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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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It is certified that the document is a copy of the original document registered with the Registrar. The signature sheets and the endorsement sheets attached with the document are part of this document.

District Sub-Registrar-IV
Alipore, South 24-Pgs.

20 NOV 2018

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is made on this 20th
day of November 2018

BETWEEN

06 JUL 2018

5628

No.....Rs. **50/-** Date.....

Name:..... ASUTOSH DAS
M. A. LL.B. ADVOCATE
Address:..... HIGH COURT, CALCUTTA

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27



District Sub-Registrar-IV
Alipore, South 24-Pgs.

20 NOV 2018

Asutosh Das, Advocate
S/o Late Basudeb Das
Alipur Judges Comr
Kolkata - 27

Sri Dilip Kothari

SRI DILIP KUMAR KOTHARI (PAN No. AGBPK7202K) son of Late Jhanwarlal Kothari, by faith Hindu, by Nationality Indian, by occupation-Business, residing at 18, Deshapriya Park Road, P.O. Sarat Bose Road, P.S. Tollygunge, Kolkata - 700026 hereinafter *at Prem 244, Nakuleswar Bhattacharya Lane, P.O. PS Kanayet, Kol-26* 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, successors, administrators, legal representatives and/or assigns) of the **ONE PART AND M/S. BMS CONSTRUCTION PRIVATE LIMITED** (PAN No. AACCB9946R) a Private Limited Company having its office at 3, Tiljala Road, P.O. Tiljala, P.S. Tiljala, Kolkata - 700 039, represented by its Directors (1) **SRI BISHNU PADA JANA** (PAN No. ACVPJ9411F) son of Late Narendra Nath Jana, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 11, Satyen Roy Road, P.S. Behala, P.O. Behala, Kolkata - 700 034 (2) **SRI MANOJ SINGH** (PAN No. AZGPS4065C) Son of Sri Prahlad Singh, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 37C, Swinhoe Lane, P.S. Kasba, P.O. Kasba, Kolkata - 700 042 (3) **SRI SHIV KUMAR GUPTA** (PAN No. ADYPG8759M) son of Sri Ramsundar Gupta, by Nationality - Indian, by faith - Hindu, by Occupation - Business, residing at 212B, Picnic Garden Road, P.S. Kasba, P.O. Tiljala, Kolkata - 700 039, hereinafter jointly referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs, executors, administrators, successors-in-office, legal representatives and assigns) of the **OTHER PART**

Dilip Kothari

Dilip Kothari



District Sub-Registrar-IV
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WHEREAS by way of inheritance the Principal is the Owner of **ALL THAT** the Bastu land measuring 42 decimal along with Tin Shed Structure measuring 5760 Sq Ft (48 Ft x 120 Ft) , 2000 Sq Ft RCC Structure, 1600 Sq Ft 2 storied Pucca Structure (800 Sq Ft each floor) under Mouza Banagram, Touzi 3,4,5, Pargana Khaspur, J.L.No. 16, R.S. No.30, R.S. Khatian No. 88, 168, L.R. Khatian No. 1110, R.S. Dag No. 349, L.R. Dag No. 404, 405, P.S. Bishnupur, under Rasapunja Gram Panchyat, District 24 Parganas(South) which was duly purchased by a Deed of Conveyance dated 27.5.1997 executed by Janab Sorar Ali Molla and Lokman Ali Molla as Vendors and Sri Dilip Kumar Kothari as Purchaser and the said Deed of Conveyance dated 27.5.1997 was registered at the office of Additional District Sub-Registrar at Bishnupur and entered in Book No. 1, Volume No. 4, Pages 237 to 244, Deed No. 1113 for the year 1997 and another by a Deed of conveyance dated 24.10.1994 executed by Sri Asish Pakhira as Vendor and Sri Dilip Kumar Kothari as Purchaser and registered in the Office of the Sub Registrar Bishnupur and entered in Book No. 1, Volume No. 41, Page Nos. 57 to 64, Being No. 4372 for the year 1994 which is morefully and particularly described in the Schedule herein below and hereinafter called the **SAID PROPERTY** and the Principal / Owner is in peaceful and uninterrupted possession of the said property by paying necessary taxes to the concerned authorities and the said property is free from all encumbrances.

AND WHEREAS the Owner / Principal decided to develop their property in a profitable manner by constructing a multistoried building over the said property which is morefully and particularly

Dilip Kumar



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described in the schedule hereunder written and the said property is free from all encumbrances.

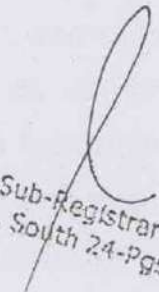
AND WHEREAS due to inconvenience to look after , manage , control and develop the said property , I, **SRI DILIP KUMAR KOTHARI** the abovenamed **APPOINTER / PRINCIPAL** entered into a Development Agreement on 20th day of November 2018 with **M/S. BMS CONSTRUCTION PRIVATE LIMITED** a Private Limited Company having its office at 3, Tiljala Road, P.O. Tiljala, P.S. Tiljala, Kolkata - 700 039, represented by its Directors (1) **SRI BISHNU PADA JANA** son of Late Narendra Nath Jana, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 11, Satyen Roy Road, P.S. Behala, P.O. Behala, Kolkata - 700 034, (2) **SRI MANOJ SINGH** Son of Sri Prahlad Singh, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 37C, Swinhoe Lane, P.S. Kasba, P.O. Kasba, Kolkata - 700 042 (3) **SRI SHIV KUMAR GUPTA** son of Sri Ramsundar Gupta, by Nationality - Indian, by faith - Hindu, by Occupation - Business, residing at 212B, Picnic Garden Road, P.S. Kasba, P.O. Tiljala, Kolkata - 700 039 which was registered in the office of District Sub Registrar-IV, Alipore and recorded in Book No. I, Being No. 6778 for the year 2018 and the ratio and / or allocation has been settled in between the parties herein as 35 :65 , that means the owner will get 35% of the total constructed area including Car Parking Space roof and Common area and the developer will get the remaining 65% area that excludes owner's allocation which is more fully described in the above mentioned Agreement for Development.

Bishnu Pada Jana

Shiv Kumar

AND WHEREAS now it has become necessary to make and execute — and register a Development Power Of Attorney wherein and




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whereby I intends to appoint the said Developer **M/S. BMS CONSTRUCTION PRIVATE LIMITED** as my Lawful Constituted Attorney to do all acts, deeds, things and cause to be done and perform in respect of my said property in terms of the said Development Agreement on my behalf.

NOW BY THIS INSTRUMENT OF POWER OF ATTORNEY I, SRI DILIP KUMAR KOTHARI the abovenamed **APPOINTER / PRINCIPAL**, do hereby nominate, appoint and constitute, **M/S. BMS CONSTRUCTION PRIVATE LIMITED** a Private Limited Company having its office at 3, Tiljala Road, P.O. Tiljala, P.S. Tiljala, Kolkata - 700 039, represented by its **Directors** (1) **SRI BISHNU PADA JANA** son of Late Narendra Nath Jana, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 11, Satyen Roy Road, P.S. Behala, P.O. Behala, Kolkata - 700 034, (2) **SRI MANOJ SINGH** Son of Sri Prahlad Singh, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 37C, Swinhoe Lane, P.S. Kasba, P.O. Kasba, Kolkata - 700 042 (3) **SRI SHIV KUMAR GUPTA** son of Sri Ramsundar Gupta, by Nationality - Indian, by faith - Hindu, by Occupation - Business, residing at 212B, Picnic Garden Road, P.S. Kasba, P.O. Tiljala, Kolkata - 700 039 as my LAWFUL **ATTORNEYS**, in my name, on my behalf and in my place to do, execute or cause to be done or executed the acts, deeds and things mentioned below:-

1. To raise multistoried building with Lift facility at the PROPERTY being **ALL THAT** the Bastu land measuring 42 decimal along with Tin Shed Structure measuring 5760 Sq Ft, (48 Ft x 120 Ft), 2000 Sq Ft RCC Structure, 1600 Sq Ft 2 storied Pucca Structure (800 Sq Ft each floor) under Mouza-




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Banagram, Touzi 3,4,5, Pargana Khaspur, J.L.No. 16, R.S. No.30, R.S. Khatian No. 88, 168, L.R. Khatian No. 1110, R.S. Dag No. 349, L.R. Dag No. 404, 405, P.S. Bishnupur, under Rasapunja Gram Panchyat, District 24 Parganas(South) which is morefully and particularly described in the Schedule herein below in accordance with the approved plan by Owner to be sanction by Rasapunja Gram Panchyat in terms of the AGREEMENT FOR DEVELOPMENT mentioned above entered by and between the EXECUTANT herein and the Constituted Attorney .

2. To demolish the old structures standing thereon the said land fully described in the schedule written herein below for the purpose of constructing new multistoried building with lift on the schedule mentioned property as per the said Development Agreement.
3. To pay and / or receive the refund of the excess amount of fees , if any paid for such purpose aforesaid in the name of Attorney and on my behalf.
4. To appear and represents me before all or any judicial, administrative , revenue or legal authorities, electric supply, Rasapunja Gram Panchyat, collectorate, police station , police commissioner , income tax deptt. or any central or state Govt. deptt. or other public bodies , KMDA, KIT.
5. To provide finance and to supervise for making the construction of proposed multistoried building.




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6. To negotiate on terms for and to agree to sell Developer's allocated share or flats of the proposed construction , as contained in the said Development Agreement to any intending purchaser at such prices or price which my said Attorney in their absolute discretion thinks fit and proper , to agree upon and to enter into any agreement or agreements for sale /s and / or cancel and / or repudiate the same.
7. To sign, allow to pay and fees , costs , charges and expenses , necessary to be allowed or paid for the said premises aforesaid on my behalf.
8. To sign and execute / registrar all or any document/documents , agreement or instruments for sale , deed of mortgage of Developers allocation, sale deed or conveyance , gift , transfer, as my Attorney deem thinks fit in my name and on my behalf in respect of the Developer's allocation.
9. To receive consideration amount from the intending purchasers or purchaser any earnest money and / or advance or advances and also the balance amount of consideration of such sale or sales and to give good , valid receipt and discharge for the same which will protect the said purchasers or purchaser for purchasing out of Developer's allocation.



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10. To execute deeds of sale in favour of the intending buyers and to make all necessary arrangements for due registration of the said deeds in respect of Developers Allocations.
11. To enter into and defend possession of the said property and also to deliver possession of the demarcated portion of the building or any part thereof or any undivided share therein and also to manage , maintain and administer the property and all buildings thereon and every part thereof in any legal and valid manner whatsoever. —
12. To deal with the Rasapunja Gram Panchyat or any other local or statutory body or bodies relating to all and every matter related to the said property .
13. To appear before Rasapunja Gram Panchyat and to appear in the hearings in connection with the said property as required by the Rasapunja Gram Panchyat or Kolkata Municipal Corporation.
14. To swear affidavits relating to any matter connected to the said property.
15. To give such letters and writings and / or undertaking as may be required from time to time by the Rasapunja Gram Panchyat and/ or other concerned authorities in respect of the property and also for obtaining any certificate , sanction ,



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permission etc in respect of the said property or any parts thereof.

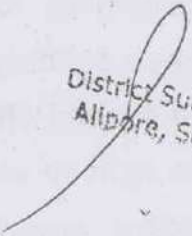
16. To settle and compound all disputes with all persons on and from the execution of these presents.

17. To do all other acts, deeds, things and matters, that may be necessary to be done for rendering these presents valid and effectual to all intents and purposes according to laws and customs of India and particularly of West Bengal.

18. Subject to the compliance of the provisions of said Development Agreement to present any such deed / deeds of sale, conveyance / conveyances or other document / documents and to put signatures on it on my behalf for registration in respect of the Developer's allocation and to admit, execution thereof and receive consideration before any ADJR, Sub- Registrar / registrar /ARA having authority for and to have them according to law for Developer's Allocated share only at the new building on completion of such purchaser / purchasers as fully and effectually in all respects on my behalf and will have right to enter into an agreement for sale with the prospective buyers at any time of its allocated share being the Developers allocations.

19. To enter into the said premises for taking measurement of the land / building and to sign the proposed plan, application, undertakings, declaration and the papers




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in connection therewith and to submit the same to the Rasapunja Gram Panchyat or Kolkata Municipal Corporation to get the said sanction approve and / or modified /or altered if necessary , and to pay necessary fees and also to obtain permission from all the authorities , required to be obtained for same and to obtain sanction and / or permission in my name and on my behalf and to represent me before Rasapunja Gram Panchyat in connection therewith.

20. To appoint from time to time Architects , Structural Engineer, labour contractors and other personnel and workmen in connection with the said property and to pay their fees , consideration moneys , salaries and / or wages as per the said Agreement for Development
21. To apply for obtaining electricity, water , gas , telephone and underground cable sewerage and drainage connection in the said premises.
22. To issue NO - OBJECTION certificate on my behalf to any intending purchaser of the Flat for any loan from any Bank , Employers Company , for the flat to be purchased by such purchaser / purchasers.
23. To pay various deposits to the Rasapunja Gram Panchyat and other concerned authorities as may be necessary in connection with the said property and to claim refund of such deposits so paid by my said attorney and to




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give valid and effectual receipts in my name and on my behalf in connection with the refund of such deposits .

24. This Power of Attorney will be automatically cancelled after completion of sale and registration of Deed of Conveyance of the entire Developer's portion and / or allocation as per the said development Agreement. However the Principal can revoke this Power of Attorney any time as per his discretion.

25. It is made clear that this Power of Attorney is granted for the purpose of smooth construction and development and selling out flats from Developer's share in respect of the properties fully described in the schedule herein below. Be it noted here that all the clause of this Power of Attorney shall be guided by the Clause of the said Development Agreement.

AND GENERALLY to do all that is or may be necessary and proper for the aforesaid. And I the said Principal do hereby agree to ratify and confirm all and whatsoever the acts or my Attorney as aforesaid lawfully done or cause to be done for the purpose by virtue of the Development Power of Attorney.



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SCHEDULE OF PROPERTY
(Entire Land and structure)

ALL THAT the Bastu land measuring 42 decimal along with Tin Shed Structure measuring 5760 Sq Ft (48 Ft x 120 Ft) , 2000 Sq Ft RCC Structure, 1600 Sq Ft 2 storied Pucca Structure (800 Sq Ft each floor) under Mouza Banagram, Touzi 3,4,5, Pargana Khaspur, J.L.No. 16, R.S. No.30, R.S. Khatian No. 88, 168, L.R. Khatian No. 1110, R.S. Dag No. 349, L.R. Dag No. 404^(17 decimal), 405^(25 decimal), P.S. Bishnupur, under Rasapunja Gram Panchyat, District 24 Parganas(South) along with all easement right, and existing facilities, together with all easement right therein, which is butted and bounded that is to say:

Bishnu pada jana.

ON THE NORTH BY: Dag No. 349
 ON THE SOUTH BY: Dag No. 333 & Dag No.334
 ON THE EAST BY : Dag No. 349
 ON THE WEST BY: 90 Ft Bakhrahat Road



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IN WITNESSES WHEREOF We, the parties herein have hereto set our hands and Seals on this the day month and year abovewritten.

WITNESS

1. *Anurag Kothari* (ARHANT KOTHART)

22/4 NAKHUESWAR
BHATTACHARYA LANE
KOLKATA 700026

2. *Thakurdas Maiti*,
Alipore Judges Court,
Kolkata- 700027.

Dilip Kothari (DILIP KOTHART)

SIGNATURE OF THE PRINCIPAL

B.M.S CONSTRUCTION PVT. LTD.

Parthasarathi Baidya

Maiti
(Maiti) *S. S. Maiti* DIRECTOR

Shiv Kumar Gupta

SEAL AND SIGNATURE OF THE ATTORNEYS

Drafted by me and prepared
in my Office:

Asutosh Das, WB-133/1996

ASUTOSH DAS, Advocate
Alipore Judges Court
Bar Library, Room No.4
Kolkata 700 027

Residential Chamber:
C-4/1, Ramgarh,
P.O. Naktala
Kolkata 700 047




District Sub-Registrar-IV
Alipore, South 24-Pgs.
20 NOV 2018

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	Left Hand					
	Right Hand					

Name

Signature.....

		Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
 <i>Dilip Kothari</i>	Left Hand					
	Right Hand					

Name SRI DILIP KUMAR KOTHARI

Signature.....*Dilip Kothari*.....

		Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
 <i>Bishnu Pada Jana</i>	Left Hand					
	Right Hand					

Name (1) SRI BISHNU PADA JANA

Signature.....*Bishnu Pada Jana*.....




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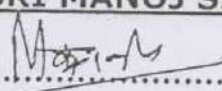
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	Left Hand					
	Right Hand					

Name

Signature.....

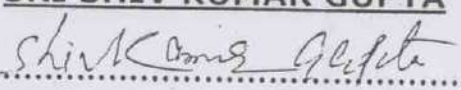
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	Right Hand					

Name (2) SRI MANOJ SINGH

Signature.....

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	Left Hand					
	Right Hand					

Name (3) SRI SHIV KUMAR GUPTA

Signature.....




District Sub-Registrar-IV
Alipore, South 24-Pgs.

20 NOV 2018



ভারত সরকার

Government of India

বিশ্ব শত জনা

Bishnu Pada Jana

পিতা : নরেন্দ্রনাথ জনা

Father : NARENDRANATH JANA

জন্ম, মাস / Year of Birth : 1954

পুরুষ / Male



2822 8665 2435

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

১১, সত্যেন রায় রোড, বেহালা,

কোলকাতা, পশ্চিমবঙ্গ, 700034

S.O, Behala, Kolkata, West

Bengal, 700034

Address:

11, SATYEN ROY ROAD, Behala

S.O, Behala, Kolkata, West

Bengal, 700034

2822 8665 2435



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Bishnu Pada Jana



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BISHNU PADA JANA

NARENDRANATH JANA

09/10/1954

Permanent Account Number

ACVPJ9411F

Bishnu pada jana

Signature



15112011

यदि इस कार्ड को खोने / पाए पर ध्यान सुनिश्चित करें / लौटाना:
आयकर पैन सेवा इकाई, एनएसडीएल
तीसरी मंजील, सफाई चैम्बर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411045

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
North Bator Telephone Exchange,
Baner, Pune - 411 045

Tel: 91 20 2721 8081 Fax: 91 20 2721 8081
e-mail: income@nsdl.co.in

Bishnu pada jana





भारत सरकार
GOVERNMENT OF INDIA



Manoj Singh
Date of Birth/DOB: 05/01/1973
Male/ MALE
Mobile No: 9836936629



6846 4167 4420

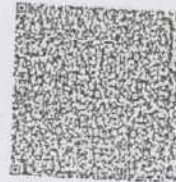
मेरा आधर, मेरी पहचान
MERA AADHAAR, MERI PEHCHAN

Handwritten signature



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :
S/O Prahlad Singh, 37C, swinhoe Lane,
Kasba, Kolkata,
West Bengal - 700042



Generation Date: 07/07/2017

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1847
1000 300 1947

help@uidai.gov.in

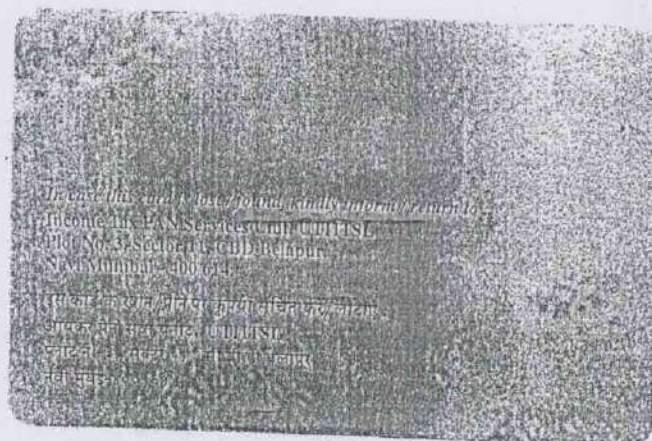
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P.O. Box No. 1947,
Bengaluru-560 001





Handwritten signature







ভারত সরকার
Government of India

শিউ কুমার গুপ্তা
Shiv Kumar Gupta
জন্মতারিখ / DOB : 03/07/1964
পুরুষ / Male



4535 3454 7458

আধার - সাধারণ মানুষের অধিকার

Shiv Kumar Gupta



ভারতীয় বিশিষ্ট পরিচয় সাধক
Unique Identification Authority of India

ঠিকানা:
এস/ও: রাম সুন্দর ঘোষ, 212
পিকনিক গার্ডেন রোড, তিলজালা,
দক্ষিণ-২৪ পরগনা, তিলজালা,
পশ্চিম বঙ্গ, 700039

Address:
S/O: Ram Sunder Gupta, 212 B
Picnic Garden Road, Tiljala, South
24 Parganas, Tiljala, West Bengal,
700039

4535 3454 7458

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT

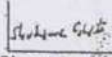


भारत सरकार
GOVT. OF INDIA

SHIV KUMAR GUPTA
RAM SUNDER GUPTA

03/07/1964

Permanent Account Number
ADYPG8759M


Signature



Shiv Kumar Gupta
Shiv Kumar Gupta

In case this card is lost, found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें / वापस दें :
आयकर पैन सेवा यूनिट, UTIISL
प्लॉट नं. ३, सेक्टर ११, गी.डी.सी. बेलपुर,
नवी मुंबई-४०० ६१४.

Shiv Kumar Gupta





IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330 / CRIMINAL : 2479-1477

Card No. : MC/164

Name ASUTOSH DAS Advocate

Father's/Husband's name Late Basudeb Das

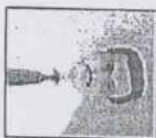
Address C/41, Ramgarh, P.O. Nakala, P.S. - Patuli

Kolkata - 700 047

Ph. No. 9830065237, 9748631508, 2412 2853

WB. Bar Council Enrolment No. WB/133/1990

SECRETARY



Asutosh Das





Dilip Kumar Kothari

DOB: 14/02/1960

Male

6133 9878 5539



मेरा आधार, मेरी पहचान

Dilip K. Kothari



भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

Address: S/O: Jhanwar Lal
Kothari, 22/4, NAKULESHWAR
BHATTACHARYA LANE,
Kalighat, Kolkata, Kalighat, West
Bengal, 700026

6133 9878 5539



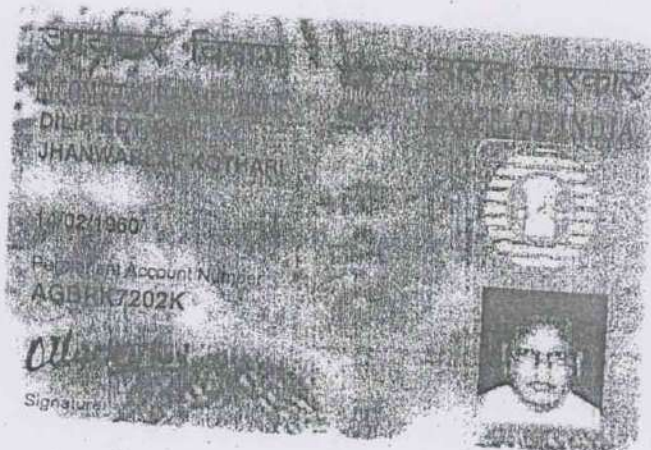
help@uidai.gov.in

www

www.uidai.gov.in

Dilip K. Kothari





Utp K...

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTITSE
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

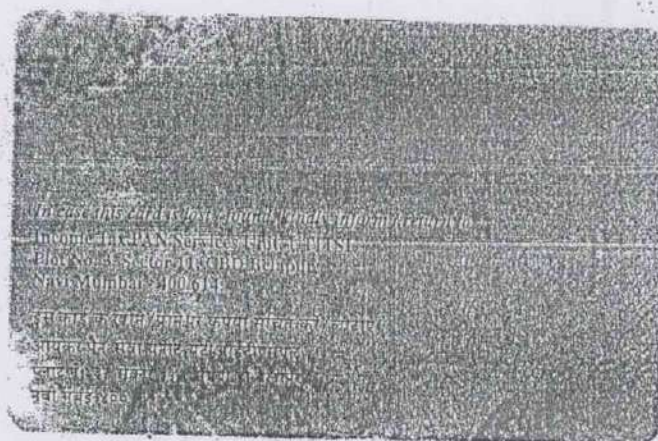
इस कार्ड के खाने/प्राप्त कर/सूचित कर/लौटारें :
आयकर पैन सेवा यूनिट, UTITSE
प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर,
नवी मुंबई - 400 614.





B.M.S CONSTRUCTION PVT. LTD.
B. M. S. Construction Pvt. Ltd.

DIRECTOR



CONSULT

OFFICE





**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No / Year	1604-1000296602/2018	Office where deed will be registered
Query Date	20/11/2018 1:29:30 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	ASUTHOSH DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830065237, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set-Forth value	Market Value	
Rs. 6/-	Rs. 4,29,73,176/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160406778/2018	

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram

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-404	LR-1110	Semi-Commercial	Bastu	17 Dec	1/-	1,39,47,762/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road,
L2	LR-405	LR-1110	Semi-Commercial	Bastu	25 Dec	1/-	2,05,11,414/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road,
TOTAL :					42Dec	2 /-	344,59,176 /-	
Grand Total :					42Dec	2 /-	344,59,176 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value(In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5760 Sq Ft.	1/-	37,44,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 5760 Sq Ft., Semi Commercial Use, Marble Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete



Query No: 1604-1-000296602 of 2018, Printed
On: Nov 20 2018 1:39PM, Generated from
Registration office



S2	On Land L1, L2	2000 Sq Ft.	1/-	26,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Semi Commercial Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S3	On Land L1, L2	800 Sq Ft.	1/-	10,60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Semi Commercial Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S4	On Land L1, L2	800 Sq Ft.	1/-	10,60,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 800 Sq Ft., Semi Commercial Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		9360 sq ft	4 /-	85,14,000 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details
1	Mr DILIP KOTHARI Son of Late JHANWARLAL KOTHARI 22/4 NAKULESHWAR BHATTACHARYA LANE, P.O:- KALIGHAT, P.S:- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGBPK7202K, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details
1	BMS CONSTRUCTION PVT LTD 3 TILJALA RD, P.O:- TILJALA, P.S:- Tiljala, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700039 , PAN No.: AACCB9946R, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr BISHNU PADA JANA Son of Late NARENDRA NATH JANA 11 SATYEN ROY RD, P.O:- BEHALA, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 740034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACVPJ9411F	BMS CONSTRUCTION PVT LTD (as DIRECTOR)
2	Mr MANOJ SINGH Son of Mr PRAHLAD SINGH 37C SWINHOE LANE, P.O:- KASBA, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AZGPS4065C	BMS CONSTRUCTION PVT LTD (as DIRECTOR)



3	Mr SHIV KUMAR GUPTA Son of Mr RAMSUNDAR GUPTA212B PICNIC GARDEN RD, P.O:- TILJALA, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADYPG8759M	BMS CONSTRUCTION PVT LTD (as DIRECTOR)
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Identifier Details :

Name & address
Mr ASUTOSH DAS Son of Late BASUDEB DAS ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr DILIP KOTHARI, Mr BISHNU PADA JANA, Mr MANOJ SINGH, Mr SHIV KUMAR GUPTA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-17 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-25 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-5760.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-2000.00000000 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-800.00000000 Sq Ft
Transfer of property for S4		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-800.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram

Sch. No.	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 404(Corresponding RS Plot No:- 349), LR Khatian No:- 1110	Owner:দিলীপ কুমার কোঠারী, Gurdian:বানোয়ারলাল , Address:নিজ , Classification:শালি, Area:0.17 Acre,	Owner Name not selected by applicant.



L2	LR Plot No:- 405(Corresponding RS Plot No:- 349), LR Khatian No:- 1110	Owner:দিলীপ কুমার কোঠারী, Gurdian:ঝালোয়ারলাল , Address:নিজ , Classification:শালি, Area:0.25 Acre,	Owner Name not selected by applicant.
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Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 20/12/2018) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 03/01/2019) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. It appears that seller/transferor is not recorded owner/tenant. Please get his/her name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: banglarbhumii.gov.in.



Major Information of the Deed

Deed No :	I-1604-06789/2018	Date of Registration	20/11/2018
Query No / Year	1604-1000296602/2018	Office where deed is registered	
Query Date	20/11/2018 1:29:30 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ASUTHOSH DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830065237, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 6/-	Rs. 4,29,73,176/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160406778/2018		

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-404	LR-1110	Semi-Commercial	Bastu	17 Dec	1/-	1,39,47,762/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road,
L2	LR-405	LR-1110	Semi-Commercial	Bastu	25 Dec	1/-	2,05,11,414/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road,
		TOTAL :			42Dec	2 /-	344,59,176 /-	
		Grand Total :			42Dec	2 /-	344,59,176 /-	

Structure Details :

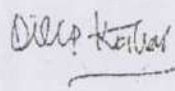
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5760 Sq Ft.	1/-	37,44,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 5760 Sq Ft., Semi Commercial Use, Marble Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S2	On Land L1, L2	2000 Sq Ft.	1/-	26,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Semi Commercial Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					

Major Information of the Deed :- I-1604-06789/2018-20/11/2018



S3	On Land L1, L2	800 Sq Ft.	1/-	10,60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Semi Commercial Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S4	On Land L1, L2	800 Sq Ft.	1/-	10,60,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 800 Sq Ft., Semi Commercial Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		9360 sq ft	4 /-	85,14,000 /-	

Principal Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name Mr DILIP KOTHARI Son of Late JHANWARLAL KOTHARI Executed by: Self, Date of Execution: 20/11/2018 , Admitted by: Self, Date of Admission: 20/11/2018 , Place : Office	Photo  20/11/2018	Fingerprint  LTI 20/11/2018	Signature  20/11/2018
22/4 NAKULESHWAR BHATTACHARYA LANE, P.O:- KALIGHAT, P.S:- Kalighat, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGBPK7202K, Status :Individual, Executed by: Self, Date of Execution: 20/11/2018 , Admitted by: Self, Date of Admission: 20/11/2018 , Place : Office				

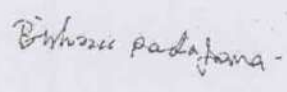
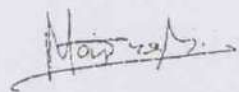
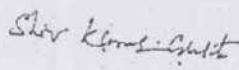
Attorney Details :

SI No	Name, Address, Photo, Finger print and Signature
1	BMS CONSTRUCTION PVT LTD 3 TILJALA RD, P.O:- TILJALA, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039 , PAN No.: AACCB9946R, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1604-06789/2018-20/11/2018



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BISHNU PADA JANA (Presentant) Son of Late NARENDRA NATH JANA Date of Execution - 20/11/2018, , Admitted by: Self, Date of Admission: 20/11/2018, Place of Admission of Execution: Office	Photo  Nov 20 2018 1:42PM	Finger Print  LTI 20/11/2018	Signature  20/11/2018
11 SATYEN ROY RD, P.O:- BEHALA, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 740034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACVPJ9411F Status : Representative, Representative of : BMS CONSTRUCTION PVT LTD (as DIRECTOR)				
2	Name Mr MANOJ SINGH Son of Mr PRAHLAD SINGH Date of Execution - 20/11/2018, , Admitted by: Self, Date of Admission: 20/11/2018, Place of Admission of Execution: Office	Photo  Nov 20 2018 1:43PM	Finger Print  LTI 20/11/2018	Signature  20/11/2018
37C SWINHOE LANE, P.O:- KASBA, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZGPS4065C Status : Representative, Representative of : BMS CONSTRUCTION PVT LTD (as DIRECTOR)				
3	Name Mr SHIV KUMAR GUPTA Son of Mr RAMSUNDAR GUPTA Date of Execution - 20/11/2018, , Admitted by: Self, Date of Admission: 20/11/2018, Place of Admission of Execution: Office	Photo  Nov 20 2018 1:44PM	Finger Print  LTI 20/11/2018	Signature  20/11/2018
212B PICNIC GARDEN RD, P.O:- TILJALA, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADYPG8759M Status : Representative, Representative of : BMS CONSTRUCTION PVT LTD (as DIRECTOR)				

Identifier Details :

Name & address
Mr ASUTOSH DAS Son of Late BASUDEB DAS ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr DILIP KOTHARI, Mr BISHNU PADA JANA, Mr MANOJ SINGH, Mr SHIV KUMAR GUPTA

Major Information of the Deed :- I-1604-06789/2018-20/11/2018



20/11/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-17 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-25 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-5760.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-2000.00000000 Sq Ft

Transfer of property for S3

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-800.00000000 Sq Ft

Transfer of property for S4

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KOTHARI	BMS CONSTRUCTION PVT LTD-800.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 404(Corresponding RS Plot No:- 349), LR Khatian No:- 1110	Owner:দিলীপ কুমার কোঠারী, Gurdian:ঝানোয়ারলাল , Address:নিজ , Classification:শালি, Area:0.17 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 405(Corresponding RS Plot No:- 349), LR Khatian No:- 1110	Owner:দিলীপ কুমার কোঠারী, Gurdian:ঝানোয়ারলাল , Address:নিজ , Classification:শালি, Area:0.25 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160406789 / 2018

Major Information of the Deed :- I-1604-06789/2018-20/11/2018



On 20-11-2018

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 13:37 hrs on 20-11-2018, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr BISHNU PADA JANA ,

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 4,29,73,176/-

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

Execution is admitted on 20/11/2018 by Mr DILIP KOTHARI, Son of Late JHANWARLAL KOTHARI, 22/4 NAKULESHWAR BHATTACHARYA LANE, P.O: KALIGHAT, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business

Indetified by Mr ASUTOSH DAS, , , Son of Late BASUDEB DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-11-2018 by Mr BISHNU PADA JANA, DIRECTOR, BMS CONSTRUCTION PVT LTD, 3 TILJALA RD, P.O:- TILJALA, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039

Indetified by Mr ASUTOSH DAS, , , Son of Late BASUDEB DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 20-11-2018 by Mr MANOJ SINGH, DIRECTOR, BMS CONSTRUCTION PVT LTD, 3 TILJALA RD, P.O:- TILJALA, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039

Indetified by Mr ASUTOSH DAS, , , Son of Late BASUDEB DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 20-11-2018 by Mr SHIV KUMAR GUPTA, DIRECTOR, BMS CONSTRUCTION PVT LTD, 3 TILJALA RD, P.O:- TILJALA, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039

Indetified by Mr ASUTOSH DAS, , , Son of Late BASUDEB DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

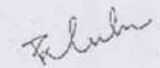
Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5628, Amount: Rs.50/-, Date of Purchase: 06/07/2018, Vendor name: Subhankar Das


Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1604-06789/2018-20/11/2018



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1604-2018, Page from 199830 to 199862
being No 160406789 for the year 2018.



Pradipta

Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2018.11.26 15:42:32 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 26-11-2018 15:42:23
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)