

4593/26

I-4358/26



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 230676

11/3/26
 2/646084/26

certified that the document is admitted a
 registration. The signature sheets and
 the copy of document which are attached with this
 document are the part of this document.

(District Registrar - II)
 Station - South 24-parganas

11 MAR 2026

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is made and executed on
 this 11th day of **March 2026** (Two Thousand Twenty Six).

BY & BETWEEN

S.L. No. 2785 Date 19/02/2026
Name: Soumik Samanta (Adv)
Address: Alipore Criminal Court
Value: 1500/-

Govt. Stamp Vender
DEBPRASAD BISWAS
Sonarpur A. D. S. R. O., Kol.-150

DB



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
11 MAR 2026

Prifa Reineas. D/O- Gopal Biswas.
Add- Jadavpur. Regent Estate.
Kolkata- 700032.

1) **SUBHASIS MUKHERJEE**, (having **PAN- BFQPM4385A**, **AADHAAR No. 5640-7675-4367**), son of Late Dipak Kumar Mukherjee and (2) **SOMA MUKHERJEE** (having **PAN- DHKPM3028J**, **AADHAAR No. 3816-7356-6820**), daughter of Late Dipak Kumar Mukherjee, both by Faith- Hindu, by Nationality- Indian, by Occupation -Service & Unemployed, residing at 275, Rajapur East, Khalpar, Block- E, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, hereinafter called and referred to as the "**OWNERS/PRINCIPALS**" (which expression shall mean and include their heirs, executors, administrator's, representatives and/or assigns) **SEND GREETINGS**.

WHEREAS we are the sole and absolute joint owners of ALL THAT the homestead land in aggregated measuring about **05 Katha 12 Chittacks 00 Square Feet** along with one storied Residential building thereon, area measuring about **720 Square Feet** with **Pucca Roof** and **Cemented Flooring [40 Years Old]**, be the same or a little more or less, on land which we are handing over to the Developer "**M/s RIA CONSTRUCTION**" for building construction purpose by the developer and the land is situated at Mouza- Rajapur, J.L. No. 23, comprising at C.S. Plot No. 986 (Part) corresponding to R.S. & L.R. Dag No. 1031 appertaining to C.S. Khatian No. 347 corresponding to R.S. Khatian Nos. 323 & 518 corresponding to L.R. Khatian Nos. 2116, 2117 & 2118, **within the limits of the Kolkata Municipal Corporation, Ward No. 109** (previously Ward No. 103), Borough XII, **Premises No. 1566, Survey Park**, (previously Premises No. 275, Rajapur East), **Assessee No. 31-109-13-6725-0** (previously Assessee No. 311033702752), (Mailing Address- 275, Rajapur East, Block- E. P.O Santoshpur, P.S. Survey Park), P.S. Kasba then Purba Jadavpur now Survey Park, District- South 24 Parganas, Kolkata 700075, more fully and particularly described in the Schedule hereunder written.

AND WHEREAS we, 1) **SUBHASIS MUKHERJEE** and 2) **SOMA MUKHERJEE** sufficiently entitled to the said landed property as mentioned in the Schedule hereunder written as we are the owners and as such have got absolute right, title and interest in the said property and also have absolute authority to

point our Constit
aforesaid in respect
AND



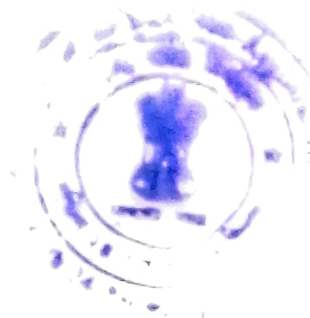
DISTRICT SUB-REGISTRAR-II
SOUTH 24 PGS. ALIPORE
11 MAR 2006

appoint our Constituted Attorney to act on our behalf for development as aforesaid in respect of under mentioned Schedule property.

AND WHEREAS due to various unavoidable circumstances it is not possible for us to take necessary steps for the betterment of the said property and as such it becomes necessary for us to appoint "**M/s. RIA CONSTRUCTION**", having its Registered Office at 579, Purbalok, Kalikapur, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata-700099, represented by its Sole Proprietor namely **SANJAY KUMAR SINGH** (having **PAN- ALXPS1254N, AADHAAR NO. 2799-5664-6180**), son of Lal Deo Singh, by Faith- Hindu, by Nationality- Indian, by Occupation-Business, residing at 1133, Green Park, 1st Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata- 700099 as our Constituted Attorney to act on our behalf and to look after and to control all affairs in respect of development of the Schedule property in terms and conditions of the Development Agreement.

NOW BY THESE PRESENTS we, (1) **SUBHASIS MUKHERJEE**, son of Late Dipak Kumar Mukherjee and (2) **SOMA MUKHERJEE**, daughter of Late Dipak Kumar Mukherjee, both by Faith- Hindu, by Nationality- Indian, by Occupation- Service & Unemployed, residing at 275, Rajapur East, Khalpar, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700075 appoint to **SANJAY KUMAR SINGH**, son of Lal Deo Singh, by Faith- Hindu, by Nationality- Indian, by occupation Business, residing at 1133, Green Park, 1st Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata- 700099, sole proprietor of "**M/s. RIA CONSTRUCTION**", having its Registered Office at 579, Purbalok, Kalikapur, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata-700099, as our Constituted Attorney to act for us in our names and on our behalf and to execute, exercise and perform all and every acts deeds, matters, things as per the development agreement executed on 06.11.2025, being No. 20334 for the year 2025 which has been registered in the Office of D.S.R. III of South 24 Parganas at Alipore and the same is recorded in Book No. I, Volume No. 1603-2025, Page from 551558 to 551602. It is specifically mentioned herewith that in schedule of land of Development Power of Attorney after Registration

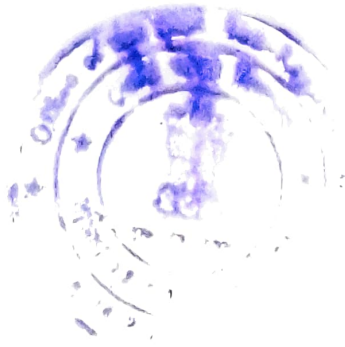
velopment Agreem
South 24 Parganas e
wrongly written in pla
mistake which is here
written here



DISTRICT SUP REGISTAR III
SOUTH 24 PLS ALIPHRE
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Development Agreement, being No. 20346 for the year 2025 [D.S.R. III of South 24 Parganas at Alipore], Premises No. 1655, Survey Park has been wrongly written in place of Premises No. 1566, Survey Park due to typing mistake which is hereby amended and rectified herewith as per schedule written hereunder and do the things as follows:

1. To enter into, hold and defend possession of the said property and every part thereof and also to manage, maintain and administer the said property and every Part thereof. To look after and to control all the areas for the development and construction of a multi storied building thereon as per sanction Plan of the Kolkata Municipal Corporation.
2. To sign, execute and submit all building plan/s, revised/modified development Plans, documents, statements, papers, undertakings, declarations and/or any other papers, documents, deeds etc., as may be required for necessary sanction, modification and/or alteration of Development plans by the Kolkata Municipal Corporation and other appropriate authorities.
3. To appear and represent us before any Authorities such as Government Semi Government or Government undertaking Authorities and also Kolkata Municipal Corporation, Block Land and Land Reforms Office, CESC or State Electricity Board, Police, Pollution Department, Urban Development authority etc. in connection with this development proceeding, as because our property is fully unassessed.
4. That the developer can appear on our behalf for mutation of the property at B.L.R.O. or K.M.C. and convert the property in our names, pay khaznas and also sanctioned plan of the construction of intending building from the K.M.C. on our behalf.
5. To sign, pay fees, obtain building plan/s or modification plan/s and such other orders and permissions from the necessary Authorities and also to submit and take delivery of title deeds concerning the said premises and also



DISTRICT SUB-REGISTRAR III
SOUTH 24 PGS. ALIPORE
11 MAR 2026

er papers and documents as may be required by the necessary Authorities and to appoint engineers, Architect and other Agents and sub-contractors for the aforesaid purpose as the said Attorney shall think fit and proper.

6. To pay the amount of fees, if any, paid for the purpose of modification and/or alteration of the Development plans to any Authority or authorities

7. To develop the said premises by raising construction of multi storied building thereon as the said Attorney may deem fit and proper as per sanction plan.

8. To apply for and to obtain electricity, water, sewerage drainage, or other connections or any other utility to the said premises and or to make alteration therein and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

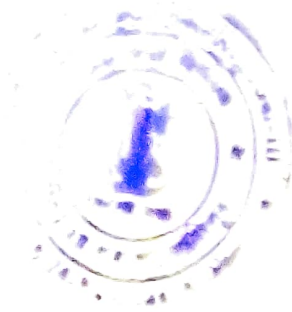
9. To apply for and to obtain building materials from the concerned Authorities for construction of the new building by demolishing the existing structure as aforesaid.

10. To utilise or shift or to have connected the existing electricity connection, if any in the said structure in such manner as the said Attorney may deem fit and proper.

11. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for the said structure or any part thereof and similarly to receive all incoming receivable for on account of the said structure or any part thereof.

12. To appear and represent us before all authorities for fixation and/or finalization of the normal Valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

13. To negotiate with intending purchasers for sale of the Flat /Flats, car parking space and other Saleable area out of Developers allocation only in the



DISTRICT SUB-REGISTRAR-IN
SOUTH-24 PUG. ALIPORE

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proposed new building along with proportionate share of land and the common areas and facilities on the terms and conditions as the said Attorney shall think fit and proper.

14. To take advance or part payment or full considerations money from the intending Purchasers out of Developer Allocation except the portions which will be kept reserved for us as per Development Agreement and the said Attorney shall appropriate the sale-proceeds out of Developer's allocation only and in this regard also sign in the original sale deed of the intending purchasers on behalf of us.

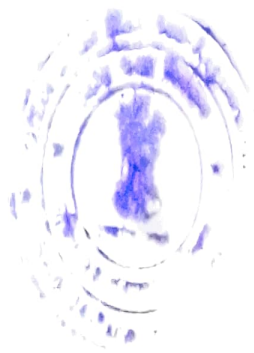
15. To advertise in different newspapers and display hoarding in different places, engages Agency or Agencies for selling of Flat or Flats along with the proportionate share of land as the said Attorney shall think fit and proper.

16. To file and submit declaration, statements, application and/or returns to the competent Authority or any other necessary Authority or Authorities in connection with the matters herein contained.

17. To transfer Flats in the proposed buildings along with the proportionate share of land, out of Developer's allocated portion or any part thereof on such terms and conditions as our said Attorney shall think fit and proper.

18. To take steps for Registration of Flat or Flats, car parking space or other space out of the allocated portions of the Developer along with the proportionate share of land and the common areas and facilities in favour of the intending purchasers.

19. To present any Agreement for Sale or Deeds of sale, Conveyance, or conveyances or other documents for registration and when executed by or in our names and on our behalf before the Additional District Sub-Registrar, District Sub-Registrar and the Registrar of Assurances, Kolkata, having authority for and to have registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion of it which our said Attorney shall consider necessary for transferring and/or conveying the said property or portion of it to such purchaser or purchasers as fully and



DISTRICT SUB-REGISTRAR IN
SOUTH 24 P.S. ABIRPUR
11 MAR 2006

actually in all respect as we could have been done by ourselves, except our allocated portions. Both the owners and the Developers allocation as fully mentioned in the Development Agreement.

20. To present, enforce, defend, answer and oppose all actions and other legal proceedings in connection with the said property or any part thereof including acquisition and/or requisition.

21. To file and defend suits, case, appeals and applications of whatsoever nature for and on our behalf or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.

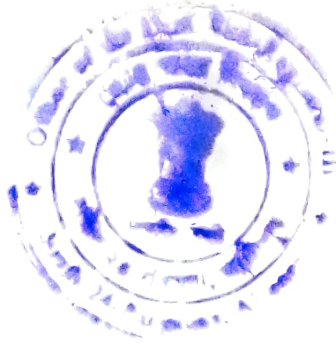
22. To compromise all suits appeals or other legal proceedings in any Civil or Criminal Courts, Tribunals or other Authority whatsoever and to sign and verify applications thereof.

23. To sign, declare and/or affirm any plaint, written statements, petition. Affidavit, Verification, Vokatnama, warrant appeal or any other documents or papers in any proceedings or in any way connected therewith and to appoint Advocates or Solicitors in respect of the same.

24. To deposit and withdraw fees, documents from any Court or Courts and/or any other person or persons or Authority and give valid receipts and discharge thereof.

25. To appear and represent us before all Authorities having jurisdiction and to sign, execute and submits papers and documents and obtain the revised building plan/site plan and to obtain the Completion Certificate from the Competent Authority.

26. Be it expressly stated that this Development Power of Attorney does not create, constitute or assure any kind of transfer, enjoyment or making profit in favour of the attorney.



DISTRICT SUB-REGISTRAR-III
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Be it noted that this Development Power of Attorney is being granted in favour of the said attorney without any consideration and no interest or right of the attorney is created on the property which is the subject matter of this Development Power of Attorney and the said Attorney be hereby obtain or have power to make construction and development work on the said property.

AND GENERALLY to act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, matters, deeds and things as fully and effectually as if done by us personally.

AND we, the undersigned Executant doth hereby ratify and confirm and agree or undertake to ratify and confirm all and whatsoever other act or acts, deed or deeds our said Attorney shall do on our behalf and in our names by virtue of this Development Power of Attorney shall be binding on the and be of full force and effect.

THE SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF PREMISES

ALL THAT the homestead land in aggregated measuring about **05 Katha 12 Chittacks 00 Square Feet** along with one storied Residential building thereon, area measuring about **720 Square Feet** with **Pucca Roof** and **Cemented Flooring [40 Years Old]**, be the same or a little more or less, comprising at C.S. Plot No. 986 (Part) corresponding to R.S. & L.R. Dag No. 1031 appertaining to C.S. Khatian No. 347 corresponding to R.S. Khatian Nos. 323 & 518 corresponding to L.R. Khatian Nos. 2116, 2117 & 2118 at Mouza-Rajapur, J.L. No. 23, **within the limits of the Kolkata Municipal Corporation, Premises No. 1566, Survey Park** (previously 275, Rajapur East), **P.S. Kasba then Purba Jadavpur now Survey Park**, Ward No. 109 (previously Ward No. 103), Borough XII, **Assessee No. 31-109-13-6725-0** (previously Assessee No. 311033702752), having (Mailing Add: 275, Rajapur East, Block E, P.O. Santoshpur, P.S. Survey Park, Kolkata 700075), **District-South 24 Parganas, Kolkata- 700075** and the said property is butted and bounded as follows:



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

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- On the North:** By C.S. Plot No. 981
On the South: 12 Feet wide K.M.C. Road
On the East: By Plot No. A-83, Sammilani Park
On the West: By 9.250 Meter wide Black Top Road

[ROAD ZONE: Bengal Ambuja and Other Co. Op M.I.G, and G+4 and Below]

IN WITNESS WHEREOF both the parties hereto set and subscribed their respective hands and seals on the^{11th} day of March 2026.

SIGNES, SEALED AND DELIVERED

IN PRESENCE OF WITNESSES:-

1. Chandrima Rana
 D/o- Bhakti Pada Rana
 Sarita, Sabang, Paschim
 Medinipur, West Bengal-721467

1. Subham's Mukherjee
 2. Soma Mukherjee

OWNERS

2. Pujia Biswas.
 D/o- Gopal Biswas.
 Add. - Jangalw. Kolkata.
 700002.

RIA Construction
 Sanjay Singh
 Proprietor

ATTORNEY

Drafted by me based on instruction given, information provided and documents produced by the parties and read over and explained to the parties:

Soumik Samanta

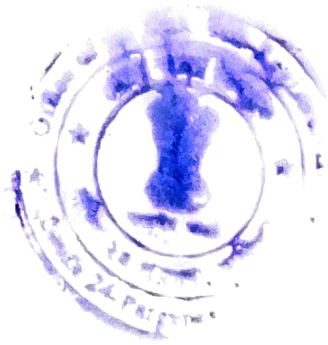
Soumik Samanta
 Advocate

Alipore Criminal Court, Calcutta
 Enrolment No. F/4539/3458/2023

Computerized by me:

Chandrima Rana

रॉड
संख्या



DISTRICT SUB-REGISTRAR-12
SOUTH 24 PGS. ALIPORE
11 MAR 2026



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name...SUBHASIS MUKHERJEE.....

Signature...Subhasis Mukherjee.....



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Left Hand					
Right Hand					

Name...SOMA MUKHERJEE.....

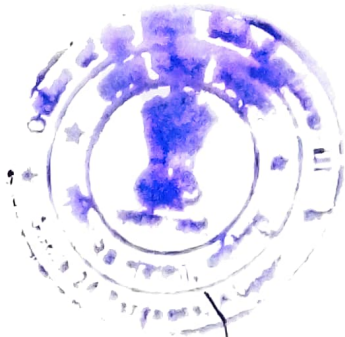
Signature...Soma Mukherjee.....



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Left Hand					
Right Hand					

Name...SANJAY KUMAR SINGH.....

Signature...Sanjay Singh.....



DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.S. ALIPORE
11 MAR 2026



ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
নির্বাচন কার্ড চিত্র পরিচয় পত্র Elector's Photo Identify Card



UPW2385698



নাম: পূজা বিশ্বাস
Name: Puja Biswas
পিতার নাম: গোপাল বিশ্বাস
Father's Name: Gopal Biswas
লিঙ্গ / Gender: স্ত্রী / Female
জন্ম তারিখ / বয়স:
Date of Birth / Age: 02-02-1999

Signature



ঠিকানা: 0164, ধুবুলিয়া, গাবর্কুলী 1/4 নং, টি বি. হসপিটাল, কৃষ্ণনগর II, নদীয়া, পশ্চিমবঙ্গ- 741140

Address: 0164, DHUBULIA, GABARKULI 1/4 NO, T.B. HOSPITAL, KRISHNANAGAR II, NADIA, WEST BENGAL- 741140

নির্বাচন নিয়ন্ত্রণ অধিদপ্তর, ৪৬ - কৃষ্ণনগর দক্ষিণ
Electoral Registration Officer, 86 - Krishnanagar Dakshin
Issue Date: 13-09-2023

Note: নীচে

- ১) এই নির্বাচনে অর্থাৎ, অর্থাৎ নয় তবে এই নির্বাচন তেমন কোনো কারণে নয় তবে নয়
Before final Election please check that your name exists in current electoral roll
- ২) নির্বাচন নিয়ন্ত্রণ অধিদপ্তর এই কার্ডে বয়স প্রমাণ নয়
This card is not a proof of age except for purpose of Election

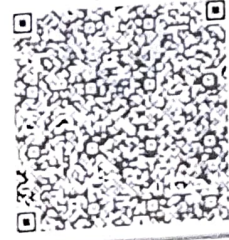
UPW2385698



भारत सरकार
Government of India



Soma Mukherjee
DOB 08.11.1972
Female



3816 7356 6820

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
D/O: Chhaya Mukherjee, 275, RAJAPUR EAST BLOCK-E,
SANTOSH PUR, Santoshpur, Kolkata, Santoshpur, West
Bengal, 700075

3816 7356 6820



1947



help@uidai.gov.in

WWW

www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1603-04358/2026	Date of Registration	11/03/2026
Query No / Year	1603-2000646084/2026	Office where deed is registered	
Query Date	10/03/2026 6:23:30 PM	D S R - III SOUTH 24-PARGANAS, District. South 24-Parganas	
Applicant Name, Address & Other Details	Chandrima Rana Regent Estate, Jadavpur, Thana : Regent Park, District : Kolkata, WEST BENGAL, PIN - 700092, Mobile No. : 9382492264, Status : Deed Writer		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney			
Set Forth value	Market Value		
Rs 2/-	Rs. 2,91,68,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 40,000/- (Article:48(g))	Rs. 232/- (Article: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.- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Survey Park, Road Zone : (Bengal Ambuja and Other Co Op -- M.I.G, and G+4 and Below) , , Premises No: 1566, , Ward No: 109 Pin Code : 700075



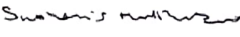


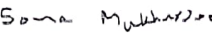
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	5 Katha 12 Chatak	1/-	2,87,50,000/-	Width of Approach Road: 30 Ft.,
Grand Total :				9.4875Dec	1 /-	287,50,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	720 Sq Ft	1/-	4,18,500/-	Structure Type: Structure
Floor No: 1, Area of floor : 720 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		720 sq ft	1 /-	4,18,500 /-	

pal Details :



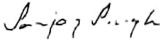
Name,Address,Photo,Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	Mr Subhasis Mukherjee Son of Late Dipak Kumar Mukherjee Executed by: Self, Date of Execution: 11/03/2026 , Admitted by: Self, Date of Admission: 11/03/2026 ,Place : Office	 11/03/2026	 LTI 11/03/2026	 11/03/2026
City:- Not Specified, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: bfxxxxx5a, Aadhaar No: 56xxxxxxxx4367, Status :Individual, Executed by: Self, Date of Execution: 11/03/2026 , Admitted by: Self, Date of Admission: 11/03/2026 ,Place : Office				
2	Mrs Soma Mukherjee Daughter of Late Dipak Kumar Mukherjee Executed by: Self, Date of Execution: 11/03/2026 , Admitted by: Self, Date of Admission: 11/03/2026 ,Place : Office	 11/03/2026	 LTI 11/03/2026	 11/03/2026
City:- Not Specified, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: dhxxxxx8j, Aadhaar No: 38xxxxxxxx6820, Status :Individual, Executed by: Self, Date of Execution: 11/03/2026 , Admitted by: Self, Date of Admission: 11/03/2026 ,Place : Office				



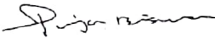
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RIA CONSTRUCTION City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Date of Incorporation:XX-XX-1XX4 , PAN No.:: ALxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

representative Details :

No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sanjay Kumar Singh (Presentant) Son of Mr Lal Deo Singh Date of Execution - 11/03/2026, , Admitted by: Self, Date of Admission: 11/03/2026, Place of Admission of Execution: Office		 Captured	
		Mar 11 2026 2:09PM	LTI 11/03/2026	11/03/2026
City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: alxxxxx4n, Aadhaar No: 27xxxxxxxx6180 Status : Representative, Representative of : RIA CONSTRUCTION (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Miss Puja Biswas Son of Mr Gopal Biswas City:- Not Specified, P.O.- Bijoygarh, P.S.- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092		 Captured	
	11/03/2026	11/03/2026	11/03/2026
Identifier Of Mr Subhasis Mukherjee, Mrs Soma Mukherjee, Mr Sanjay Kumar Singh			

Endorsement For Deed Number : I - 160304358 / 2026

On 11-03-2026

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 14:06 hrs on 11-03-2026, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Sanjay Kumar Singh .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,91,68,500/-

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

Execution is admitted on 11/03/2026 by 1. Mr Subhasis Mukherjee, Son of Late Dipak Kumar Mukherjee, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 2 Mrs Soma Mukherjee, Daughter of Late Dipak Kumar Mukherjee, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Others

Indetified by Miss Puja Biswas, , , Son of Mr Gopal Biswas, P.O: Bijoygarh, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Private Service

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

Execution is admitted on 11-03-2026 by Mr Sanjay Kumar Singh, proprietor, RIA CONSTRUCTION (Sole Proprietorship), City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Miss Puja Biswas, , , Son of Mr Gopal Biswas, P.O: Bijoygarh, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 232.00/- (E = Rs 200.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 200/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/03/2026 9:14PM with Govt. Ref. No: 192025260509699588 on 10-03-2026, Amount Rs: 200/-, Bank: SBI EPay (SBlePay), Ref. No. 6928036974955 on 10-03-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,000/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-, by online = Rs 39,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2785, Amount: Rs.1,000.00/-, Date of Purchase: 19/02/2026, Vendor name: D Biswas

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/03/2026 9:14PM with Govt. Ref. No: 192025260509699588 on 10-03-2026, Amount Rs: 39,000/-, Bank: SBI EPay (SBlePay), Ref. No. 6928036974955 on 10-03-2026, 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 1603-2026, Page from 105621 to 105638
being No 160304358 for the year 2026.



Dhar

Digitally signed by Debasish Dhar
Date: 2026.03.11 17:47:44 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 11/03/2026
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.