

6392/25

6205/2025 6192/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AV 141359

8/11/24 986/5
25/4
16/1/2

Additional Registrar of
Assurances-IV, Kolkata

Certified that the document is duly
Registration. The Signatures and the
endorsement sheets attached to the document
are the part of this document.

Additional Registrar of
Assurances-IV, Kolkata

25 APR 2025

25 APR 2025

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, (1)
BISWAJIT MAJUMDAR son of Binod Chandra Majumdar (having PAN
AOQPM5108K and AADHAAR No. 8947 4111 2658) by faith Hindu, by
occupation Business, residing at A.B. 375, Samar Pally, Milan Bazar,

294243

Sold to.....
Address.....
Rs.....
Date.....

PANKAJ SHROFF & CO.
ADVOCATE
Heritage, No 11, 6th Flr
Diamond Harbour Road,
Kolkata- 700 001

SIPRA DEPT

Licence No. 28A

Code 21070

1, N. S. Road, Kolkata- 700 001

22 MAR 2025



Rajarhat Gopalpur(M), Police Station- Baguihati, Post Office – Milan Bazar, District: North 24 Parganas, Pincode - 700102, West Bengal, **(2) ASHISH KUMAR DANDAPAT** son of Ajit Kumar Dandapat (having **PAN AGRPD2491H** and **AADHAAR No. 7422 8086 6536**) by faith Hindu, by occupation Business, residing at Baragadra, Police Station- Sarenga, Post Office – Baragarrah, District: Bankura, Pincode - 722150, West Bengal and **(3) SANJAY BANGAL** son of Late Ajit Kumar Bangal (having **PAN AKCPB2483N** and **AADHAAR No. 2282 5296 5419**) by faith Hindu, by occupation Business, residing Tehsil, Bankura, Kulmara, Police Station- Bankura, Post Office – Keshiakole, District: Bankura, Pincode - 722155, West Bengal (hereinafter jointly referred to as "the **Principals**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs legal representatives executors administrators and permitted assigns) **SEND GREETINGS:**

WHEREAS:

- A. The Principals are the absolute owners of **ALL THAT** messuages tenements hereditaments dwelling houses sheds structures and premises together with the piece or parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 14 Cottahs 13 Chittacks 20 Square feet more or less situate and lying at and being Holding No.135/2233(17/2233), Krishnapur Road, Kolkata-700159, {comprised in R.S. Dag Nos. 3210 (14 Decimal more or less) and 3210/4665 (10.53 Decimal more or less) recorded in R.S. Khatian No. 64 corresponding to L.R. Dag No.5673 (24.53 Decimal more or less) recorded in L.R. Khatian Nos.1739, 1740, 1741 all in Mouza Krishnapur, J.L. No. 17} under Police Station Baguihati, in the District of North 24-Parganas (hereinafter referred to as "the **said Premises**"), in equal one-third shares, free from all encumbrances, charges, liens, lis pendens and liabilities.
- B. Plan for construction of a ground plus four storeyed new building at the said Premises has been sanctioned by the Bidhannagar Municipal Corporation vide Building Permit No. SWS-OBPAS/2109/2025/0337 dated 23.04.2025.



25 APR 2005

C. By an Agreement of even date registered with the Additional Registrar of Assurances-___, Kolkata in Book I, Being No. 6183 for the year 2025 (hereinafter referred to as "the **said Development Agreement**", which expression shall mean and include its supplemental agreements, rectifications, modifications, etc. if made in writing by the Principals and the Developer named below) made between the Principals hereto as owners therein and **SHREE SAI INFRASTRUCTURE DEVELOPMENT** (having **PAN AEMFS2371A**), a partnership firm within the meaning of The Indian Partnership Act, 1932, having its registered office at CE/1/A/9, Street No.214, Action Area -I, New Town, Police Station and Post Office - New Town, Kolkata - 700 156 (hereinafter referred to as "the **Developer**") as developer therein, the Principals have appointed the developer to construct a New Building at the said Premises and commercially exploit the same and share the revenue generated from the sale of the saleable areas of the project in the ratio therein mentioned and on the terms and conditions recorded therein.

D. To enable the Developer to comply with its obligations under the Development Agreement and for smooth and timely implementation of the Project, the Principals are hereby granting the following powers in favour of the Developer, **SHREE SAI INFRASTRUCTURE DEVELOPMENT** (having **PAN AEMFS2371A**), a partnership firm within the meaning of The Indian Partnership Act, 1932, having its registered office at CE/1/A/9, Street No.214, Action Area -I, New Town, Police Station New Town, Kolkata - 700 156 represented by one of its Partners namely **Mr. Ashish Kumar Dandapat** son of **Ajit Kumar Dandapat** (having **PAN AGRPD2491H** and **Aadhaar 7422 8086 6536**), working for gain at CE/1/A/9, Street No.214, Action Area -I, New Town, Police Station New Town, Kolkata - 700 156 (all hereinafter referred to as "the **Attorney**", which expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its partners for the time being their respective successors substitutes or nominees), as hereinafter contained:

NOW KNOW YE BY THESE PRESENTS, WE, the Principals above named, do hereby nominate constitute and appoint the above named Attorney, as our true and lawful attorney for in the name and on behalf of the Principals to do execute exercise and perform all or any of the following acts deeds and things for and in

Amir Khan

connection with construction of new building at the said Premises, modification/alteration of the Building Plan, any work related to the said Premises, booking and agreement for sale of the Saleable Areas (defined under the Development Agreement) in the new building to be constructed at the said Premises in terms of the Development Agreement i.e. to say:

1. To have the said Premises surveyed and measured and to have the soil thereof tested;
2. To sign execute and submit plans prepared by the Architects, Engineers etc. in respect of the new building to be constructed at the said Premises for sanctioning to the Bidhannagar Municipal Corporation and other concerned authorities and to have the same modified revised altered and/or renewed and/or revalidated and to pay fees and obtain sanction modification revision alteration and/or renewal and/or such other orders and permissions as be expedient therefor;
3. To get the valuation of the said Premises assessed in the records of the Bidhannagar Municipal Corporation from time to time including as per unit area assessment method;
4. To get the names of the Principals mutated and recorded in the records of the Bidhannagar Municipal Corporation and the concerned B.L.&L.R.O. and other public departments and government records;
5. To gift portion of the said Premises or splayed corner thereof to the concerned government authority for sanctioning of Building Plan(s);
6. To get the land contained in the said Premises converted in the records of the concerned B.L.& L.R.O. and other public departments and government records;
7. To get the land contained in the said Premises amalgamated in the records of the Bidhannagar Municipal Corporation and other public departments and government records;
8. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, power, drainage, sewerage, generator,

transformer, lifts, air conditioning system, V-SAT, security systems and/or other utilities inputs and facilities from the Bidhannagar Municipal Corporation and/or other appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same and obtain necessary permissions and licenses to erect run/operate such utilities in the new building at the said Premises from the concerned authorities and also to give contract for maintenance of lifts, generator, air conditioners, Dish Antenna and other utilities and its concerned machineries and other appliances to such agencies as the Attorney may deem fit and proper.

9. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates in connection with construction of the new building at the said Premises or any part thereof and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned;
10. To apply for and obtain "No Objection Certificates" from the competent authority under the provisions of the Urban Land (Ceiling & Regulations) Act, 1976;
11. To apply for and obtain "No Objection Certificates" for construction of the new building at the said Premises from airport authorities, pollution control authorities and/or authorities under environment laws or any other concerned authority and all other permissions that may be required for sanctioning modifications and/or alteration of the Building Plan and/or obtaining utilities and other purposes hereinstated;
12. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the Bidhannagar Municipal Corporation and/or other concerned authorities for the occupation and use of the New Building at the said Premises from time to time;
13. To insure and keep insured all or any constructions at the said Premises or any part thereof against loss or damage by fire earthquake and/or other risks as be deemed fit by the said Attorney and to pay all premia for such insurance.

14. For all or any of the purposes hereinbefore stated and those stated in the Development Agreement to appear and represent the Principals before Bidhannagar Municipal Corporation, Fire Brigade, the Collector, Pollution and Environment Authorities, Police Authorities, Pollution Control Board, Airport Authorities, Traffic Department, Directorate of Fire Services, Directorate of Lifts, Directorate of Electricity, Insurance Companies, CESC Limited, B.L.&L.R.O., S.D.L.&L.R.O., D.L.&L.R.O., District Magistrate, Additional District Magistrate, Land Reforms Commission, Principal Secretary, Deputy Secretary, OSD, Authorities under the West Bengal Land Reforms Act, 1956, Authorities under the West Bengal Estates Acquisition Act, 1953, Competent Authority under the provisions of the Urban Land (Ceiling & Regulations) Act, 1976, Authorities under the Real Estate (Regulation & Development) Act, 2016 and also all other authorities and Government Departments and/or its officers and also all other State Executives, Quasi Judicial, Municipal and other authorities and persons and also all, tribunals and appellate authorities and to do all acts deeds and things as may in any way be found necessary or expedient by the said Attorney to effectuate and implement the said Development Agreement.
15. For all or any of the purposes hereinstated to make sign execute submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, indemnities, objections, letters, plans, notices etc. (including those relating to boundary verification) as may in any way be found necessary or expedient by the said Attorney and to appear and represent the Principal before any Notary Public, Registrar of Assurances, Kolkata, Additional Registrar of Assurances, Kolkata and other registering authorities having jurisdiction to register documents in respect of the said Premises, and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected the same.
16. To negotiate, take bookings and applications in respect of sale of the Saleable Areas or any part thereof in the new building to be constructed at the said Premises and if necessary to amend, modify, alter or cancel the same and to receive the amounts receivable in respect of such sale and to grant receipts, acknowledgements and discharges therefor and to fully exonerate the person or persons paying the same. The Principal's Share of

Gross Revenue from sale of the Saleable Areas shall be paid to the Principal's bank account in terms of the Development Agreement.

17. To take bookings and enter into agreements for sale and deed of conveyance of the Saleable Areas in the new building at the said Premises with the intending buyers and to sell convey and transfer undivided proportionate share in the land comprised in the said Premises and the Common Areas and Installations thereat attributable to the units and other constructed areas in the New Building to be constructed at the said Premises as a property appurtenant thereto or such portion thereof to the persons agreeing to purchase the same;
18. To make the Principals party to and sign execute and register the agreements, nominations, cancellations, rectifications, declarations, sale deeds, and such other documents and writings in connection with booking and agreements for sale and deed of conveyance and other documents relating to the Saleable Areas thereby agreeing to sell and/or sell the Principals' share right title and interest in the Saleable Areas or any part thereof and undivided proportionate share in the land comprised in the said Premises and the Common Areas and Installations thereat as the Attorney may deem fit and proper.
19. To deliver possession of the Saleable Areas or any part thereof to the intending buyers thereof.
20. To terminate any contract, agreement, etc. entered into with the persons intending to acquire the Saleable Areas or any part thereof in such manner as the said Attorney may deem fit and proper.
21. To appear before and represent the Principal before any Registrar of Assurances, Additional Registrar of Assurances, Kolkata, Notary Public and/or other officer or officers or authority or authorities having jurisdiction and to affirm any document and/or to present for registration before them and admit execution and to acknowledge and register and have registered and perfected all documents instruments and writings executed by the said Attorney by virtue of the powers hereby conferred in respect of the Saleable Areas.

22. To allow the intending buyers agreeing to purchase any part of Saleable Areas to take loan/finance in respect thereof from any Banks or Financial Institutions (viz. Life Insurance Corporation of India, Housing Development Finance Corporation Limited, SBI Home Finance Limited, National Housing Bank etc.) without involving, without binding, without creating any financial obligation or liability whatsoever or howsoever upon the Principals and/or the properties and rights of the Principals.
23. To have the units etc. to be separately assessed and mutated in the name of the intending buyers thereof in all public records and with all authorities having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney may deem fit and proper.
24. To do all acts deeds and things in order to effectuate and implement the Development Agreement.
25. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions and other legal proceedings and demands under civil criminal or revenue laws concerning the said Premises, the construction of the New Building at the said Premises and/or booking and agreement for sale, deed of conveyance of the Saleable Areas and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Civil, Criminal or Revenue Court including any Tribunal, Collector, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding as the occasion shall require and/or as the said Attorney may think fit and proper.
26. To accept and receive summons and services of papers from any Court, Tribunal, postal authorities, Bidhannagar Municipal Corporation and/or other authorities and/or persons.
27. To deposit court fees or receive refund of the excess amount of fee or other amounts, if any, paid for the purposes and to give valid and effectual receipts in respect thereof.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to construction and sale of the new building at the said Premises or any part thereof which the Principals could have lawfully done under their own hands and seals, if personally present.

AND the Principals do hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney shall lawfully do or cause to be done in or about the premises.

AND IT IS MADE CLEAR BY THE PRINCIPALS THAT the attorney, while exercising the powers and authorities granted hereunder, shall not do any act, deed, matter or thing which would in any way go against the spirit of all arrangement and understanding between the Principals and the said Developer for construction of New Building at the said Premises and commercial exploitation of the same under the said Development Agreement.

IN WITNESS WHEREOF the Principal have executed this Power of Attorney on this 25th day of April 2025.

SIGNED SEALED AND DELIVERED

by the within named **Principals** at
Kolkata in the presence of:

(Signature)
Ashish Kumar Sanderpat -
Sonjay Bangal

- 1) Sayantani Sarker
PO - Hridaypur, village - Haridharpur
Kolkata - 700127
- 2) Abhishek Naskar
C/o - Pankaj Shroff & Co. (Adv.)
16, Strand Road, Kal - 700001

Draft by me and approved by the Principals:

(Signature)
Ankit Shroff, Advocate
C/o. Pankaj Shroff & Company, Advocates
Diamond Heritage, N611, 6th floor,
16 Strand Road, Kolkata-700001
Enrolment No. F/66/2008

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

L.H. BOX - SMALL TO THUMB PRINTS

R.H. BOX - THUMB TO SMALL PRINTS

	LH					
	RH					

ATTESTED:-

Bhargav

	LH					
	RH					

ATTESTED:-

Ashish Kumar Sundapal -

	LH					
	RH					

ATTESTED:-

Sanjay Bangal

Major Information of the Deed

Deed No :	I-1904-06205/2025	Date of Registration	25/04/2025
Query No / Year	1904-8001134986/2025	Office where deed is registered	
Query Date	25/04/2025 5:26:45 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Pankaj Shroff And Company 16, Strand Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9062486917, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 4,77,23,335/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190406183/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

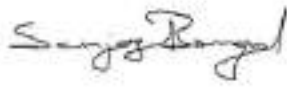
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Krishnapur Road, Road Zone : (Rabindrapally – Majher Para) , Mouza: Krishnapur, Pin Code : 700159

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3210	RS-64	Bastu	Danga	14 Dec		2,71,51,516/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-3210/4665	RS-64	Bastu	Bastu	10.53 Dec		2,04,21,819/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			24.53Dec	0 /-	475,73,335 /-	
	Grand Total :				24.53Dec	0 /-	475,73,335 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	75,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
S2	On Land L2	100 Sq Ft.	0/-	75,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	200 sq ft	0 /-	1,50,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr BISWAJIT MAJUMDAR (Presentant) Son of Mr Binod Chandra Majumdar Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office	 25/04/2025	 LTI 25/04/2025	 25/04/2025
A.B. 375, Samar Pally, Milan Bazar, Rajarhat Gopalpur(M), City:- , P.O:- Milan Bazar, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AOxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office				
2	Mr ASHISH KUMAR DANDAPAT Son of Mr Ajit Kumar Dandapat Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office	 25/04/2025	 LTI 25/04/2025	 25/04/2025
Baragadra, City:- , P.O:- Baragarrah, P.S:-Sarenga, District:-Bankura, West Bengal, India, PIN:- 722150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AGxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office				
3	Mr SANJAY BANGAL Son of Late Ajit Kumar Bangal Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office	 25/04/2025	 LTI 25/04/2025	 25/04/2025
Tehsil, Bankura, Kulmara, City:- , P.O:- Keshiakole, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722155 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AKxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHREE SAI INFRASTRUCTURE DEVELOPMENT CE/1/A/9, Street No.214, ActionArea -I, New Town, City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Date of Incorporation:XX-XX-2XX1 , PAN No.: AExxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Ashish Kumar Dandapat Son of Mr Ajit Kumar Dandapat Baragadra, City:- , P.O:- Baragarrah, P.S:-Sarenga, District:-Bankura, West Bengal, India, PIN:- 722150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: AGxxxxxx1H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHREE SAI INFRASTRUCTURE DEVELOPMENT (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Naskar Son of Mr Kamal Naskar 16, Strand Road, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	25/04/2025	25/04/2025	25/04/2025
Identifier Of Mr BISWAJIT MAJUMDAR, Mr ASHISH KUMAR DANDAPAT, Mr SANJAY BANGAL, , ,			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr BISWAJIT MAJUMDAR	SHREE SAI INFRASTRUCTURE DEVELOPMENT-4.66667 Dec
2	Mr ASHISH KUMAR DANDAPAT	SHREE SAI INFRASTRUCTURE DEVELOPMENT-4.66667 Dec
3	Mr SANJAY BANGAL	SHREE SAI INFRASTRUCTURE DEVELOPMENT-4.66667 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr BISWAJIT MAJUMDAR	SHREE SAI INFRASTRUCTURE DEVELOPMENT-3.51 Dec
2	Mr ASHISH KUMAR DANDAPAT	SHREE SAI INFRASTRUCTURE DEVELOPMENT-3.51 Dec
3	Mr SANJAY BANGAL	SHREE SAI INFRASTRUCTURE DEVELOPMENT-3.51 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr BISWAJIT MAJUMDAR	SHREE SAI INFRASTRUCTURE DEVELOPMENT-33.33333300 Sq Ft
2	Mr ASHISH KUMAR DANDAPAT	SHREE SAI INFRASTRUCTURE DEVELOPMENT-33.33333300 Sq Ft
3	Mr SANJAY BANGAL	SHREE SAI INFRASTRUCTURE DEVELOPMENT-33.33333300 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr BISWAJIT MAJUMDAR	SHREE SAI INFRASTRUCTURE DEVELOPMENT-33.33333300 Sq Ft
2	Mr ASHISH KUMAR DANDAPAT	SHREE SAI INFRASTRUCTURE DEVELOPMENT-33.33333300 Sq Ft
3	Mr SANJAY BANGAL	SHREE SAI INFRASTRUCTURE DEVELOPMENT-33.33333300 Sq Ft

Endorsement For Deed Number : I - 190406205 / 2025

On 25-04-2025

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 16:18 hrs on 25-04-2025, at the Office of the A.R.A. - IV KOLKATA by Mr BISWAJIT MAJUMDAR , 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 4,77,23,335/-

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

Execution is admitted on 25/04/2025 by 1. Mr BISWAJIT MAJUMDAR, Son of Mr Binod Chandra Majumdar, A.B. 375, Samar Pally, Milan Bazar, Rajarhat Gopalpur(M), P.O: Milan Bazar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 2. Mr ASHISH KUMAR DANDAPAT, Son of Mr Ajit Kumar Dandapat, Baragadra, P.O: Baragarrah, Thana: Sarenga, , Bankura, WEST BENGAL, India, PIN - 722150, by caste Hindu, by Profession Business, 3. Mr SANJAY BANGAL, Son of Late Ajit Kumar Bangal, Tehsil, Bankura, Kulmara, P.O: Keshlakole, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by Profession Business

Identified by Mr Abhijit Naskar, , Son of Mr Kamal Naskar, 16, Strand Road, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

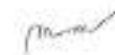
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- , I = Rs 55.00/- , M(a) = Rs 7.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

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 294243, Amount: Rs.100.00/-, Date of Purchase: 22/03/2025, Vendor name: S DEY



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2025, Page from 262793 to 262812
being No 190406205 for the year 2025.



Digitally signed by SEMANTI SIKDAR
Date: 2025.04.28 12:35:35 +05:30
Reason: Digital Signing of Deed.

(Semanti Sikdar) 28/04/2025

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.**