

23/12/25

I-22985/25



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AW 286198

৬ = 2/3300933/25
11/12/25

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

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

11-12-25

DEVELOPMENT AGREEMENT ALONG WITH
DEVELOPMENT POWER OF ATTORNEY

THIS DEED OF AGREEMENT FOR DEVELOPMENT IS MADE ON
THIS 11th DAY OF December, 2025
BETWEEN

Biswajit Saha Roy

11888

10 DEC 2025

No..... Rs. 100/- Date.....

Name : *Biswajit Sinha Roy*

Address : *S-46 Kamalakhani Garia*

Vender :

Alipore Collectorate, 24 Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

*Roy
Kamalakhani Garia, Kol-84.*



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
71 DEC 2025

Identified by me,

*S. Das Sharma
Adv.*

*Sonab Bimalenchi Das Sharma
of: - S-48, Kamalakhani Garia
Kool-84*

M-7439788217

Mr. B
07/10

Mr. BISWAJIT SINHA ROY, PAN no. BDCPS0401H, DATE OF BIRTH-07/05/1957, GREEN CARD (M) USCIS #089-156-382, CATEGORY E27. PASSPORT - SINHA ROY BISWAJIT, IND, N1964384 WASHINGTON D.C. Issued 01.07.2016, Exp. 30/06/2026, s/o. Late Sudhindra Chandra Roy, of 25275, SACKWHEAT SQUARE, CHANTILLY, VA-20152, USA, hereinafter referred to as THE LAND OWNER (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and

include his heirs, executors, administrators, legal representatives, and assigns) of the FIRST PART.

AND

M/S. D.P. CONSTRUCTIONS (PAN no. AALFD3230G) DATE OF OPERATION-20/10/2015, having its office at 350, S.N. Ghosh Avenue, Elaichi, Narendrapur, Indian, West Bengal-700103, represented by the partners, 1. Sri. DHIMAN KUMAR KALI, Pan no. BFJPK0951D, DATE OF BIRTH-04/12/1969, Aadhaar no. 2525 1156 9381, Mobile no. 9432069860, s/o. Madhusudan Kall, by occupation businessman, by faith Hindu, residing at S.N. Ghosh Avenue, Elaichi, Narendrapur, Indian, West Bengal-700103, AND, 2. Sri. PURNENDU SEKHAR DAS, PAN no. AGTPD0032C, DATE OF BIRTH-07/11/1967, Aadhaar no, 6090 0352 6465, Mobile no. 9143218526, by faith Hindu, by Nationality Indian, by occupation Businessman, residing at 17A, Subhas Pally, Regent Estate, Circus Avenue, P.S. Netaji Nagar, Kolkata-700092, West Bengal, hereinafter referred to as ATTORNEY/DEVELOPER (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives, and assigns) of the SECOND PART.

WHEREAS the Land Owner is the sole and absolute owner of land measuring 1 Cottah 5 Chitaks together with 1 storied dwelling house at Mouza Kamdahari, P.S. Bansdroni (Regent Park), J.L. no. 49, C.S. Khatian no. 294, R.S. Khatian no. 514, Dag no. 858 with 8' wide common passage South eastern side within the K.M.C. Ward no. 111, Premises no. 236/1, Kamdahari

Biswajit Sinha Roy


Purbapara, Assessee no. 311112008583 as per registered deed of Conveyance of Land Owner vide deed no. 1338/1993 at A.R.A. I, Kolkata.

AND WHEREAS, the owner herein intends to develop the property by raising a multi-storied building upon the aforesaid property consisting of several self-contained residential flats and other commercial spaces thereon on different measurements and sizes, however, due to lack of experience, manpower, and other difficulties the owner herein could not materialize her said desire and as such they requested the Developer herein to undertake the aforesaid development work on the said Property.

AND WHEREAS an agreement for development and development power of attorney was executed earlier on 19/07/2023 between the Land Owner and the Developer when the land Owner was staying in U.S.A. as Green Card holder. Subsequently due to change of circumstances it is required to execute a fresh development agreement and power to be registered as per present system of local State Govt. Registration Department as on date.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed upon by and between the parties hereto on the following terms and conditions:-

1. TITLE DEEDS:- Shall mean all the documents of title relating to the said land and premises, which shall be handed over and/or handed over in original to the Developer at the time of execution of the Agreement.

2. NEW BUILDING: shall mean the Multi-storied Building (G+ upper-storied) as per available sanctioned area, which is to be constructed over; the said premises as per plan to be sanctioned by the K.M.C.

3. COMMON AREA FACILITIES AND AMENITIES: shall mean and include, corridors stair ways, passage ways, Common lavatories, tube well, overhead

Bushajit Sinha Roy


water tank, water pump and motor, roof and all other facilities which is to be attached with the proposed Building for better enjoyment as Apartment Ownership Act or mutually agreed by and between the owners and the Developer.

4. OWNERS' ALLOCATION shall be One Flat measuring 700 sq.ft. super built up area on the 1st floor and if any additional construction is made for the betterment of the Land Owners the land owners shall be liable to pay extra cost price for the same to the Developer together proportionate share of land and common areas shall enjoy the Land owners in the project M/S. Manali Apartment.

5. DEVELOPER'S/PROMOTER'S ALLOCATION: shall mean the, remaining constructed area after providing the Owners' allocation in the proposed building to be constructed on the said premises including proportionate share of the common facilities and amenities, i.e., 50% of total constructed area, i.e., F.A.R. (Floor Area Ratio) as per sanctioned plan of the K.M.C. of the proposed Two-storied building together with undivided proportionate share of land and all other common facilities and amenities of the said property

OWNER'S DECLARATION, RIGHTS AND RESPONSIBILITIES

1. That the owner hereby agree to sign, execute Registered Development Power of Attorney and also all the petitions, Affidavit, Deeds, Complaints, written objection, proposed site plan, Building plan, Completion Plan, Declaration of Amalgamation, Deed of Amalgamation, Agreement for Sale and all other necessary Documents in favour of the Developer or its Nominated person or persons for betterment of the construction over the schedule land and

Binayit Sinha Roy
Sinha

adjacent land and betterment of project and also for the betterment of title over the Schedule property and the owner also agreed to pay all the costs and expenses of the documents in up-to-date condition and for betterment of Title of the property of the owner herein.

2. That the owner hereby undertakes to deliver and/or handover all the Photocopies and/or Original of all the Deeds and documents to the Developer at the time of execution of this Agreement and if the Original documents is not delivered in favour of the Developer, then produce all the Original documents, whenever called for production of the same by the Developer.

3. The owner hereby undertakes not to do any act, deeds or things by which the Developer may prevent from executing any Deed of Conveyance in favour of the intending purchaser or Purchasers of the Developer's Allocation. If the Developer fails to deliver possession of the owners Allocation within the stipulated period, then the owner will be entitled to get compensation/damages from the Developer as deemed fit by the Developer. Be it mentioned here that the time will be essence of the Contract.

DEVELOPERS RIGHTS, OBLIGATION AND DECLARATION.

1. The Developer hereby agreed to complete the multi-storied (G+Upper-storied) building over the property as per plan as sanctioned by the concerned K.M.C, concern with due modification or amendment of the sanction plan as made or caused to be made by the Architect /Engineer/LB.S. of the Developer. Be it pertinent to mention here that at present the Plan of Building will be submitted for sanction before the K.M.C.

Bonajit Sinha Roy


2. The Developer hereby agreed to deliver possession of the owners' allocation in the proposed new building within aforesaid stipulated months from the date of execution and Registration of this Agreement, and if required, the owner will further allow aforesaid stipulated months for delivery of possession of the owners' allocation without claiming any damages. It is also agreed that the delivery of possession of the owners' allocation will be made first and after that the Developer will be entitled to handover possession of the Developer's Allocation and if required benefits of the parties hereto before or after completion of the building necessary supplementary-Agreement will be executed. Be It pertinent to mention here that the Developer will obtain Completion Certificate (C.C.) at its/his own cost expenses and Photo copy of the same will be given to all the owners/occupiers of the units of the newly constructed building.

SCHEDULE-A


(SCHEDULE OF SAID PROPERTY)

ALL THAT land measuring 1 Cottah 5 Chitaks together with 1 storied dwelling house at Mouza Kamdahari, P.S. Bansdrani (Regent Park), J.L. no. 49, C.S. Khatian no. 294, R.S. Khatian no. 514, Dag no. 858 with 8' wide common passage South eastern side within the K.M.C.Ward no. 111, Premises no. 236/1, Kandahari Purbapara, Assessee no. 3111112008583.

SCHEDULE-B

(OWNER'S ALLOCATION)

OWNERS' ALLOCATION shall be One Flat measuring 700 sq.ft. super built up area on the 1st floor together proportionate share of land and common areas shall enjoy the Land owners in the project M/S. Manali Apartment.

Biswajit Sinha Roy


SCHEDULE-C

(DEVELOPER'S ALLOCATION)

DEVELOPER'S/PROMOTER'S ALLOCATION: shall mean the, remaining constructed area after providing the Owners' allocation in the proposed building to be constructed on the said premises including proportionate share of the common facilities and amenities, i.e., 50% of total constructed area, i.e., F.A.R. (Floor Area Ratio) as per sanctioned plan of the K.M.C. of the proposed Two-storied building together with undivided proportionate share of land and all other common facilities and amenities of the said property.

Biswajit Sinha Roy


DEVELOPMENT POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS THAT

I, Mr. BISWAJIT SINHA ROY, PAN no. BDCPS0401H, DATE OF BIRTH-07/05/1957, GREEN CARD (M) USCIS #089-156-382, CATEGORY E27. PASSPORT - SINHA ROY BISWAJIT, IND,

N1964384 WASHINGTON D.C. Issued 01.07.2016, Exp. 30/06/2026, s/o. Late Sudhindra Chandra Roy, of 25275, SACKWHEAT SQUARE, CHANTILLY, VA-20152, USA, hereinafter referred to as THE LAND OWNER do hereby send greetings:-

WHEREAS I am the sole and absolute owner of land measuring 1 Cottah 5 Chitaks together with 1 storled dwelling house at Mouza Kamdahari, P.S. Bansdroni (Regent Park), J.L. no. 49, C.S. Khatian no. 294, RS. Khatian no. 514, Dag no. 858 with 8' wide common passage South eastern side within the K.M.C. Werd no. III, Premises no. 236/1, Kamdahari Purbapara, Assessee no. 3111112008583.

AND WHEREAS As I am residing in U.S.A., far away from my aforesaid property and unable to look after my said property, hence I appoint M/S. D.P. CONSTRUCTION, represented by its Partners,

M/S. D.P. CONSTRUCTIONS (PAN no. AALFD3230G) DATE OF OPERATION-20/10/2015, having its office at 350, S.N. Ghosh Avenue, Elaichi, Narendrapur, Indian, West Bengal-700103, represented by the partners, 1. Sri. DHIMAN KUMAR KALI, Pan no. BFJPK0951D, DATE OF BIRTH-04/12/1969, Aadhaar no. 2525 1156 9381, Mobile no. 9432069860, s/o. Madhusudan Kall, by occupation businessman, by faith Hindu, residing at S.N. Ghosh Avenue, Elaichi, Narendrapur, Indian, West Bengal-700103, AND, 2. Sri. PURNENDU SEKHAR DAS, PAN no. AGTPD0032C, DATE OF BIRTH-

Biswajit Sinha Roy
Sinha B.

07/11/1967, Aadhaar no, 6090 0352 6465, Mobile no. 9143218526, by faith Hindu, by Nationality Indian, by occupation Businessman, residing at 17A, Subhas Pally, Regent Estate, Circus Avenue, P.S. Netaji Nagar, Kolkata-700092, West Bengal, as my true and Lawful ATTORNEY/DEVELOPER for any of the following acts, deeds, things and matters that is to say:-

1. To look after, manage, control, supervise and protect my said property mentioned in the Schedule bellow.
2. To represent me to appear on my behalf and to prepare building plan, boundary declaration, site plan, floor plan, completion, Plan and construction of building, revise plan, new plan as per K.M.C. building rules, Alteration plan, execution of Deed of Rectification, Deed of Amalgamation and plan Amalgamation, plan Amalgamation registration purposes and to submit the same in the K.M.C. Dept. as Signatory, and to receive the same.
3. To represent me at the office of B.L.L.R.O., S.D.L. R.O., A.D.M. LR., Dist. Collector, Revenue Inspector as Signatory.
4. To negotiate for sale of Developers' Allocation only and to execute and register the deed of Conveyance or Sale Agreement and or any kind of deeds and to receive consideration amount save and except the OWNERS' ALLOCATION.
5. To appoint engineers, surveyors, supervisors, or any staffs for the purposes.
6. To apply for electric connection, sanitary connections, water Supply drainage and sewerage and to pay all rates, taxes or any charges as required.
7. To commence, prosecute, defend and continue, all actions, suits, appeals, file affidavit on my behalf and to withdraw the suits.
8. To appear at Police Station, govt, offices, local club and to adjust and compromise.

Biswajit Sinha Roy


SCHEDULE-A

ALL THAT land measuring 1 Cottah 5 Chitaks together with 1 storied dwelling house at Mouza Kamdahari, P.S. Bansdroni (Regent Park), J.L. no. 49, C.S. Khatian no. 294, R.S. Khatian no. 514, Dag no. 858 with 8'wide common passage South eastern side within the K.M.C. Ward no. III, Premises no. 236/1, Kamdahari Purbapara, Assessee no. 3111112008583.

AND I do hereby ratify and confirm and agree with my said Attorney shall lawfully do or execute about my property by virtue hereof and Hereby declares:-

IN WITNESSTH WHEREOF:-

1. Sudhir Ranjan Chakraborty

F/69 Netaji Nagar.
Kolkata-92.

Biswajit Sinha Roy

LAND OWNER

M/S D. P. Construction

1. Dhiman Kumar Kalr

Partner

2. M/S D. P. Construction

Purnendu Sekhar Das

Partner

CONSTITUTED ATTORNEY(S)

2. Bushup Sinha Roy

546 Kamdahari Purbapara
Garia kolkata - 700084 PO-Garia

Drafted by,

10 | Page S. Das Sharma
Adv.

F-3204/2867/2021
Alipore Police Court
KOL-84.

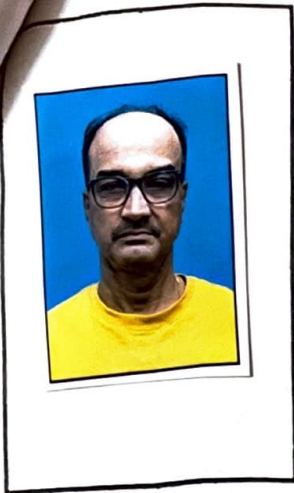
Thumb

1st finger

middle finger

ring finger

small finger



| | | | | | |
|------------|--|--|--|--|--|
| left hand | | | | | |
| right hand | | | | | |

Name Dhiman Kumar Kati

Signature Dhiman Kumar Kati

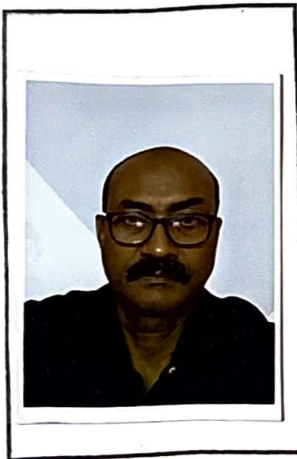
Thumb

1st finger

middle finger

ring finger

small finger



| | | | | | |
|------------|--|--|--|--|--|
| left hand | | | | | |
| right hand | | | | | |

Name PURNENDU SEKHAR DAS

Signature Purnendu Sekhar Das

Thumb

1st finger

middle finger

ring finger

small finger



| | | | | | |
|------------|--|--|--|--|--|
| left hand | | | | | |
| right hand | | | | | |

Name BISWAJIT SINHA ROY

Signature Biswajit Sinha Roy

Major Information of the Deed

| | | | |
|--|--|---|------------|
| Deed No : | I-1603-22985/2025 | Date of Registration | 11/12/2025 |
| Query No / Year | 1603-2003300933/2025 | Office where deed is registered | |
| Query Date | 08/12/2025 4:58:32 PM | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | S Das Sharma Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7439750317, Status :Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 1/- | Rs. 13,96,876/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 5,170/- (Article:48(g)) | Rs. 832/- (Article:E, E, E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :




District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: KAMDAHARI PURBA PARA, , Premises No: 236/1, , Ward No: 111 Pin Code : 700084

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|------------------|-------------------------|-----------------------|--------------------------------|
| L1 | (RS :-) | | Bastu | 1 Katha 5 Chatak | | 12,46,876/- | Width of Approach Road: 8 Ft., |
| Grand Total : | | | | 2.1656Dec | 0 /- | 12,46,876 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 500 Sq Ft. | 1/- | 1,50,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 500 sq ft | 1 /- | 1,50,000 /- | |




Land Lord Details :




| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr BISWAJIT SINHA ROY Son of Late SUDHINDRA CHANDRA ROY Executed by: Self, Date of Execution: 11/12/2025 , Admitted by: Self, Date of Admission: 11/12/2025 ,Place : Office |  |  Captured |  |
| | 11/12/2025 | | LTI 11/12/2025 | 11/12/2025 |
| 25275, SACKWHEAT SQUAR, City:- , P.O:- USA, United States, PIN:- 25275 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: United States , NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/12/2025 , Admitted by: Self, Date of Admission: 11/12/2025 ,Place : Office | | | | |



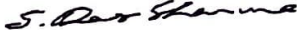
Developer Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|--|--|--|
| 1 | D P CONSTRUCTION 350, S. N. GHOSH AVENUE, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative | | | |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr DHIMAN KUMAR KALI (Presentant) Son of Mr MADHUSUDAN KALI Date of Execution - 11/12/2025, , Admitted by: Self, Date of Admission: 11/12/2025, Place of Admission of Execution: Office |  |  Captured |  |
| | | Dec 11 2025 11:54AM | LTI 11/12/2025 | 11/12/2025 |
| 17A, SUBHAS PALLY, REGENT ESTATE, CIRCUS AVENUE, City:- , P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: BFxxxxxx1D, Aadhaar No: 25xxxxxxxx9381 Status : Representative, Representative of : D P CONSTRUCTION (as PARTNER) | | | | |

| 2 | | Name | Photo | Finger Print | Signature |
|--|--|--|---|--|--|
| | | Mr PURNENDU SEKHAR DAS Son of Mr CHITTARANJAN DAS Date of Execution - 11/12/2025, , Admitted by: Self, Date of Admission: 11/12/2025, Place of Admission of Execution: Office |  <small>Dec 11 2025 11:53AM</small> |  <small>LTI 11/12/2025</small> Captured |  <small>11/12/2025</small> |
| 17A, SUBHAS PALLY, REGENT ESTATE, CIRCUS AVENUE, City:- , P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: AGxxxxxx2C, Aadhaar No: 60xxxxxxxx6465 Status : Representative, Representative of : D P CONSTRUCTION | | | | | |

| Identifier Details : | | | | |
|---|---|---|--|--|
| Name | Photo | Finger Print | Signature | |
| Mr SHIBADITYA DAS SHARMA Son of Mr BIMALENDU DAS SHARMA S-48, KAMDAHARI, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 |  <small>11/12/2025</small> |  <small>11/12/2025</small> Captured |  <small>11/12/2025</small> | |
| Identifier Of Mr BISWAJIT SINHA ROY, Mr DHIMAN KUMAR KALI, Mr PURNENDU SEKHAR DAS | | | | |

| Transfer of property for L1 | | |
|-----------------------------|-----------------------|-------------------------------------|
| SI.No | From | To. with area (Name-Area) |
| 1 | Mr BISWAJIT SINHA ROY | D P CONSTRUCTION-2.16563 Dec |
| Transfer of property for S1 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Mr BISWAJIT SINHA ROY | D P CONSTRUCTION-500.00000000 Sq Ft |

Endorsement For Deed Number : I - 160322985 / 2025

On 11-12-2025

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 11:49 hrs on 11-12-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr DHIMAN KUMAR KALI ,.

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 13,96,876/-

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

Execution is admitted on 11/12/2025 by Mr BISWAJIT SINHA ROY, Son of Late SUDHINDRA CHANDRA ROY, 25275, SACKWHEAT SQUAR, P.O: USA, United States, PIN - 25275, by caste Hindu, by Profession Others
Indetified by Mr SHIBADITYA DAS SHARMA, , Son of Mr BIMALENDU DAS SHARMA, S-48, KAMDAHARI, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-12-2025 by Mr DHIMAN KUMAR KALI, PARTNER, D P CONSTRUCTION, 350, S. N. GHOSH AVENUE, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by Mr SHIBADITYA DAS SHARMA, , Son of Mr BIMALENDU DAS SHARMA, S-48, KAMDAHARI, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Advocate

Execution is admitted on 11-12-2025 by Mr PURNENDU SEKHAR DAS,

Indetified by Mr SHIBADITYA DAS SHARMA, , Son of Mr BIMALENDU DAS SHARMA, S-48, KAMDAHARI, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 832.00/- (E = Rs 800.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 800/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/12/2025 1:02PM with Govt. Ref. No: 192025260382607688 on 10-12-2025, Amount Rs: 800/-, Bank: SBI EPay (SBlePay), Ref. No. 5869323033445 on 10-12-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,070/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 5,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11888, Amount: Rs.100.00/-, Date of Purchase: 10/12/2025, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/12/2025 1:02PM with Govt. Ref. No: 192025260382607688 on 10-12-2025, Amount Rs: 5,070/-, Bank: SBI EPay (SBlePay), Ref. No. 5869323033445 on 10-12-2025, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1603-2025, Page from 620680 to 620696
being No 160322985 for the year 2025.**



Dhar

Digitally signed by Debasish Dhar
Date: 2025.12.17 14:59:01 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 17/12/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**