 2025 made by and between the Owner herein of the one part and the Developer of the other part and executed immediately prior to execution of the instant power of attorney

[Handwritten signature]

EIKON PROPERTIES

[Handwritten signature]
(Partner)

EIKON PROPERTIES

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(Partner)



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
= 4 SEP 2025

and presented for registration in the office of the District Sub Registrar Alipore-III and being registered as Deed no. **17075** of 2025 whereby and whereunder the Owner granted exclusive right of development of the said Property to the Developer for construction of a new building on the said Land after demolishing the old building and/or structures standing thereon at their own costs and expenses and in consideration of the Developer Allocation to the Developer and the Owner Allocation to the Owner and on the terms and conditions stated therein.

VIII. "Owner Allocation" means 50% share in the total constructed and/or developed area in the New Building comprised in the Apartments, Commercial Area, Shop, Car Parkings together with undivided 50% share in the said Land and all Common Areas and Common Facilities in the New Building and more fully stated in the Development Agreement.

IX. "Developer Allocation" means the remaining 50% share in the total constructed and/or developed area in the New Building comprised in the Apartments, Commercial Area, Shop, Car Parkings together with undivided 50% share in the said Land and all Common Areas and Common Facilities in the New Building and more fully stated in the Development Agreement.

X. "Development Commencement Date" means the date on which the Owner delivers vacant possession of the Old Building together with the said Land to the Developer after sanction of the Building Plan by KMC.

XI. "KMC" means the Kolkata Municipal Corporation constituted under the Kolkata Municipal Corporation Act, 1980.

XII. "the said Land" means ALL THAT pieces or parcels of land measuring 6 cottahs 12 chittacks and 19 square feet more or less and being municipal premises no. 17/3 Manik Bandopadhyay Sarani (formerly Moore Avenue) Kolkata-700040 and more fully described in the Schedule hereunder.

XIII. "the said Property" means the said Land together with the Old Building and more fully described in the Schedule hereunder.

Aloruf

EIKON PROPERTIES

Basje
(Partner)

EIKON PROPERTIES

Aluba
(Partner)



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
= 4 SEP 2025

XIV. "Undivided Interest in the Land appertaining to the Developer's Allocation" means undivided, impartible and proportionate being 50% share or interest in the said Land and appertaining to the Developer's Allocation.

XV. "Conditions Precedent" means performance of all the following obligations on the part of the Developer :

- (a) Construction of the New Building on the said Land in accordance with the sanctioned Building Plan and in terms of the Development Agreement ; and
- (b) Applying for and obtaining Completion Certificate of the New Building on the said Land from KMC ; and
- (c) Delivery of quiet, vacant and peaceful possession of the Owner Allocation to the Owner.

XVII. "Admitted Performance of Conditions Precedent" shall take place when the Developer upon performing the Conditions Precedents obtains a Certificate of Performance of the Conditions Precedents from the Owner or the Owner does not dispute such performance within a period of one month inspite of receipt of a notice of having completed performance of Conditions Precedent from the Developer sent by speed post.

XVIII. Other expressions used herein and defined in the Development Agreement shall have the meaning as assigned thereto in the Development Agreement.

WHEREAS

I. The Owner is the lawful owner of the said Property including the said Land and is seized and possessed of the same.

II. By the Development Agreement executed by and between the parties immediately prior to execution of this power of attorney the Owner granted exclusive right of development of the said Property to the Developer for construction of a New Building on the said Land after demolishing the Old Building at their own costs and expenses and in consideration of the Developer Allocation and on the terms and conditions stated therein.

EIKON PROPERTIES

(Partner)

EIKON PROPERTIES

(Partner)



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
- 1 SEP 2025

III. Clause 8.3 of the Development Agreement obligates the Owner to execute and register a power of attorney in favour of the Developer Nominees to do all acts, deeds and things in the name and on behalf of the Owner for obtaining sanction of the Building Plan, proper construction and development of the New Building and also to sell and transfer the units comprised in the Developer Allocation in favour of the concerned purchasers and/or allottees subject to performance of the Condition Precedent. The said clause 8.3 is set out hereunder as a part of this power of attorney.

"8.3. The Owner shall also execute and register a Power of Attorney in favour of the Developer Nominees and authorise the Developer Nominees to appoint architects; to sign Building Plan and all other papers and documents ; and take all steps for obtaining sanction of the Building Plan and to do all acts and deeds for proper construction and development of the New Building on the said Land and also to do bookings and execute and register the sale agreements of the Units comprised in the Developer Allocation in favour of the purchasers and/or allottees of such Units. Such power of attorney shall also authorise the Developer Nominees to execute and register Conveyance and/or transfer documents of the Units comprised in the Developer Allocation subsequent to the Possession Date in the name and on behalf of the Owner. The Owner agrees that all acts, done by the Developer, shall be fully binding upon her as if such acts have been done by the Owner personally present. All costs and expenses that may be incurred by the Developer Nominees in execution or performance of any act or deed under the Power of Attorney shall be borne and paid by the Developer and the Owner shall have no liability, financial or otherwise, for the same and the Developer shall keep the Owner saved, indemnified and harmless from or against all such liabilities".

NOW THIS POWER OF ATTORNEY WITNESSETH that the Owner doth hereby nominate constitute and appoint the said Attorneys being **SRI CHANDRA SEKHAR BANERJEE, (PAN ADDPB4947, AADHAAR 9795 3123 3133)** son of Late D.D. Banerjee, by faith Hindu, by nationality Indian, residing at Flat no. 2B, 2nd floor, 14 Mandeville Gardens, Kolkata 700019, P.S Gariahat and **SRI SANDIP SINHA, (PAN ALPPS8206G, AADHAR 5159 2934 5559)**, son of Late Dr. S.S Sinha, by faith Hindu,

Signature

EIKON PROPERTIES EIKON PROPERTIES
Signature (Partner)
Signature (Partner)



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
4 SEP 2025

by profession business, by nationality Indian, residing at 16/2/S Ballygunge Station Road, Kolkata-700019, P.S. Gariahat, as her true and lawful Attorneys jointly and/or singly to do all acts, deeds and things in the name and on behalf of the Owner for obtaining sanction of the Building Plan; for proper construction and development of the New Building on the said Land and also to sell and transfer the units comprised in the Developer' Allocation in conformity with the covenants contained in the Development Agreement and more particularly clause 8.3 set out hereinabove including the following acts, deeds and things subject to the condition that all costs and expenses that may be incurred by the Attorneys in execution or performance of any act or deed under this power of attorney shall be borne and paid by the Developer and the Owner shall have no liability, financial or otherwise, for the same that is to say;

1. To appoint an architect for surveying the said Land and for preparing the Building Plan.
2. To sign the Building Plan in the name and on behalf of the Owner and submit the same before the Municipal or any other authority and do all acts, deeds and things as may be required or necessary for obtaining sanction of the Building Plan.
3. To pay application fees and all other fees and expenses for obtaining sanction of the Building Plan.
4. To receive all payments and refunds in connection with the Building Plan and to issue valid and effectual receipts for the same.
5. To appear and represent the Owner before any authority for obtaining sanction of the Building Plan.
6. To file and sign all applications, petitions and to enter into all correspondence in the name and on behalf of the Owner for obtaining sanction of the Building Plan.
7. To produce and submit all original documents of title relating to the said Land before the appropriate authority and also to receive back the same from such authority.
8. To receive sanctioned Building Plan, all permissions, sanctions, approvals from the appropriate authorities or any other authority on behalf of the Owner.



EIKON PROPERTIES


(Partner)

EIKON PROPERTIES


(Partner)



DISTRICT SUB-REGISTRAR-III
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9. To make changes in the draft Building Plan or in the sanctioned Building Plan and to apply for additions, alterations, variations or amendments of the sanctioned Building Plan and to take all steps for obtaining such addition, alterations, variations, amendments of the sanctioned Building Plan but in conformity with the Development Agreement.
10. To appear and represent the Owner before the competent authorities under the Fire Brigade, Local Police, the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 or any other authority in connection with the sanction, modification and/or alteration of the sanctioned plans or for obtaining no objection certificate or any approval or permission.
11. To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as may be expedient for sanction of the plans and/or modification and/or alteration of the sanctioned plans and also to submit and take delivery of title deeds concerning the said Land and other papers and documents as be required by the requisite authorities.
12. To pay rates and taxes and house tax and/or other levies and charges to the competent authority and to make/raise objections against enhancement of taxes in respect of the said Land and/or the Building Complex.
13. To supervise, manage, control and look after the said Property and take all steps for protection and preservation of the said Land and/or the Building Complex.
14. To take all steps for construction of the New Building on the said Land.
15. To apply for water, sewerage, electricity, telephone, multimedia, internet, telex and gas connections and other necessary connections and to do all other acts and deeds which are required for making the said Building habitable.
16. To give consent in the name and on behalf of the Owner for obtaining utilities in the New Building including electricity connection, gas connection.
17. To enter into agreements in the name and on behalf of the Owner for providing appropriate site and/or location in the Building Premises for installation of transformer



EIKON PROPERTIES


(Partner)

EIKON PROPERTIES


(Partner)



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
= 4 SEP 2025

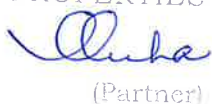
- or any other equipment with regard to utility services and/or connections in the New Building.
18. To obtain necessary completion or occupancy certificates whether partial or complete of the New Building from the competent authority and to make the New Building habitable.
 19. To enter into and to sign and execute all agreements for sale, leases, tenancies in respect of the Developers Allocation in the Building.
 20. To appear and represent the Owner before the Stamp Authorities, Registration authorities or any other authorities for all or any of the aforesaid purposes.
 21. To initiate, conduct and defend all legal proceedings relating to the said Land or the Building Complex.
 22. To engage, retain and appoint Advocates, Lawyers or any other professional agent and to revoke and/or cancel such appointment from time to time as the said Attorneys or any of them shall think proper.
 23. To make sign, execute, affirm and verify plaints, written statement, memo of appeals, revisions, applications, petitions, affidavits, declarations, vakalatnama and other papers and documents as may from time to time be required.
 24. The Attorneys shall be at liberty to do, exercise and perform the following acts, deeds and things in the name and on behalf of the Owner only upon Admitted Performance of the Conditions Precedent and not prior thereto :
 - (a) To deliver possession of any unit or area or Car Park comprised in the Developer Allocation to any purchaser, transferee or any third party or any person claiming through the Developer ;
 - (b) To make, sign execute and register sale deeds, lease deeds or any other transfer document in respect of any area or unit or Car Park comprised in the Developer Allocation.



EIKON PROPERTIES


 (Partner)

EIKON PROPERTIES


 (Partner)



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
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AND GENERALLY to do and execute and perform all or any other act, deed, matters or things whatsoever which ought to be done executed or performed for all or any of the aforesaid purposes as the said Attorney or Attorneys shall deem fit and proper.

AND the Owner hereby ratifies and confirms and agrees to ratify and confirm all and whatever the said Attorney or Attorneys shall do or cause to be done lawfully by virtue of this Power of Attorney to the end and intent the Owner herself could do if personally present.

AND it is hereby clarified that the Attorneys by virtue of this power of attorney shall have no right or authority to sell or transfer or deal with in any manner whatsoever any area, Unit or Car Park comprised in the Owner Allocation.

AND the Owner hereby declares that the Developer being the agent of the Owner has an interest in the Developer Allocation and consequently this power of attorney shall not stand revoked upon demise of the Owner and shall be fully binding upon her legal representatives, assigns and all persons claiming through her.

THE SCHEDULE ABOVE REFERRED TO
(Description of the said Land)

ALL THAT piece and parcel of land measuring 6 cottahs 12 chittacks and 19 sq. ft together with a fifty years old two storeyed building having built up area of 1798.5 sq.feet on each floor having total built up are of 3597 sq.feet with cemented flooring and being premises No.17/3 Manick Bandopadhyay Sarani (formerly Moore Avenue) Kolkata-700040, Police Station, Regent Park, Ward no. 097 in the limits of the Kolkata Municipal Corporation and held as Assessee no. 210970800761 and butted and bounded as follows :

ON THE NORTH: By the premises no. 119, N.S.C Bose Road
ON THE SOUTH: By 40 feet wide Manick Bandopadhyay Sarani
ON THE EAST: Partly by the premises no. 17/3/1
Manick Bandopadhyay Sarani
and partly by the Surplus Land of the Owner
in the premises no.17/3 Manick Bandopadhyay Sarani

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EIKON PROPERTIES

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(Partner)

EIKON PROPERTIES

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(Partner)



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

4 SEP 2025

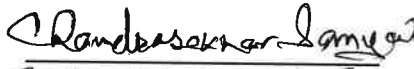
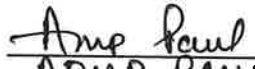
ON THE WEST: By the premises no. 17/2 Moore Avenue.

IN WITNESS WHEREOF the Owner has executed this Power of Attorney on the day month and year first above written.

EXECUTED by SMT. RILA MUKHERJEE at Kolkata, in the presence of :

RILA MUKHERJEE

WITNESSES

- 1) Signature 
Name CHANDRASEKHAR SANYAL
 Address 3/77 Midhasagar Colony
Kolkata - 700047
- 2) Signature 
Name ARUP PAUL
 Address 15/21, Bosepukur Road
Kolkata - 700029

We accept

EIKON PROPERTIES

- 1) (CHANDRA SEKHAR BANERJEE) 
 (Partner)

EIKON PROPERTIES

- 2) (SANDIP SINHA) 
 (Partner)













Drafted by P.K. Jhunjhunwala, Advocate, High Court, Calcutta
Enrolment no. WB/102/77



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

4 SEP 2025

























SPECIMEN FOR PHOTOGRAPH AND TEN FINGERPRINTS

Sl. No.	Photograph of Appointer	Signature of Executant Presentant	PARTY : APPOINTER (PAN NO. AEUPM5097H) NAME : SMT. RILA MUKHERJEE				
		 [RILA MUKHERJEE]					
			Little	Ring	Middle	Fore	Thumb
			Left Hand				
							
	Thumb	Fore	Middle	Ring	Little		
	Right Hand						



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
= 1 SEP 2025

SPECIMEN FOR PHOTOGRAPH AND TEN FINGERPRINTS

Sl. No.	Photograph of Attorney no.1	Signature of Executant Presentant	PARTY : ATTORNEY (PAN NO. ADDPB4947P)				
			NAME : Chandra Sekhar Banerjee				
		 <i>(CHANDRA SEKHAR BANERJEE)</i>					
			Little	Ring	Middle	Fore	Thumb
			Left Hand				
							
			Thumb	Fore	Middle	Ring	Little
			Right Hand				
Sl. No.	Photograph of Attorney no.2	Signature of Executant Presentant	PARTY : ATTORNEY (PAN NO. ALPPS8206G)				
			NAME : Sandip Sinha				
		 <i>(Sandip Sinha)</i>					
			Little	Ring	Middle	Fore	Thumb
			Left Hand				
							
			Thumb	Fore	Middle	Ring	Little
			Right Hand				



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PCS, ALIPORE
- 1 SEP 2025



सत्यमेव जयते
पारं परमं



आधार

भारतीय विशिष्ट परिचय प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

तालिकाङ्कित आई डि / Enrollment No.: 1040/19652/02483

To
रिता सिन्हा
Rita Sinha
16/2/ S BALLYGUNGE STATION ROAD
Ballygunge S.O
Ballygunge
Kolkata
West Bengal 700019

21497982



MN214979821FT



আপনার आधार সংখ্যা / Your Aadhaar No. :

9003 5266 2915

आधार - साधारण मानुषेर अधिकार



भारत सरकार
Government of India

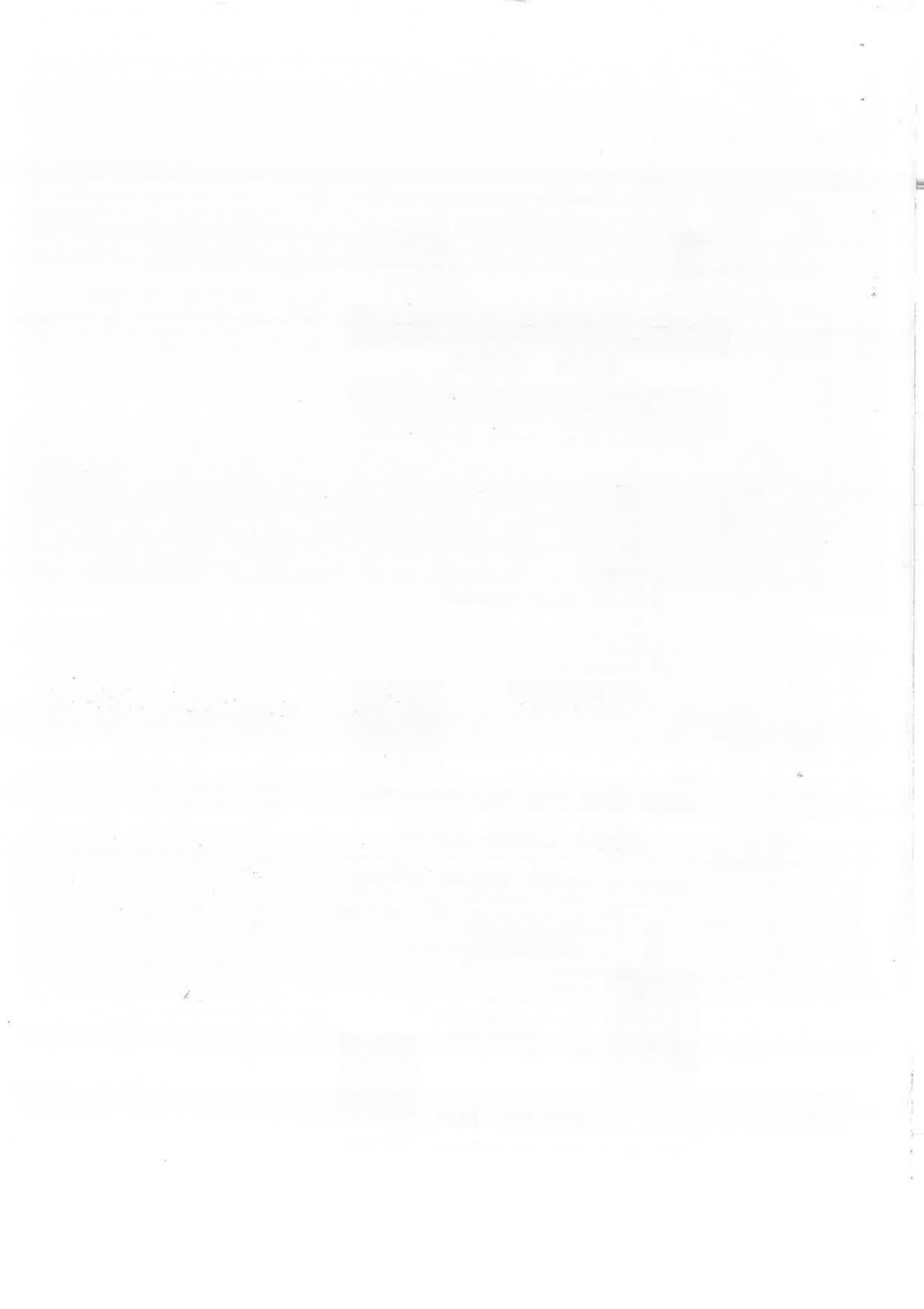


रिता सिन्हा
Rita Sinha
पिता : तारुन कान्ति राय
Father : TARUN KANTI ROY
जन्म साल / Year of Birth : 1968
महिला / Female



9003 5266 2915

आधार - साधारण मानुषेर अधिकार



Major Information of the Deed

Deed No :	I-1603-17078/2025	Date of Registration	04/09/2025
Query No / Year	1603-8002513446/2025	Office where deed is registered	
Query Date	04/09/2025 10:58:02 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RITA SINHA Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830096694, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 2,04,55,549/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 232/- (Article:E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160317075/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

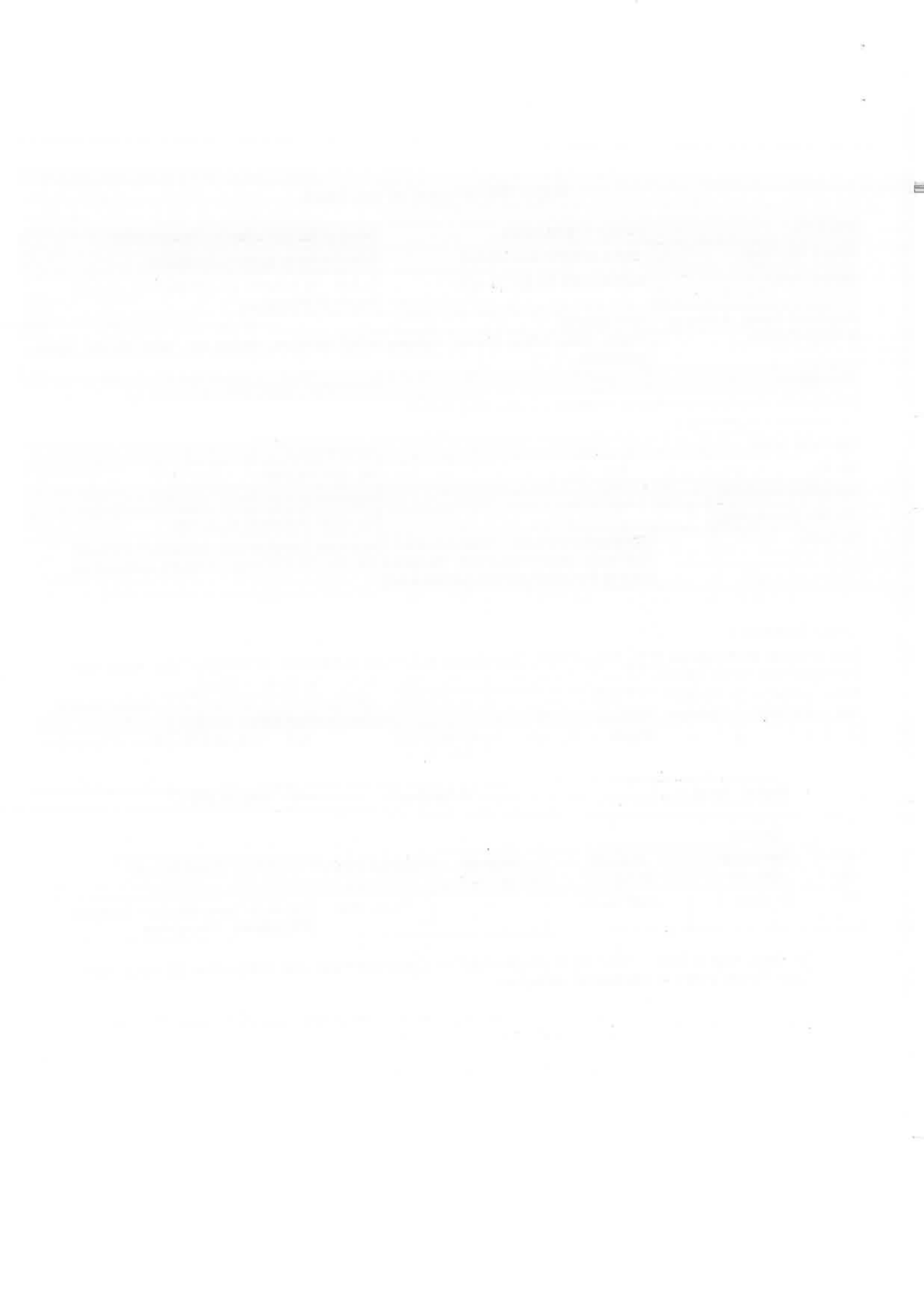
Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manik Bandopadhyay Sarani (Moore Avenue), , Premises No: 17/3, , Ward No: 097 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			Bastu	6 Katha 12 Chatak 19 Sq Ft	1/-	1,86,35,073/-	Width of Approach Road: 45 Ft., , Project Name :
Grand Total :				11.181Dec	1 /-	186,35,073 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3597 Sq Ft.	1/-	18,20,476/-	Structure Type: Structure,Status of Completion : Completed
Gr. Floor, Area of floor : 1798.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1798.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3597 sq ft	1 /-	18,20,476 /-	





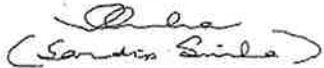
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Rila Mukherjee Wife of Late Ranajit Banerjee Executed by: Self, Date of Execution: 04/09/2025 , Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office	Photo  04/09/2025	Finger Print  Captured LTI 04/09/2025	Signature  04/09/2025
17/3 Moore Avenue, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.:: aexxxxxx7h,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/09/2025 , Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office				




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	EIKON PROPERTIES 14 Mandeville Gardens, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: aaxxxxxx6n,Aadhaar No Not Provided, Status :Organization, Executed by: Representative


Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sandip Sinha (Presentant) Son of Late S S Sinha Date of Execution - 04/09/2025, , Admitted by: Self, Date of Admission: 04/09/2025, Place of Admission of Execution: Office	Photo  Sep 4 2025 11:23AM	Finger Print  Captured LTI 04/09/2025	Signature  04/09/2025
16/2/s Ballygunge Station Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: alxxxxxx6g,Aadhaar No Not Provided Status : Representative, Representative of : EIKON PROPERTIES (as PARTNER)				



2	Name	Photo	Finger Print	Signature
	Mr CHANDRA SEKHAR BANERJEE Son of Late D D BANERJEE Date of Execution - 04/09/2025, , Admitted by: Self, Date of Admission: 04/09/2025, Place of Admission of Execution: Office		 Captured	
	Sep 4 2025 11:22AM	LTI 04/09/2025	04/09/2025	
14, MANDEVILLE GARDENS, Flat No: 2B, 2ND FLOOR, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: ADxxxxxx7P, Aadhaar No: 97xxxxxxxx3133 Status : Representative, Representative of : EIKON PROPERTIES (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs RITA SINHA Wife of Mr SANDIP SINHA HIGH COURT, CALCUTTA, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	04/09/2025	04/09/2025	04/09/2025
Identifier Of Mrs Rila Mukherjee, Mr Sandip Sinha, Mr CHANDRA SEKHAR BANERJEE			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Rila Mukherjee	EIKON PROPERTIES-11.181 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs Rila Mukherjee	EIKON PROPERTIES-3597.00000000 Sq Ft



Endorsement For Deed Number : I - 160317078 / 2025

On 04-09-2025

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

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

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

Presented for registration at 11:02 hrs on 04-09-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Sandip Sinha ,.

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 2,04,55,549/-

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

Execution is admitted on 04/09/2025 by Mrs Rila Mukherjee, Wife of Late Ranajit Banerjee, 17/3 Moore Avenue, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Retired Person

Indetified by Mrs RITA SINHA, , , Wife of Mr SANDIP SINHA, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-09-2025 by Mr Sandip Sinha, PARTNER, EIKON PROPERTIES, 14 Mandeville Gardens, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mrs RITA SINHA, , , Wife of Mr SANDIP SINHA, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 04-09-2025 by Mr CHANDRA SEKHAR BANERJEE, PARTNER, EIKON PROPERTIES, 14 Mandeville Gardens, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mrs RITA SINHA, , , Wife of Mr SANDIP SINHA, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 232.00/- (E = Rs 200.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 232.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 46359, Amount: Rs.50.00/-, Date of Purchase: 12/08/2025, Vendor name: A Sarkar



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 1603-2025, Page from 452852 to 452870
being No 160317078 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.09.08 18:06:37 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 08/09/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.