

11803/24

I-11452/2024



पश्चिम बंगाल WEST BENGAL

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6/11/11  
8-28175-33/24

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5 NOV 2024

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL THESE MEN BY THESE PRESENTS that SHRI GOPAL MAJUMDER (ADHAAR NO. 6662 6585 1203) (PAN: ALXPM3326K), son of Subodh Majumder, by faith - Hindu, by Nationality - Indian, by Occupation: Business, residing at 51, Ajoy Nagar Colony, Motijheel, P.O. Motijheel, P.S. Nager Bazar, North 24 Parganas, PIN: 700074, hereinafter referred to as the "PRINCIPAL/EXECUTANT" send the following greetings :-

2559 29/10/20  
महाराष्ट्र शासन  
विश्वविद्यालय  
मुंबई

श्री. वि. वि. वि.  
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**WHEREAS** the Landowner herein namely **Shri Gopal Majumder** became the absolute owner of **ALL THAT** piece and parcel of **Bastu land** measuring about **2 (Two) Kathas 08 (Eight) Chittack 34 (Thirty Four) Square Feets**, be the same a little more or less, lying and situated at **Mouza - Bagjola, I. L. No.21, E.P. No. 51, comprised in R.S. Plot No. 3418(P)**, Police Station – Dum Dum, Holding No. 36, Ajoy Nagar Colony, Ward No. 21 of South Dum Dum Municipality, District North 24 Parganas, Pin-700074, by virtue of a **DEED of GIFT** dated **21/12/2009** from the **Governor of West Bengal** and which has been registered at the office of the **Additional District Sub Registrar, Barasat, North 24 Parganas**, and recorded in **Book No. I, Pages from 337-340, Deed No. 65 for the year 2009**.

**AND WHEREAS** while being in peaceful possession and enjoyment of **ALL THAT** piece and parcel of **Bastu land** measuring about **2 (Two) Kathas 08 (Eight) Chittack 34 (Thirty Four) Square Feets**, be the same a little more or less, lying and situated at **Mouza - Bagjola, I. L. No.21, E.P. No. 51, comprised in R.S. Plot No. 3418(P)**, Police Station – Dum Dum, Holding No. 36, Ajoy Nagar Colony, Ward No. 21 of South Dum Dum Municipality, District North 24 Parganas, Pin-700074, the said **Gopal Majumder** mutated his name in the records of the South Dum Dum Municipality on **20/10/2010** being **Certificate No. A-7167** and obtained municipal holding no. 36 and is paying taxes on regular basis.

**AND WHEREAS** being interested and desirous to develop the aforesaid land, the land owner herein decided to appoint a reputed Developer and accordingly approached **JOY MAA TARA DEVELOPER**, a partnership firm, having its' office at 599, Purba Sinthee Road, PIN-700030, District North 24 Parganas, represented by its partners namely [1] **SRI JAYANTA SARKAR**, son of Sri Sukumar Sarkar, residing at 321, Purba Sinthee Road, Madhugarh, P.S. Dum Dum, PIN-700030, District North 24 Parganas, [2] **SRI SUMAN ACHARYA**, son of Sri Debaprasad Acharya, residing at 599, Purba Sinthee Road, Madhugarh, P.S. Dum Dum, PIN-700030, District North 24 Parganas, and on **01/08/2022** entered into an registered **Development Agreement** with such terms and conditions which has been mentioned therein



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and registered at the office of the A.D.S.R Cossipore Dum Dum and recorded in Book No. I, CD-Volume No. 1506-2022, page from 376563 to 376592, being Deed No. 150609994 for the year 2022 and on the same date landowner executed a Development Power of Attorney after registered Development Agreement in favour of the above stated Developer and which has also been registered at the office of the A.D.S.R Cossipore Dum Dum and recorded in Book No. I, CD-Volume No. 1506-2022, page from 376942 to 376958, being Deed No. 150610008 for the year 2022.

AND WHEREAS for the purpose of development of the above mentioned land of the landowner, the JOY MAA TARA DEVELOPER, developer therein as a constituted attorney of the landowner sanctioned a multi storied building plan from the South Dum Dum Municipality on 17/05/2024.

AND WHEREAS subsequently due to paucity of fund, JOY MAA TARA DEVELOPER, the developer therein could not proceed further and cancelled the said Development Agreement on 06/11/24 and which has been registered at the office of the A.D.S.R Cossipore Dum Dum and recorded in Book No. I, CD-Volume No. 1506-2024 page from ..... to ..... being Deed No. 11424, for the year 2024 and on the same date the landowner revoked the said development power of attorney which has also been registered at the office of the A.D.S.R Cossipore Dum Dum and recorded in Book No. IV, CD-Volume No. 1506-2024 page from ..... to ..... being Deed No. 00338, for the year 2024.

AND WHEREAS the Principal / Executant herein further was in search of a reputed Developer for the purpose of development of his above mentioned land and knowing such intention of the landowner, the ROYAL UNITY [PAN: ABJER5132], a Partnership Firm, having its' office at C-1, Purbachal Co-operative Housing Society Ltd., Hatiara, P.O. - Hatiara, P.S. - New Town, Kolkata - 700157, District North 24 Parganas, represented by its partners namely [1] SRI ROCKY KARMAKAR [PAN: CLOPK8351K] [AADHAR: 4040 3436 8909].



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son of Sri Sridam Karmakar, residing at B. C. Roy Sarani Mathpara, Jyangra Ghosh Para, P.O. - Jyangra, P.S. - Baguiati, Kolkata - 700059, District North 24 Parganas, [2] SRI RAHUL NAG [PAN: ADIPN9419P] [AADHAR: 9590 2873 2659], son of Sri Rathin Kanta Nag, residing at C-1, Purbachal Co-operative Housing Society Ltd., Hatiara, P.O. - Hatiara, P.S. - New Town, Kolkata - 700157, District North 24 Parganas, the Developer herein approached the landowner for development of his land which is more fully and particularly mentioned in the **FIRST SCHEDULE** hereunder written and entered into a Development Agreement with **ROYAL UNITY** [PAN: ABJFR5132], a Partnership Firm, having its' office at C-1, Purbachal Co-operative Housing Society Ltd., Hatiara, P.O. - Hatiara, P.S. - New Town, Kolkata - 700157, District North 24 Parganas, represented by its partners namely [1] SRI ROCKY KARMAKAR [PAN: CLQPK8351K] [AADHAR: 4040 3436 8909], son of Sri Sridam Karmakar, residing at B. C. Roy Sarani Mathpara, Jyangra Ghosh Para, P.O. - Jyangra, P.S. - Baguiati, Kolkata - 700059, District North 24 Parganas, [2] SRI RAHUL NAG [PAN: ADIPN9419P] [AADHAR: 9590 2873 2659], son of Sri Rathin Kanta Nag, residing at C-1, Purbachal Co-operative Housing Society Ltd., Hatiara, P.O. - Hatiara, P.S. - New Town, Kolkata - 700157, District North 24 Parganas, all are by faith Hindu, by Nationality Indian, by occupation Business, which has been duly registered at the office of the A.D.S.R., Cossipore Dum Dum, and recorded as Deed No. 1506/1425 for the year 2024.

**NOW KNOWN BY THESE PRESENTS** that I, SHRI GOPAL MAJUMDER (ADHAAR NO. 6662 6585 1203) (PAN: ALXPM3326K), son of Subodh Majumder, by faith - Hindu, by Nationality - Indian, by Occupation: Business, residing at 51, Ajoy Nagar Colony, Motijheel, P.O. Motijheel, P.S. Nager Bazar, North 24 Parganas, PIN: 700074, do hereby **nominate, constitute and appoint** ROYAL UNITY [PAN: ABJFR5132], a Partnership Firm, having its' office at C-1, Purbachal Co-operative Housing Society Ltd., Hatiara, P.O. - Hatiara, P.S. - New Town, Kolkata - 700157, District North 24 Parganas, represented by its partners namely [1] SRI ROCKY KARMAKAR [PAN: CLQPK8351K] [AADHAR: 4040 3436 8909], son of Sri Sridam Karmakar, residing at B. C. Roy Sarani Mathpara, Jyangra Ghosh Para, P.O. - Jyangra,

*Sri Rahul Nag*

*Sri Karmakar*



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P.S. - Baguiati, Kolkata - 700059, District North 24 Parganas, [2] SRI RAHUL NAG [PAN: ADIPN9419P] [AADHAR: 9590 2873 2659], son of Sri Rathin Kanta Nag, residing at C-1, Purbachal Co-operative Housing Society Ltd., Hatiara, P.O. - Hatiara, P.S. - New Town, Kolkata - 700157, District North 24 Parganas, all are by Nationality Indian, by occupation Business, as my true and lawful attorney for me and on my behalf to do, inter alia, the following acts, deeds and things concerning the scheduled land hereunder written.

1. To construct and/or develop the Scheduled Land by erecting building as per sanctioned building plan.
2. To negotiate with the intending purchaser of any Flat/Shop/Garage in the proposed G+5 storied building to be constructed on the scheduled land hereunder written, finalize the deal with them and thereafter to sign, execute and enter into suitable agreement for the same with such intending purchaser/s on my behalf only in respect of Developers' allocation portion.
3. To receive from the intending purchaser/s any earnest money and/or advance and also the entire consideration money and keep all money and cheque/s in the account of ROYAL UNITY and to issue valid receipts and/or for the same on my behalf, which shall protect the purchaser/s against Developers' Allocation.
4. Upon receipt of the entire consideration as aforesaid, execute agreement for sale and deliver and execute deed of conveyance/s of any Flat/Shop/Garage in the proposed G+5 storied building to be constructed in the Scheduled Land hereunder written Developers Allocation portion in favour of such purchaser/s or his/their nominee/s or assignee/s on my behalf.



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1000 University Avenue  
Berkeley, CA 94720

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5. To present any such deed of conveyance/s for registration and to admit execution and receipt of consideration before any A.D.S.R., D.R. and Registrar of Assurances or any other officer having authority to have the said conveyances registered and to do all acts, deeds and things which my said attorney shall consider necessary for conveying the Flat/Shop/Garage of Developers' Allocation in the proposed G+5 storied building to be constructed on the Scheduled Land hereunder written to the purchaser/s as fully and effectually I could do the same for myself.
6. To raise loan and/or borrow from time to time such sums of money or moneys for construction of the building and without making us liable for the same and upon such terms as my said attorney may think fit for development of the LAND and for such purpose to execute such mortgages, charges, pledges or other securities of the Developers' Allocation upon such agreements, terms, conditions as they may think proper, without encumbering the Owners' Allocation portion.
7. To execute, carry into effect and perform all agreements and contracts entered into by us with any other person or persons, as my own act and deed and/or to cancel and/or repudiate the same without making us liable for any loss or damage by reason thereof.
8. To engage and appoint any solicitor, advocate to act and plead and otherwise conduct the case whenever my said attorney thinks proper to do so.



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9. To appear before all statutory authorities on my behalf regarding the scheduled land and proposed G+5 storied building to be constructed and to appear before court of law and to affirm affidavit therewith and to depose on my behalf.
10. To do all other acts and things in connection with the proposed project as effectually as I could do the same of I was personally present, and all and whatever my said attorney shall lawfully do, I do hereby agree to ratify and confirm.

And I hereby agree and undertake to ratify and confirm all and whatsoever my said attorney/s, under the power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon, under and by virtue of this presents.

THE FIRST SCHEDULE ABOVE REFERRED TO  
("Said Land")

ALL THAT piece and parcel of Bastu land measuring, about 2 (Two) Kathas 08 (Eight) Chittack 34 (Thirty Four) Square Feets, be the same a little more or less, along with a Tin Shed Structure measuring about 100 Square Feet more or less lying and situated at Mouza - Bagjola, J. L. No. 21, E.P. No. 51, comprised in R.S. Plot No. 3418(P), Police Station - Dum Dum, Holding No. 36, Ajoy Nagar Colony, Ward No. 21 of South Dum Dum Municipality, under A. D. S. R. Cossipore Dum Dum, in the District North 24 Parganas, PIN:700074, free from all encumbrances and butted and bounded as follows:-

On the North	: L.O.P. No. 115;
On the South	: L.O.P. No. 50;
On the East	: Common Boundary;
On the West	: 16" Wide Road;





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**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(OWNERS' ALLOCATION)**

- > **Ground Floor** :- Entire Ground Floor;
- > **First Floor** :- Entire First Floor;

Apart from that the landowner shall get a sum of INR 12,00,000/- (INR Twelve Lakh Only) as non-refundable amount from the developer.

The developer already paid a sum of INR 4,50,000/- (INR Four Lakh Fifty Thousand Only) to the landowner on several dates prior to execution of this Development agreement and INR 1,50,000/- (INR One Lakh Fifty Thousand Only) at the time registration of this Development Agreement and remaining amount of INR 6,00,000/- (INR Six Lakh Only) shall be paid by the developer to the land owner as per schedule mentioned below:-

- A. INR 1,50,000/- (INR One Lakh Fifty Thousand Only) after completion of Second Floor Roof Casting.
- B. INR 1,50,000/- (INR One Lakh Fifty Thousand Only) after completion of Fifth Floor Roof Casting.
- C. INR 1,50,000/- (INR One Lakh Fifty Thousand Only) after completion of Brick Works.
- D. INR 1,50,000/- (One Lakh Fifty Thousand Only) after completion of Outside Plaster Works.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(DEVELOPERS' ALLOCATION)**

Shall mean the balance and/or remaining area of the total constructed area of the building to be constructed in the First Schedule land, save and except land owners allocation.



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IN WITNESS WHEREOF the executants hereunto have set and subscribed their hands and seals on the 06<sup>th</sup> day of November, 2024.

SIGNED SEALED AND DELIVERED

at Kolkata in presence of:-

WITNESSES:-

- 1. Gopinath Mukherjee  
51, Ajay Nagar, Dum Dum,  
Kolkata

*Gopinath Mukherjee*

Signature of the Executant

We agree to act as the constituted Attorneys as per this Power of Attorney.

- 2. Palash Mukherjee

Royal Unity  
*Palash Mukherjee*  
Partner

Royal Unity  
*Palash Mukherjee*  
Partner

Signature of the Attorney Holders

Drafted by me

*Palash Mukherjee*  
PALASH MUKHERJEE

Advocate

District & Sessions Judges'

Court at Barasat

Contact: +91 9477147252

F/489/476/2019



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... ..  
... ..

06-11-24




SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SELLER/  
BUYER/CAMMENT  
WITH PHOTO


### UNDER RULE 44A OF THE I.R. ACT 1908

N.B. -


LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

	LH					
	RH.					

ATTESTED :- *Koeky KARDHAKAR*

	LH					
	RH.					

ATTESTED :- *RAHUL DAG*

	LH.					
	RH.					

ATTESTED :- *Gopal Mahabhar*



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SANTA BARBARA, CALIF. 93106

APR 6 1988

### Major Information of the Deed

Deed No :	I-1506-11452/2024	Date of Registration	06/11/2024
Query No / Year	1506-8002817533/2024	Office where deed is registered	
Query Date	06/11/2024 3:39:39 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Palash Mukherjee Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9477147252, 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. 31,05,770/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150611425/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :




District: North 24-Parganas, P.S.- Dum Dum, Municipality: SOUTH DUM DUM, Road: Ajoynagar Colony, Mouza: Bagjola, , Holding No:36 Pin Code : 700074

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-3418	LR-51	Bastu	Bastu	2 Katha 8 Chatak 34 Sq Ft	1/-	30,75,770/-	Width of Approach Road: 16 Ft., , Project Name :
<b>Grand Total :</b>					<b>4.2029Dec</b>	<b>1 /-</b>	<b>30,75,770 /-</b>	

### 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: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1 /-</b>	<b>30,000 /-</b>	



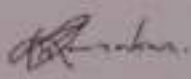
## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs GOPAL MAJUMDER</b> (Presentant) Son of Mr SUBODH MAJUMDER Executed by: Self, Date of Execution: 06/11/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office	 <small>06/11/2024</small>	 Captured <small>LTI 06/11/2024</small>	 <small>06/11/2024</small>
City:- Rajarhat-gopalpore, P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: ALxxxxxx6K, Aadhaar No: 66xxxxxxxx1203, Status :Individual, Executed by: Self, Date of Execution: 06/11/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office				



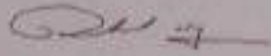
## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>ROYAL UNITY</b> City:- Rajarhat-gopalpore, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Date of Incorporation:XX-XX-2XX4 , PAN No.:: ABxxxxxx2J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr ROCKY KARMAKAR</b> Son of Mr SRIDAM KARMAKAR Date of Execution - 06/11/2024, , Admitted by: Self, Date of Admission: 06/11/2024, Place of Admission of Execution: Office	 <small>Nov 6 2024 4:15PM</small>	 Captured <small>LTI 06/11/2024</small>	 <small>06/11/2024</small>
City:- Rajarhat-gopalpore, P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: CLxxxxxx1K,Aadhaar No Not Provided by UIDAI Status : Representative Representative of : ROYAL UNITY (as PARTNER)				



Name	Photo	Finger Print	Signature
<b>Mr RAHUL NAG</b> Son of Mr RATHIN KANTA NAG Date of Execution - 06/11/2024, Admitted by: Self, Date of Admission: 06/11/2024, Place of Admission of Execution: Office	 <small>Nov 8 2024 4:18PM</small>	 <small>L1 06/11/2024</small>	 <small>06/11/2024</small>
City:- Rajarhat-gopaiopore, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No.:: ADxxxxxx9P,Aadhaar No Not Provided by UIDAI Status : Representative. Representative of : ROYAL UNITY (as PARTNER)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Palash Mukherjee</b> Son of Late Pijush Mukherjee Barasat Court, City:-, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124	 <small>06/11/2024</small>	 <small>06/11/2024</small>	 <small>06/11/2024</small>
Identifier Of Mrs GOPAL MAJUMDER, Mr ROCKY KARMAKAR, Mr RAHUL NAG			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs GOPAL MAJUMDER	ROYAL UNITY-4.20292 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs GOPAL MAJUMDER	ROYAL UNITY-100.00000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Ajoynagar Colony, Mouza: Bagola, Holding No:36 Pin Code : 700074

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3418, LR Khatian No:- 51		Owner Name not selected by applicant.



**Endorsement For Deed Number : I - 150611452 / 2024**

On 06-11-2024

**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 : 40 (g) of Indian Stamp Act 1899.

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

Presented for registration at 15:59 hrs on 06-11-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mrs GOPAL MAJUMDER ,Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 31,05,770/-

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

Execution is admitted on 06/11/2024 by Mrs GOPAL MAJUMDER, Son of Mr SUBODH MAJUMDER, P.O: MOTIHEEL, Thana: Dum Dum, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business

Identified by Palash Mukherjee, . . Son of Late Pijush Mukherjee, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-11-2024 by Mr ROCKY KARMAKAR, PARTNER, ROYAL UNITY, City - Rajarhat-gopalpore, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Identified by Palash Mukherjee, . . Son of Late Pijush Mukherjee, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 06-11-2024 by Mr RAHUL NAG, PARTNER, ROYAL UNITY, City:- Rajarhat-gopalpore, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Identified by Palash Mukherjee, . . Son of Late Pijush Mukherjee, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 21.00/-

**Payment of Stamp Duty**

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2559, Amount: Rs.100.00/-, Date of Purchase: 29/10/2024, Vendor name: Samrat Bose

*Kaustava Dey*

**Kaustava Dey**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1506-2024, Page from 329702 to 329717  
being No 150611452 for the year 2024.



*Kaustava Dey*

Digitally signed by KAUSTAVA DEY  
Date: 2024.11.06 16:35:51 +05:30  
Reason: Digital Signing of Deed.

(Kaustava Dey) 06/11/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.