

SL No-0101001900/2026

I, 01/01/2026/26



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2026
07

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

10/1

AX 561651

08/290578/2026

Certified that the document is admitted for registration. The signature sheet and the endorsement sheets attached with document are the part of this document.

District Sub-Registrar
Bankura

0 / APR 2026

DEVELOPMENT POWER OF ATTORNEY

Know all men at this present We, 1) **SRI RAJA MUKHERJEE** [AADHAAR NO- 8057 3811 0541] [PAN NO-AMLPM3408K] S/o Notan Mukherjee by faith- Hindu, by Nationality- Indian, by Profession- Business residing at Rajgram, Bankura, P.O- Rajgram, P.S.- Bankura, Dist- Bankura, Pin-722146, West Bengal.

Signature of Sri Raja Mukherjee

ক্রমিক নং- ৪১০

ইং তাং ৭/৭/২০২৬

নাম Nirman Reulakate

বাসস্থান Jundian

থানা Pura জেলা

মুদ্রা

শ্রী দেবদাস মুখার্জী

ধাকুড়া সদর ৭২২১০১



Pintu Gupta

810- Bisoy Gupta

Askrum Para Bankura

Post + Dist = Bankura

Pin - 722101

District Sub-Registrar
Bankura

07 APR 2026

2) **SRI SUBHAJIT MAJEE** [AADHAAR NO- 3388 6953 7770] [PAN NO- DBMPM0678A] S/o Late Tapan Majee by faith- Hindu, by Nationality- Indian, by Profession- Business residing at Schooldanga, Near Sukanta Statue More, Bankura, P.O- Bankura, P.S.- Bankura, Dist- Bankura, Pin-722101, West Bengal.

3) **SRI GOUTAM CHANDRA DAS** [AADHAAR NO- 6489 1942 6011] [PAN NO- AIBPD0326K] S/O Dharani Dhar Das by faith- Hindu, by Nationality- Indian, by Profession- Service Person residing at Cinema Road, P.O & P.S- Bankura, Dist- Bankura, Pin- 722101, West Bengal.

Do hereby state and declare and follows:

Whereas We are absolute owner of the "BASTU" Land Measuring area of total 0.0825 Acres, under Plot No- 226 (R.S) 543 (L.R) L.R. Khatian No- 4067, 3923, 4061 J.L. No- 228 of Mouza- Khudsole, P.O & P.S.- Bankura, Dist- Bankura, Ward No- 11 under Bankura Municipality.

And Whereas we entered into Development Agreement with **NIRMAN REALESTATE** [PAN NO- AARFN1337N] being a Partnership firm registered office at Avinandan Apartment Unit B-2, Junbedia, Indra Prastha, Bankura P.O. Junbedia, P.S. + DIST. Bankura Pin-722155, West Bengal and the same has been duly registered before the D.S.R., Bankura vide **Deed No. I- 010101868/2026, Dated 06/04/2026.**

WHEREAS We do hereby nominate constitute and appoint one of the Partner of **NIRMAN REALESTATE SRI RAJA MUKHERJEE** S/O- NOTAN MUKHERJEE [PAN NO- AMLPM3408K] by faith- Hindu, by Nationality Indian, by Occupation- Business, resident of Vill & P.O.- Rajgram, P.S. & DIST- Bankura, Pin- 722146, West Bengal and another partner of **NIRMAN REALESTATE SRI SUBHAJIT MAJEE** S/O- LATE TAPAN MAJEE [PAN NO- DBMPM0678A] by Faith- Hindu, by Nationality- Indian, by Occupation- Business, resident of Schooldanga, Bankura, West Bengal, Pin- 722101 as our Lawful Attorney to do and perform the following acts, deeds, and things on our behalf in connection with our Landed Property.

1. To apply, received and modify sanctioned plan from Bankura Municipality and/or such other authority or authorities.
2. To manage and supervise the construction of multi storied building to be raised on our property (details of which has given in the schedule below). That will be constructed on the cost of the developer i.e. above partners of "NIRMAN REALESTATE".
3. To represent us before the D.S.R/ A.D.S.R, Bankura to present agreement of sale/lease deeds and to executed all such deeds of conveyance for selling the flats/apartment/parking spaces etc. of which will be constructed over the above our Landed property mentioned in the schedule. Save and expects those flats which are allotted in favour of the Land Owner.
4. To Book the flats/apartment/parking spaces etc. Directly to the prospective buyers and to collect the moneys partly/or in full consideration over the allocated portion of the Developers.
5. To make, sign, and verify all documentation, applications or raise objection to appropriate authorities for all and any License, permission or consent etc in connection with the arrangement and development of the schedule mentioned property.
6. If any legal proceedings are required to be taken in connection with the work of development and construction or if any Legal action is taken against us in connection with the same project to prosecute and refund such legal proceedings and for the purpose to sign, declare and file all pleadings, affidavits, applications etc to engage advocate and to do all acts and things required to be done in our behalf.
7. To settle all dispute & whom so ever arising out of construction project on the scheduled mentioned property.
8. To appear before the office of authority of Govt or Municipal corporation or Labour Dept. or Land Revenue Office or Income Tax office or any other act, to represent the matters regarding the proposed development and construction.

And I do hereby agree to ratify by all acts and things lawfully done by the said all attorneys by exercising power is given to them.

That by virtue of this power of attorney our said attorney shall not acquired right, title and interest over the above and schedule of mentioned plot.

That Power of Attorney is revocable after handing over the flats to the prospective buyers.

No financial transaction held between us at time of execution of this Development Power Of Attorney.

SCHEDULE

All that piece and parcel of "BASTU" Land Measuring area of total 0.0825 Acres, under –

Plot No- 226 (R.S), 543 (L.R), L.R. Khatian No. 4067, Classification Tora, proposed BASTU, Area 0.0275 Acre,

Plot No- 226 (R.S), 543 (L.R), L.R. Khatian No. 3923, Classification Tora, proposed BASTU, Area 0.0275 Acre,

Plot No- 226 (R.S), 543 (L.R), L.R. Khatian No. 4061, Classification Tora, proposed BASTU, Area 0.0275 Acre,

Within J.L. No- 228 of Mouza- Khudsole, P.O & P.S.- Bankura, Dist- Bankura, Ward No- 11 near Chistiandanga Road under Bankura Municipality.

Butted and bounded as under :-

On the North: 19 ft wide pucca road

On the South: R.S. Plot no 231 & 232.

On the East: House of Saroj Krishna Dutta.

On the West: 8 ft wide kancha road.

(Signature)
(not)

IN WITNESS WHEREOF the executants and the attorney holders set and subscribe their respective hands on this 7th day of April, 2026 in free and fare state of mind and health.

WITNESSES:-

Pintu Gupta

8/0 - Bijoy Gupta
Ashram para Bankura
Post + Dist = Bankura
Pin - 722101

Apurba Kumar Goswami
Advocate, Bankura.

Rajal Mukherjee

Subjit Maitra
Goutam Choudhary

SIGNED AND DELIVERED
BY the OWNER/FIRST PART

NIRMAN REALESTATE

Rajal Mukherjee
Partner

NIRMAN REALESTATE

Subjit Maitra
Partner

SIGNED AND DELIVERED BY
THE DEVELOPERS/SECOND PART

It is hereby declared that the full, color passport size photograph and finger prints of each finger of both hands of Land Owners and Developed are attested in additional pages in this Development Agreement/Deed being No.-1 (A) i.e., in total number of pages and these will be treated as part of this deed.

Drafted by:

Apurba Kumar Goswami
[APURBA KUMAR GOSWAMI]

Advocate

Bankura District Session's & Judge's Court,
Enrolment No. : *F 602/585*

Type by:

Kanchan Maitra
[Kanchan Maitra]

Bankura Court Compound

SPECIMEN FORM FOR TEN FINGERPRINTS

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



SELLER Name: RAJA MUKHERJEE Signature: Raja Mukherjee

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



SELLER/BUYER Name: SUBHJIT MAHE Signature: Subhjit Mahe

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



SELLER/BUYER Name: GAUTAM CHANDRA DAS Signature: Gautam Chandra Das

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



SELLER/BUYER Name: RAJA MUKHERJEE Signature: Raja Mukherjee

NIRMAN REALESTATE
Partner

SPECIMEN FORM FOR TEN FINGERPRINTS

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



Partner

NIRMAN REALESTATE

SELLER Name: SUGHATT MARE Signature: Sughatt MARE

Partner

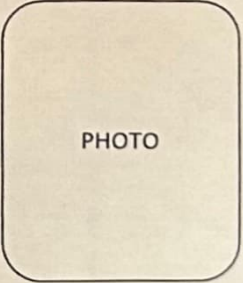
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



PHOTO

SELLER/BUYER Name: Signature:

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
cpRight					



PHOTO

SELLER/BUYER Name: Signature:

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



PHOTO

SELLER/BUYER Name: Signature:

শনাক্তকারীর ঘোষণাজহ চর্চিত্র বিবরণ



- ১) শনাক্তকারীর নাম : - Tinu Gupta
- ২) পিতা/স্বামীর নাম : - Bijoy Gupta
- ৩) পেশা : - চাষআদি/গৃহস্থালী/ব্যবসায়ী/চাকরী/বিদ্যা অধ্যয়ণ/অন্যান্য
- ৪) স্থায়ী ঠিকানা : - সাকিম - Ashram Pore পোস্ট - Banarhat
থানা - Banarhat জেলা - Banarhat
রাজ্য - W.B. পিন - 722101
- ৫) ভোটার কার্ড নং : - BRD2957181
বিধানসভা - Banarhat পাট নং - সিরিয়াল নং -

৬) অত্র দলিলের কোয়ারী নং : -

৭) আমি শনাক্তকারী Tinu Gupta

- i) ii) iii)
iv) v) vi)
vii) viii) ix)

বিক্রেতা/দাতা গণ কে শনাক্ত করিলাম।

বাম হাত					
	বাম তর্জনী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উনি / উনারা আমার কাছে মাস / বৎসর ধরিয়া সুপরিচিত এবং আমি উনাকে / উনাদিগকে ব্যক্তিগতভাবে চিনি এবং উনার / উনাদের সাথে ভালোভাবে পরিচিত আছি।

আমি শনাক্তকারী এতদ্বারা স্বীকার ও অস্বীকার এবং প্রকাশ ও প্রচার করিতেছি যে, ভবিষ্যতে বা পরবর্তী সময়ে যদি উপরিউক্ত নির্বাহক -এর / নির্বাহকদের পরিচয় সম্পর্কে কোনও প্রশ্ন ওঠে তাহা হইলে আমি এই ধরনের অসঙ্গতির জন্য সম্পূর্ণরূপে দায়ী থাকিব এবং (ভবিষ্যতে প্রমাণিত হইলে) এই ধরনের অপরাধের দায়ভার আমি স্বয়ং বহন করিব। উপরিউল্লিখিত বক্তব্যগুলি যাহা বলা হইয়াছে সেই সম্পর্কে সম্পূর্ণ স্বজ্ঞানে আমি শনাক্তকারী অত্র ঘোষণা পত্রে স্বাক্ষর করিলাম।

তারিখ :- / ২০২৫ খ্রীষ্টাব্দ।

Tinu Gupta

(শনাক্তকারীর স্বাক্ষর)



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192026270006359028

GRN Details

GRN:	192026270006359028	Payment Mode:	SBI Epay
GRN Date:	07/04/2026 12:25:03	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2424415194939	BRN Date:	07/04/2026 12:25:32
Gateway Ref ID:	3031638602	Method:	IDBI Bank-Retail NB
GRIPS Payment ID:	070420262000635901	Payment Init. Date:	07/04/2026 12:25:03
Payment Status:	Successful	Payment Ref. No:	8000890578/4/2026
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Ms Nirman Realestate
Address:	Avinandan Apartment, Junbedia, Bankura
Mobile:	7362943140
Period From (dd/mm/yyyy):	07/04/2026
Period To (dd/mm/yyyy):	07/04/2026
Payment Ref ID:	8000890578/4/2026
Dept Ref ID/DRN:	8000890578/4/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount ()
1	8000890578/4/2026	Property Registration- Registration Fees	0030-03-104-001-16	832
2	8000890578/4/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total

1132

IN WORDS: ONE THOUSAND ONE HUNDRED THIRTY TWO ONLY.

PAID

Major Information of the Deed

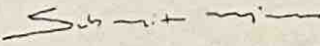
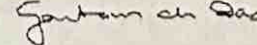
Deed No :	I-0101-01894/2026	Date of Registration	07/04/2026
Query No / Year	0101-8000890578/2026	Office where deed is registered	
Query Date	07/04/2026 10:45:07 AM	D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Raja Mukherjee Rajagram Bankura, Thana : Bankura, District : Bankura, WEST BENGAL, PIN - 722146, Mobile No. : 7362943140, Status : Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 3]		
Set Forth value	Market Value		
	Rs. 31,35,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 832/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 010101868/2026		

Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Chistandanga Road, Road Zone : (Ward no 11 -- Ward no 11) , Mouza: Khudshol, Pin Code : 722101

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-543	LR-4067	Bastu	Tara	0.0275 Acre		10,45,000/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-543	LR-3923	Bastu	Tara	0.0275 Acre		10,45,000/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-543	LR-4061	Bastu	Tara	0.0275 Acre		10,45,000/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			8.25Dec	0 /-	31,35,000 /-	
		Grand Total :			8.25Dec	0 /-	31,35,000 /-	

Principal Details :

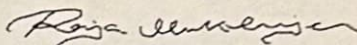
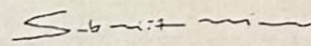
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RAJA MUKHERJEE (Presentant) Wife of NOTAN MUKHERJEE Executed by: Self, Date of Execution: 07/04/2026 , Admitted by: Self, Date of Admission: 07/04/2026 ,Place : Office	Photo  07/04/2026	Finger Print  Captured LTI 07/04/2026	Signature  07/04/2026
City:- Bankura, P.O:- RAJAGRAM, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722146 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AMxxxxxx8K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/04/2026 , Admitted by: Self, Date of Admission: 07/04/2026 ,Place : Office				
2	Name Mr SUBHAJIT MAJEE Wife of TAPAN MAJEE Executed by: Self, Date of Execution: 07/04/2026 , Admitted by: Self, Date of Admission: 07/04/2026 ,Place : Office	Photo  07/04/2026	Finger Print  Captured LTI 07/04/2026	Signature  07/04/2026
SCHOOLDANGA NEAR SUKANTA STATUE MORE, City:- Bankura, P.O:- BANKURA, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: DBxxxxxx8A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/04/2026 , Admitted by: Self, Date of Admission: 07/04/2026 ,Place : Office				
3	Name Mr GOUTAM CHANDRA DAS Son of DHARANI DHAR DAS Executed by: Self, Date of Execution: 07/04/2026 , Admitted by: Self, Date of Admission: 07/04/2026 ,Place : Office	Photo  07/04/2026	Finger Print  Captured LTI 07/04/2026	Signature  07/04/2026
CINEMA ROAD BANKURA, City:- Bankura, P.O:- BANKURA, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: AIxxxxxx6K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/04/2026 , Admitted by: Self, Date of Admission: 07/04/2026 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NIRMAN REALESTATE AVINANDAN APARTMENT UNIT B2 JUNBEDIA INDRA PRASTHA BANKURA, City:- Bankura, P.O:- BANKURA, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 , PAN No.:: AAXxxxxx7N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Representative Details

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RAJA MUKHERJEE Son of NOTAN MUKHERJEE Date of Execution - 07/04/2026, , Admitted by: Self, Date of Admission: 07/04/2026, Place of Admission of Execution: Office	Photo  Apr 7 2026 5:02PM	Finger Print  Captured LTI 07/04/2026	Signature  07/04/2026
RAJAGRAM, City:- Bankura, P.O:- RAJAGRAM, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722146, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx8K,Aadhaar No Not Provided Status : Representative, Representative of : NIRMAN REALESTATE (as Partner)				
2	Name Mr SUBHAJIT MAJEE Son of Late TAPAN MAJEE Date of Execution - 07/04/2026, , Admitted by: Self, Date of Admission: 07/04/2026, Place of Admission of Execution: Office	Photo  Apr 7 2026 5:04PM	Finger Print  Captured LTI 07/04/2026	Signature  07/04/2026
SCHOOLDANGA NEAR SUKANTA STATUE, City:- Bankura, P.O:- BANKURA, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DBxxxxxx8A,Aadhaar No Not Provided Status : Representative, Representative of : NIRMAN REALESTATE (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pintu Gupta Son of Bijoy Gupta Ashrampara, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101		 Captured	
07/04/2026	07/04/2026	07/04/2026	

Identifier Of Mr RAJA MUKHERJEE, Mr SUBHAJIT MAJEE, Mr GOUTAM CHANDRA DAS, Mr RAJA MUKHERJEE, Mr SUBHAJIT MAJEE

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr RAJA MUKHERJEE	NIRMAN REALESTATE-2.75 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBHAJIT MAJEE	NIRMAN REALESTATE-2.75 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr GOUTAM CHANDRA DAS	NIRMAN REALESTATE-2.75 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Chistandanga Road, Road Zone : (Ward no 11 -- Ward no 11) , Mouza: Khudshol, Pin Code : 722101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 543, LR Khatian No:- 4067	Owner:রাজা মুখার্জী, Gurdian:নোটন মুখার্জী, Address:নিজ , Classification:ভড়া, Area:0.02750000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 543, LR Khatian No:- 3923	Owner:শুভজিত মাজী, Gurdian:তপন মাজী, Address:নিজ , Classification:ভড়া, Area:0.02750000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 543, LR Khatian No:- 4061	Owner:গৌতম চন্দ্র দাস, Gurdian:ধরনীধর দাস, Address:নিজ , Classification:ভড়া, Area:0.02750000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 010101894 / 2026

On 07-04-2026

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 13:20 hrs on 07-04-2026, at the Office of the D.S.R. BANKURA by Mr RAJA MUKHERJEE , 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 31,35,000/-

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

Execution is admitted on 07/04/2026 by 1. Mr RAJA MUKHERJEE, NOTAN MUKHERJEE, P.O: RAJAGRAM, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722146, by caste Hindu, by Profession Business, 2. Mr SUBHAJIT MAJEE, TAPAN MAJEE, SCHOOLDANGA NEAR SUKANTA STATUE MORE, P.O: BANKURA, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business, 3. Mr GOUTAM CHANDRA DAS, Son of DHARANI DHAR DAS, CINEMA ROAD BANKURA, P.O: BANKURA, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Service

Indetified by Mr Pintu Gupta, , Son of Bijoy Gupta, Ashrampara, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Others

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

Execution is admitted on 07-04-2026 by Mr RAJA MUKHERJEE, Partner, NIRMAN REALESTATE, AVINANDAN APARTMENT UNIT B2 JUNBEDIA INDRA PRASTHA BANKURA, City:- Bankura, P.O:- BANKURA, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Indetified by Mr Pintu Gupta, , Son of Bijoy Gupta, Ashrampara, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Others

Execution is admitted on 07-04-2026 by Mr SUBHAJIT MAJEE, Partner, NIRMAN REALESTATE, AVINANDAN APARTMENT UNIT B2 JUNBEDIA INDRA PRASTHA BANKURA, City:- Bankura, P.O:- BANKURA, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Indetified by Mr Pintu Gupta, , Son of Bijoy Gupta, Ashrampara, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Others

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 online = Rs 832/-, by POS = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/04/2026 12:25PM with Govt. Ref. No: 192026270006359028 on 07-04-2026, Amount Rs: 832/-, Bank: SBI EPay (SBlePay), Ref. No. 2424415194939 on 07-04-2026, Head of Account 0030-03-104-001-16

Description of Payment

By POS on 07/04/2026 4:32PM with Govt. Ref. No: 192026270006813956 on 07-04-2026, Amount Rs: 0/-, Bank: SBI, Ref. No. 01018000890578/01/2026 on 07-04-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 80/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 810, Amount: Rs.100.00/-, Date of Purchase: 07/04/2026, Vendor name: Debdas Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/04/2026 12:25PM with Govt. Ref. No: 192026270006359028 on 07-04-2026, Amount Rs: 0/-, Bank: SBI
EPay (SBlePay), Ref. No. 2424415194939 on 07-04-2026, Head of Account



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0101-2026, Page from 82393 to 82410

being No 010101894 for the year 2026.



(Signature)

Digitally signed by Amitava Dutta
Date: 2026.04.20 20:01:26 +05:30
Reason: Digital Signing of Deed.

(Amitava Dutta) 20/04/2026

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. BANKURA

West Bengal.