



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

AW 084135

*19/8/25*  
*23/03/25*  
*8-8-25*

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the *PAN* of this document.

District Sub. Registrar  
Alipore South 24th Marganagar

14 AUG 2025

DEVELOPMENT POWER OF ATTORNEY AFTER  
REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, We, (1) SRI BISWANATH PAUL (PAN-AGQPP1492D); (Aadhaar No.348640047130), son of Sri Ajit Paul, by Occupation : Business, by faith : Hindu, by Nationality : Indian, residing at 1574, Madurdaha, P.O. EKTP, P.S. Anandapur, Kolkata - 700 107 AND (2) SRI ANUP KUMAR HALDER (PAN-AAZPH5103Q); (Aadhaar No.7782 0933 8910), son of Madhusudan Halder, by Occupation : Business, by faith : Hindu, by Nationality : Indian, residing at 23K, Panchanan Tala Road, P.O. Sarat Bose Road, P.S. Lake, Kolkata - 700 029, hereinafter called and referred to as the 'PRINCIPALS (OWNERS)' SEND GREETINGS :

*ANUP KUMAR HALDER*  
*Anup Kumar*

WHEREAS the Land Owners herein alongwith one M/s. Oiendrila Promoters & Developers Pvt. Ltd. having its registered office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata – 700 042, represented by its Director namely Sri Prabir Paul, son of Sri Santi Ranjan Paul, residing at 783, Anandapur, URABANA, Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata – 700107, jointly by virtue of three separate registered Deed of sales (i) registered on 05.10.2021, registered at D.S.R. III, Alipore and recorded into Book No.1, Deed No.9169 for the year 2021, purchased a plot of land measuring an area of **02 (Two) Cottahs 08 (Eight) Chittacks 33 (Thirty three) Sq.ft.** more or less situate in Mouza – Nayabad, J.L. No.25, comprising in R.S. & L.R. Dag No.191, under R.S. Khatian No.131, in L.R. Khatian No.1679, 1680 & 1681, known as K.M.C. Premises No.2127, Nayabad & 2128 Nayabad, within the KMC Ward No.109, within P.S. Panchasayar, Kolkata – 700 094; (ii) registered on 05.10.2021, (executed on 03.10.2021), registered at D.S.R. III, Alipore and recorded into Book No.1, Deed No.9170 for the year 2021, purchased a plot of land measuring an area of **02 (Two) Cottahs 08 (Eight) Chittacks 33 (Thirty three) Sq.ft.** more or less situate in Mouza – Nayabad, J.L. No.25, comprising in R.S. & L.R. Dag No.191, under R.S. Khatian No.131, in L.R. Khatian No.1679, 1680 & 1681, known as K.M.C. Premises No.2128 Nayabad, within the KMC Ward No.109, within P.S. Panchasayar, Kolkata – 700 094 and (iii) registered on 05.10.2021, (executed on 04.10.2021), registered at D.S.R. III, Alipore and recorded into Book No.1, Deed No.9171 for the year 2021, purchased a plot of land measuring an area of **02 (Two) Cottahs 08 (Eight) Chittacks 33 (Thirty three) Sq.ft.** more or less situate in Mouza – Nayabad, J.L. No.25, comprising in R.S. & L.R. Dag No.191, under R.S. Khatian No.131, in L.R. Khatian No.1679, 1680 & 1681, known as K.M.C. Premises No.2127, Nayabad, within the KMC Ward No.109, within P.S. Panchasayar, Kolkata – 700 094.

AND WHEREAS by virtue of three separate registered Deed of Sale the Land Owners herein alnowith said M/s. Oiendrila Promoters & Developers Pvt.



Ltd. represented by its Director namely Sri Prabir Paul, purchased the total land area measuring **07 (Seven) Cottahs 10 (Ten) Chittacks 09 (Nine) Sq.ft.** within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, and thereafter they jointly amalgamated the entire plot of Land in to one compact plot of land known as **K.M.C. Premises No.2127, Nayabad, under P.S. Panchasayar, Kolkata – 700 094.**

**AND WHEREAS** thereafter the present land Owners herein alongwith said M/s. Oiendrila Promoters & Developers Pvt. Ltd. recorded their land in the record of the BLLRO vide L.R. Khatian No.2726, 2727 & 2728, of L.R. Dag No.191, of Mouza – Nayabad, J.L. No.25 and thereafter converted its land from Beel Mach Chjas to Bohatal Abasan vide conversion Case No.911-913 of 2022 from D.L.&L.R.O. South 24 Parganas.

**AND WHEREAS** thus the present **OWNERS** herein alongwith said M/s. Oiendrila Promoters & Developers Pvt. Ltd. are the joint owners of the said plot of land measuring net land area of **07 (Seven) Cottahs 10 (Ten) Chittacks 09 (Nine) Sq.ft.** situated in Mouza – Nayabad, J.L. No.25, comprising in R.S. & L.R. Dag No.191, under R.S. Khatian No.131, in L.R. Khatian No.2726, 2727 & 2728, known as **K.M.C. Premises No.2127, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-2127-5, within P.S. Panchasayar, Kolkata – 700 094,** District – South 24-Parganas and the entire property as described in the **SCHEDULE** below.

**AND WHEREAS** said the present **OWNERS** herein along with said M/s. Oiendrila Promoters & Developers Pvt. Ltd. as the Attorney holder herein as the owners herein decided to develop the **SCHEDULE** mentioned property by constructing a **Ground Plus Four Storied building with Lift Facility as per Building Permit No.2023120419 dated 28.12.2023** sanctioned by The KMC at its cost, comprising of a number of residential flats on the different floors but due to paucity of fund, lack of technical knowledge, experience in the field of

construction, through a Developer, who is financially and technically sound to construct a **Ground Plus Four Storied building with Lift Facility** upon the aforesaid property as per the sanction residential building plan sanctioned from The Kolkata Municipal Corporation.

*Biswanath Paul*

AND WHEREAS thereafter the present **LAND OWNERS** herein along with said M/s. Oiendrila Promoters & Developers Pvt. Ltd. as the Attorney herein jointly entered into a registered Development Agreement on 14.08.2025, registered at District Sub-Registrar- V Alipore, recorded into Book No. 1, Deed No. 6804 for the year 2025.

AND WHEREAS as per the said registered Development Agreement, We the **PRINCIPALS** herein alongwith another land Owner namely M/s. Oiendrila Promoters & Developers Pvt. Ltd. have engaged said **M/S OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED (PAN-AABCO1239M)** a company incorporated under the Indian Companies Act, 1956, having its registered office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata – 700 042, represented by its Director namely **SRI PRABIR PAUL, (PAN-AFQPP2907Q), (Aadhar No.9058 9891 0937)**, son of Sri Santi Ranjan Paul, by Occupation : Business, by faith : Hindu, by Nationality : Indian, residing at 783, Anandapur, URABANA, Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata – 700107, to develop our joint ownership property measuring land area of **07 (Seven) Cottahs 10 (Ten) Chittacks 09 (Nine) Sq.ft.** situated in Mouza – Nayabad, J.L. No.25, comprising in R.S. & L.R. Dag No.191, under R.S. Khatian No.131, in L.R. Khatian No.2726, 2727 & 2728, known as K.M.C. Premises No.2127, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-2127-5, within P.S. Panchasayar, Kolkata – 700 094, and more particularly mentioned and described in the said registered Development Agreement as mentioned above and for the said purpose, We the **PRINCIPALS** herein, do hereby appoint the said **M/S OIENDRILA PROMOTERS &**



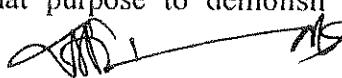
**DEVELOPERS PRIVATE LIMITED (PAN-AABCO1239M)** a company incorporated under the Indian Companies Act, 1956, having its registered office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata – 700 042, represented by its Director namely **SRI PRABIR PAUL, (PAN-AFQPP2907Q), (Aadhar No.9058 9891 0937)**, son of Sri Santi Ranjan Paul, by Occupation : Business, by faith : Hindu, by Nationality : Indian, residing at 783, Anandapur, URABANA, Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata – 700107, as our Lawful Attorney on our behalf and as our names to do the all acts, deeds and things in the manner followings :

1. To look after and manage the property on behalf of the **OWNERS/ PRINCIPALS**.
2. To look after and to control all the affairs for the development or the said land and construction of a **Ground Plus Four Storied building with lift facility** vide **Building Permit No.2023120419 dated 28.12.2023** sanctioned by **The Kolkata Municipal Corporation** at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the **OWNERS** all the Declaration Deed or any other Declaration as mentioned in the **SCHEDULE** below property and register the such document as per requirement for the interest of the proposed project.
3. To cause mutation of our Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on our behalf.
4. To cause mutation and/or conversion of our Property where necessary effected in the revenue and/or in the record of the LD, B.L. & L.R.O. Kolkata and/or under the jurisdiction and to make such statements and sign all applications or

A handwritten signature in black ink, appearing to read "SRI PRABIR PAUL" followed by "MD".

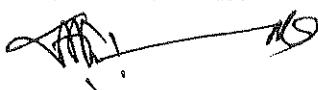
objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate and pay necessary taxes to the LD. B.L. & L.R.O. Kolkata as and when necessary on our behalf for B.L. & L.R.O. Mutation and/or Conversion purposes.

5. To sign, execute and submit all Development building Plans, revised plan, completion plan, Documents, Statements, Papers, Undertakings, Declarations related thereto, may be required for necessary sanction, modification and/or alteration of sanctioned plan to be sanctioned by The Kolkata Municipal Corporation and/or any appropriate authority and other appropriate authorities on behalf of the landowner/Principal and to sign completion plan.
6. To appear and represent on behalf of the **PRINCIPALS** i.e. **LAND OWNERS** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal police, necessary Departments of Government of West Bengal if required, in connection with the sanction, modification and/or alteration of sanctioned building Plan for the above mentioned property and also for the interest of the proposed project and execute and sign all the papers related thereto.
7. To pay fees for obtaining the sanction, modification and such other orders and permissions from the necessary authorities on behalf of land owners as required for sanction, modification and/or alteration of the Development Plan and also to submit and take delivery of all type of, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as our said Attorney shall think fit and proper.
8. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the sanctioned plans to any authority or authorities.
9. To develop the said property by making construction of such type of building or buildings thereon as per sanctioned building plan as our said Attorney may deem fit and proper and for that purpose to demolish and/or remove any house,



building and/or structure of whatsoever nature standing in the said property, as our said Attorney shall think fit and proper.

10. To apply for obtaining electricity-connection from CESC and also gas connection in the Premises and to take telephone or other connections and also install electric transformer in the said property of required and /or to make alteration therein and to disconnect the same and for that purpose our Attorney shall sign, execute and submit all papers, applications, documents on our behalf and shall do all the acts and deeds on our behalf and our attorney shall execute and sign all the papers related thereto.
11. To sign plan and submit before the concerned authority/authorities for the connection of water, drainage and sewerage in our said Premises and execute and sign all paper related thereto for the sanction of drainage and sewerage connection and also internal and external drainage drawing and also the connection of water in the said property and to do all such other acts, deeds and things for the such concern as may be deemed fit and proper by our said Attorney on our behalf.
12. To apply for and obtain building materials from the concerned authorities for consumption of the proposed building to be erected on our said property as aforesaid and also to pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
13. To appear and represent me before all authorities for fixation and/or finalization of the annual valuation of our said property 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.
14. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum only on the **DEVELOPER'S ALLOCATION** as mentioned in the said registered Development Agreement dated 14/08/2025 excluding the **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE B** of the said registered Development Agreement. The **DEVELOPER** shall do all the acts on Developer's Allocation on behalf of the Owners.



15. To collect advance or part payment or full consideration from the intending purchasers of flats along with proportionate share of land and/or enter into Agreement for Sale and to execute and register Deed of Conveyance, Deed of Rectification, and/or collect the I.G.R. and/or Deed from the registering authority on our behalf on the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE-D** of the said registered Development Agreement dated 14/08/2025 excluding the **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE - B** of the said registered Development Agreement dated 14/08/2025 and grant receipt in favour of the interested persons/ persons who are interested to take possession of the flat/flats etc. in lieu of satisfactory consideration to be fixed by the Developer.
16. To advertise in different news papers and display, hording in different places, and also to engage agency or agencies for giving possession of the flats on **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE D** of the said registered Development Agreement excluding the **LAND OWNER'S ALLOCATION** alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the **DEVELOPER'S ALLOCATION** to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.
17. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/space including proportionate land share on said **DEVELOPER'S ALLOCATION** of the said building alongwith the proportionate share of land at our said Premises or any part thereof and for that purpose to sign and execute all deeds, as my said Attorney shall think fit and proper as per said registered Development Agreement.
18. 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.

A handwritten signature in black ink, appearing to read 'A. K.' or 'A. K.' followed by a stylized 'K' or 'S'.

19. To receive part or full consideration sum against the entire **DEVELOPER'S ALLOCATION** from the intending purchasers and acknowledge the receipt of the same on our behalf.
20. To appear and represent me before any notary, Registrar of Assurances, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to sign and to execute the documents and present the same for registration and complete for registration and to acknowledge and register or have registered and performed any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration, and/or any kind of instruments writing executed and signed by the said Attorney in any manner after taking permission from the Authority concerned if it is required concerning the said property as per said registered Development Agreement in connection with the **DEVELOPER'S ALLOCATION** only alongwith undivided proportionate share of land and right to use all the common portions of the building.
21. To take necessary steps for registration of building or any part alongwith the proportionate share of land the entire construction represented by my Attorney as per said Development Agreement.
22. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
23. To file and defend suits, cases, appeals and applications of whatsoever nature for and on our behalf of or to be institute preferred by or any person or persons in respect of the said property.
24. To comprise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof.
25. To sign declare and/or affirm any plaint, written statements petitions, affidavits, verifications, vokalatnamas, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.



26. To deposit and withdraw free, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.

**AND GENERALLY TO** act as our Attorney in relation to all matters touching my said property and on our behalf to do all instruments, acts, nature, deeds and things as fully and effectually as We would do if We would personally present.

**AND** We hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirming.

**SCHEDULE ABOVE REFERRED TO**  
**(DESCRIPTION OF THE ENTIRE PROPERTY)**

**ALL THAT** piece and parcel of undivided 2/3<sup>rd</sup> share of the total 'Bastu' land measuring an area of **07 (Seven) Cottahs 10 (Ten) Chittacks 09 (Nine) Sq.ft.** togetherwith one tile shed structure measuring an area of 100 (One hundred ) Sq.ft. whereon a Ground Plus Four Storied building plan with lift facility as per Building Permit No.2023120419 dated 28.12.2023 sanctioned by The Kolkata Municipal Corporation situated in Mouza – Nayabad, J.L. No.25, comprising in R.S. & L.R. Dag No.191, under R.S. Khatian No.131, in L.R. Khatian No.2726, 2727 & 2728, known as K.M.C. Premises No.2127, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-2127-5, within P.S. Panchasayar, Kolkata – 700 094 and the entire property is butted and bounded by :

<b><u>ON THE NORTH</u></b>	: 9050 MM wide Common Passage;
<b><u>ON THE SOUTH</u></b>	: 12192 (40'-0") wide Road;
<b><u>ON THE EAST</u></b>	: 6096 (20'-0") wide Road;
<b><u>ON THE WEST</u></b>	: KMC Premises No.2122, Nayabad, property of others.

IN WITNESS WHEREOF We the PRINCIPALS herein have hereto signed this Power of Attorney on this the 14<sup>th</sup> day of August, Two Thousand Twenty Five (2025).

WITNESSES:

1. Abhejil Kumar Misra  
 Vill- Nij Naitana  
P.O. Battala  
Dist. Purba Midnapur

1. Biswanali Paul.

2. Deeps Kumar Heller

SIGNATURE OF THE PRINCIPALS

Somesh Mishra  
H.C. Court  
Calcutta

Ojendri Promoters & Developers Pvt. Ltd

Deeps Kumar Heller  
 Director

SIGNATURE OF THE POWER HOLDER

Read over, explained in Vernacular to the Parties and admitted to be correct and as per the instructions given by the parties, drafted by me and prepared in my chamber.

Deeps Kumar Heller (D.K. - M)

(DEBES KUMAR MISRA)  
 ADVOCATE [Enrollment No.F/364/329/1989]  
 HIGH COURT, CALCUTTA  
 Resi-cum-Chamber: 'MAHESHWAR',  
 52, Comint Park, (Near Peerless Hospital)  
 P.O. & P.S. Panchasayar, Kolkata - 700 094,  
 PH-9830236148 (D.K.M.),  
 Email : debeskumarmisra@gmail.com  
 9051446430(Somesh),  
 Email : mishrasomesh08@gmail.com  
 9836115120(Tapesh),  
 Email : tapesh.mishra85@gmail.com

PHOTO	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	left hand				

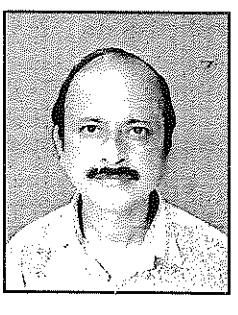
Name .....

Signature .....

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	left hand				

Name....BISWANATH PAUL

Signature Biswanath Paul.

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	left hand				

Name .....ANUP KUMAR HALDER

Signature ...Anup Kumar Halder

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	left hand				

Name .....PRABIR PAUL

Signature .....Prabir Paul.

### Major Information of the Deed

Deed No :	I-1630-06833/2025	Date of Registration	14/08/2025
Query No / Year	1630-8002343003/2025	Office where deed is registered	
Query Date	14/08/2025 2:52:01 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9051446430, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,12,31,680/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 632/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163006804/2025 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

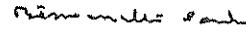
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2127, , Ward No: 109 Pin Code : 700094

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	3666 Sq Ft	1/-	1,12,01,680/-	Width of Approach Road: 40 Ft.,
	Grand Total :			8.4013Dec	1 /-	112,01,680 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	100 sq ft	1 /-	30,000 /-	

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr Biswanath Paul</b> Son of Ajit Paul Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office	 14/08/2025	 Captured LTI 14/08/2025	 14/08/2025
130A, Sarat Ghosh Garden Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: AGxxxxxx2D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office				
2	<b>Shri Anup Kumar Halder</b> Son of Madhusudan Halder Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office	 14/08/2025	 Captured LTI 14/08/2025	 14/08/2025
23K, Panchanan Tala Road, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: AAxxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office				

**Attorney Details :**

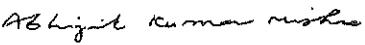
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>QIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED</b> 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , PAN No.: AAxxxxxx9M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Name</b> <b>Shri PRABIR PAUL (Presentant )</b> Son of Shri Santi Ranjan Paul Date of Execution - 14/08/2025, , Admitted by: Self, Date of Admission: 14/08/2025, Place of Admission of Execution: Office
	 Aug 14 2026 3:56PM

**Address:** 783, Anandapur, URABANA, Tower-6, Flat No.2404, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: AFxxxxxx7Q, Aadhaar No Not Provided by UIDAI  
**Status :** Representative, Representative of : OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Abhijit Kumar Mishra</b> Son of Late Niranjan Mishra Nirmoitana, City:- , P.O:- Battala, P.S:- Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433	 14/08/2025	 Captured	 14/08/2025
Identifier Of Shri PRABIR PAUL, Mr Biswanath Paul, Shri Anup Kumar Halder			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Biswanath Paul	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-4.20063 Dec
2	Shri Anup Kumar Halder	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-4.20063 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Biswanath Paul	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-50.00000000 Sq Ft
2	Shri Anup Kumar Halder	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-50.00000000 Sq Ft

**Endorsement For Deed Number : I - 163006833 / 2025**

**On 14-08-2025**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 15:49 hrs on 14-08-2025, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri PRABIR PAUL ,.

**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 1,12,31,680/-

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

Execution is admitted on 14/08/2025 by 1. Mr Biswanath Paul, Son of Ajit Paul, 130A, Sarat Ghosh Garden Road, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Others, 2. Shri Anup Kumar Halder, Son of Madhusudan Halder, 23K, Panchanan Tala Road, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business Indentified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, Nirmontana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 14-08-2025 by Shri PRABIR PAUL, DIRECTOR, OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED, 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042

Indentified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, Nirmontana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 632.00/- ( E = Rs 600.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/- ) and Registration Fees paid by , by Cash Rs 632.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by , by Stamp Rs 100.00/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 45344, Amount: Rs.100.00/-, Date of Purchase: 11/08/2025, Vendor name: SMRITI BIKASH DAS



Dilip Kumar Mondal  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1630-2025, Page from 171534 to 171552

being No 163006833 for the year 2025.



Digitally signed by DILIP KUMAR MONDAL  
Date: 2025.08.21 19:28:27 +05:30  
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 21/08/2025

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS**

**West Bengal.**