

04460/22

2-4330/22



44
01/09/22

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 823413

Certified that the document is admitted to
Registration. The signature sheets and the
document sheets attached with
document are the part of this document.

Stat
District Sub-Registrar-V
Alipore, South 24 Parganas

01 SEP 2022

DEVELOPMENT POWER OF ATTORNEY
(after Registered Development Agreement)

KNOW ALL MEN BY THESE PRESENTS SHALL COME, We, (1) SRI
CHUNILAL GHOSH, (having PAN BGQPG9783D, Aadhaar No. 9259 5136
3640), son of Late Jawaharlal Ghosh, by occupation Business, residing at Narkel
Bagan, Laskarpur, Kolkata- 700 153, Post Office Laskarpur, Police Station
Narendrapur (formerly Sonarpur), District South 24-Parganas, (2) SRI KOUSHIK
GHOSH (having PAN PYXPG5007D, Aadhaar No. 5729 1013
7194), son of Late Pannalal Ghosh, by occupation Professional, residing at
Dellimodan Malla, Dakshin Gobindapur, Kolkata-700 145, Post Office and Police

Contd.....

Station Baruipur, District South 24-Parganas and (3) SMT. MITHU DEY (having PAN AVKPD2293H), Aadhaar No. 8420 1797 4784), wife of Late Dipak Chandra Dey, by occupation Housed-wife, residing at Narkel Bagan, Laskarpur, Kolkata- 700 153, Post Office Laskarpur, Police Station Narendrapur (formerly Sonarpur), District South 24-Parganas, all by faith Hindu, by Nationality Indian, hereinafter called and referred to as the **OWNERS / PRINCIPALS SEND GREETINGS.**

W H E R E A S :

- A) We are the joint owners of ALL THAT the piece and parcel of 4 Cottah more or less of Bastu land together with one storied Tile shed dwelling unit measuring an area of 200 Sq.ft more or less situated lying at Mouza Laskarpur, J.L. No.57, in L. O. P. No. 336, C.S. Plot No.222(P), Police Station Narendrapur (formerly Sonarpur) District 24-Parganas (South), being the Holding No.68, Narkel Bagan. under Ward No.30 of Rajpur-Sonarpur Municipality.
- B) We, being the Owners of the property, for the purposes of development said property have entered into a Development Agreement on 17th day of August, 2022 with SRI SANJOY BISWAS (having PAN AOYPB7450B, Aadhaar No. 8070 7093 9891), son of Sri Tarit Kumar Biswas, by faith Hindu, by Nationality Indian, carrying on business as Builder/Developer under the name and style of BLUE BIRD CONSTRUCTION Co. as PROPRIETOR thereof having his residence and place of business at "Biswas Bhawan" Mahamayatala Mondalpara, Nazrul Park, Garia, Kolkata-700 084, Post Office Garia, Police Station Narendrapur (formerly Sonarpur), District South 24-Parganas, i.e., the

BLUE BIRD CONSTRUCTION CO

[Handwritten signature]

Contd....

Developer herein on the terms, conditions as contained therein and the said Development Agreement was registered at the Office of the District Sub-Registrar-V Alipore, and recorded in its Book No. I, Being No. 163004329 for the year 2022.

- C) In terms of the said Registered Development Agreement dated 17th day of August, 2022, We, the Owners/Principals herein are required to execute this Development Power of Attorney in favour of the said Developer to deal with all affairs of the said Project including Sale/Transfer of Flats, Commercial Spaces, Car Parking Spaces out of Developer's Allocations only in the new Building as would be constructed at the aforesaid property situated at Holding No. 68, Narkel Bagan, Kolkata-700 153 in the manner hereinafter appearing.

NOW KNOWN YE BY THESE PRESENTS, We, the Owners/Principals being the Landowners of the said property situated at Holding No. 68, Narkel Bagan, Kolkata-700 153 fully described in the SCHEDULE hereunder, We, the Owner/Principal herein do hereby nominate, constitute and appoint said SRI SANJOY BISWAS (having PAN AOYPB7450B, Aadhaar No. 8070 7093 9891), son of Sri Tarit Kumar Biswas, by faith Hindu, by Nationality Indian, carrying on business as Builder/Developer under the name and style of BLUE BIRD CONSTRUCTION as PROPRIETOR thereof having his residence and place of business at "Biswas Bhawan" Mahamayatala Mondalpara, Nazrul Park, Garia, Kolkata-700 084, Post Office Garia, Police Station Narendrapur (formerly Sonarpur), District South 24-Parganas, to be our true and lawful ATTORNEY to do, execute and perform all or any of the following acts, deeds, matters and things in connection with development of said property at Holding No. 68, Narkel Bagan, Kolkata- 700 153 that is to say :

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- a) To sign, execute, modify, cancel, alter, draw, approve in our names and on our behalf and present for registration, all papers, documents, declarations, affidavits, applications, confirmations and consents as may in any way be required to be so done, for and in connection with the Building Plan and construction of the new building at the said property and also to sign in Completion Certificate of the new building and to obtain the same after construction from Rajpur-Sonarpur Municipality or other Authorities as would be required to do so for the Project.
- b) To Sign and submit the building plan before Rajpur-Sonarpur Municipality in respect of the proposed building as would be constructed within the said property and to deposit all fees charges will be said Municipality
- c) To execute, present for registration, admit execution and have registered the aforesaid documents in relation to the said building at the said property.
- d) To appear before Notary Publics, Block Land & Land Reforms Office, Sonarpur, District Land & Land Reforms Office, District Sub-Registrar, Addl. Dist. Sub-Registrar, Registrar of Assurances, Kolkata, Rajpur-Sonarpur Municipality and all other Office of Offices and Government authority or authorities in connection with submission of all papers, documents and for registration of the aforesaid documents and for enforcement of all powers and authorities as contained herein.
- e) To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including any Suit or all other proceedings and

Contd....

demands touching any of the matters aforesaid or any other matters relating to the property or any part thereof and also if thought fit, to compromise, refer to Arbitration or in any such action or proceeding as aforesaid, before any Court, Civil, Criminal or Revenue.

- f) To accept notices and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons.
- g) For the purposes aforesaid, to appoint Advocates and to sign and execute Vakalatnama or any other document authorising such Advocates to act and to terminate such authority and to pay fees of such Advocates.
- h) To receive and pay and or to deposit all moneys including Court Fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof and to deposit all fees and charges before Rajpur-Sonarpur Municipality intending all other Authorities.
- i) To appear and represent us before Rajpur-Sonarpur Municipality, Fire Services Department, Revenue Authorities, License Department of Lift, Govt. of West Bengal, West Bengal State Electricity Distribution Company Ltd., etc., and all other Statutory Authority/Authorities and to pay all charges whatsoever, payable for and on account of the property and receive refunds and other moneys, and to grant valid receipts and/or discharges therefor.

Contd....

- j) To give undertakings, assurances and indemnities before all appropriate Authorities as would be required for the purposes aforesaid.
- k) To appear for and represent us as the Owners of the property before all authorities, make commitments and give undertakings as would be required for all or any of the purposes herein contained.
- l) To negotiate and/or to enter into Agreement for Sale with intending Purchaser/Purchasers for sale, transfer of Flat/Flats/Commercial Spaces/Shops/Car Parking Spaces in the New Building on Ownership basis in respect of the Developer's Allocations along with the undivided proportionate share in land of the said premises attributable to the said Flat/Flats/Commercial Spaces/Shops/Car Parking Spaces in terms of the said Registered Development Agreement dated 17th day of August, 2022 and to sell, transfer, convey, assign and assure the said Flat/Flats/Commercial Spaces/Shops/Car Parking Spaces including undivided share of land in the said property/Premises to such intending Purchaser/Purchasers at and for such consideration/considerations and on such terms and conditions as may be agreed by and between the said Sanjoy Biswas, Proprietor of BLUE BIRD CONSTRUCTION as Developer and such intending Purchaser/Purchasers from time to time.
- m) In respect of the Flat/Flats/Commercial Spaces/Shop/Car Parking Spaces out of Developer's Allocations, to sign and execute all Agreements, Deeds, documents and papers including Agreements for Sale and Deeds of Conveyance in favour of the intending Purchaser/Purchasers and to present any

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or all of them for registration, before the relevant authority having jurisdiction, including the District Sub-Registrar, Addl. Dist. Sub-Registrar Sonarpur or Registrar of Assurances, Kolkata.

- n) To receive all money or monies that may be receivable as and by way of consideration including earnest and/or by way of part payment for sale of the constructed Flat/Flats/Commercial Spaces/shops/Car Parking Spaces in respect of the Developer's Allocations only in the New Building AND TOGETHER WITH the undivided proportionate share of the land comprised in the property and to appropriate the said money of monies in the credit of the Developer.
- o) To issue and deliver valid and effectual receipts and discharge for all money or monies which the said Attorney shall receive from the Purchasers for sale/transfer of Flat/Flats/Commercial Spaces/Shops/Car Parking Spaces within Developer's Allocations (excluding Owners' portion) as aforesaid and for appropriating the same for his own use in terms of the said Registered Development Agreement dated 17th day of August, 2022.

AND GENERALLY the said Attorney shall have the power to do all such other acts, deeds and things relating to the said Property in connection with development thereof on our behalf as we could have lawfully done if personally present.

AND We, the Principals/Executants herein do hereby ratify and confirm and agree to ratify and confirm, all and whatsoever the said Attorney shall lawfully do or cause to be done in or about in connection with the development of the property as aforesaid.

Contd....

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
(Description of the said property)

ALL THAT the piece and parcel of 4 (four) Cottahs more or less of Bastu land together with Tile shed dwelling unit measuring 200 Sq. ft more or less standing thereon situated lying at Mouza Laskarpur, J.L. No.57, in L. O. P. No. 336, C.S. Plot No.222(P), Police Station Narendrapur (formerly Sonarpur) District 24-Parganas (South), being the Holding No.68, Narkel Bagan, under Ward No.30 of Rajpur-Sonarpur Municipality, whereon or whereupon the proposed new Building is to be constructed. The said premises is butted and bounded as follows :

ON THE NORTH : By 14' ft. wide Common Passage.

ON THE SOUTH : By 16' ft. wide Narkel Bagan Road.

ON THE EAST : By L.O.P No. 1970.

ON THE WEST : By L.O.P No. 335.

Contd.....

IN WITNESS WHEREOF the Owners/Principals/Executants and the Attorney herein, have executed these presents on the 31st day of August, Two Thousand and Twenty-Two at Kolkata.

WITNESSES:

1) Chanchal Santra
Advocate

2) Satarupa Mondal
Associate
Alipore Judges' Court
Road 142-27.

21/08/22

Mithu Dey

Koushik Ghosh

(Signature of the
Owners/Principals/Executants)

This Development Power of Attorney
is accepted by me

BLUE BIRD CONSTRUCTION CO.
BLUE BIRD CONSTRUCTION CO.

[Signature] Proprietor
Proprietor

(Signature of the ATTORNEY)

Drafted and prepared
in my Office.

Chanchal Santra
(Chanchal Santra)
Advocate

Regn. No. WB/496/1984
Alipore Judges' Court.

Typed by :

[Signature]
(Sunil Kr. Dey)
513. C.R. Colony,
Baghajatin, Kolkata - 700 092

The contents of this Power
of Attorney have been read and
explained in Bengali to
Chanchal Ghosh.

Chanchal Santra
Advocate



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name CHUNILAL GHOSHSignature [Signature]

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name MITHU DEYSignature Mithu Dey

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name KOUSHIK GHOSHSignature Koushik Ghosh

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SANTOY BICHASSignature [Signature]

Major Information of the Deed

Deed No :	I-1630-04330/2022	Date of Registration	01/09/2022
Query No / Year	1630-8002634793/2022	Office where deed is registered	
Query Date	01/09/2022 2:22:15 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Chanchal Santra Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830031694, 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. 54,54,001/-		
Stamp duty Paid(Sb)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163004329/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slp.(Urban area)		

Land Details :

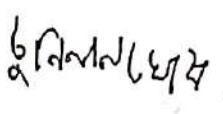
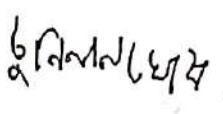
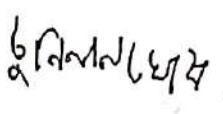
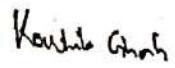
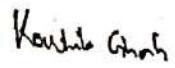
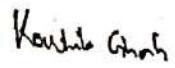
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Narkel Bagan Road, Mouza: Laskarpur, , Ward No: 030, Holding No:68 Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-222		Bastu	Bastu	4 Katha	1/-	54,00,001/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					6.6Dec	1/-	54,00,001/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor :200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure:0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1/-	54,000/-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri CHUNILAL GHOSH Son of Late JAWAHARLAL GHOSH Executed by: Self, Date of Execution: 31/08/2022 , Admitted by: Self, Date of Admission: 01/09/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>01/09/2022</td> <td>LTI</td> <td>01/09/2022</td> <td>01/09/2022</td> </tr> </tbody> </table> NARKEL BAGAN, LASKARPUR, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700015 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bgxxxxxx3d, Aadhaar No: 92xxxxxxxx3640, Status :Individual, Executed by: Self, Date of Execution: 31/08/2022 , Admitted by: Self, Date of Admission: 01/09/2022 ,Place : Office	Name	Photo	Finger Print	Signature	Shri CHUNILAL GHOSH Son of Late JAWAHARLAL GHOSH Executed by: Self, Date of Execution: 31/08/2022 , Admitted by: Self, Date of Admission: 01/09/2022 ,Place : Office				01/09/2022	LTI	01/09/2022	01/09/2022
Name	Photo	Finger Print	Signature										
Shri CHUNILAL GHOSH Son of Late JAWAHARLAL GHOSH Executed by: Self, Date of Execution: 31/08/2022 , Admitted by: Self, Date of Admission: 01/09/2022 ,Place : Office													
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Name	Photo	Finger Print	Signature										
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01/09/2022	LTI	01/09/2022	01/09/2022										
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Name	Photo	Finger Print	Signature										
Smt MITHU DEY Wife of Late DIPAK CHANDRA DEY Executed by: Self, Date of Execution: 31/08/2022 , Admitted by: Self, Date of Admission: 01/09/2022 ,Place : Office													
01/09/2022	LTI	01/09/2022	01/09/2022										

Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	BLUE BIRD CONSTRUCTION CO BISWAS BHAWAN MAHAMAYATALA MONDALPARA,, Block/Sector: NAZRUL PARK, City:- , P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AOxxxxxx0B, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SANJOY BISWAS (Presentant) Son of Shri TARIT KUMAR BISWAS Date of Execution - 31/08/2022, , Admltted by: Self, Date of Admission: 01/09/2022, Place of Admission of Execution: Office			
		Sep 1 2022 2:39PM	LTI 01/09/2022	01/09/2022
BISWAS BHWAN MAHAMAYATALA MONDALPARA, Block/Sector: NAZRUL PARK, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx0B, Aadhaar No: 80xxxxxxxx9891 Status : Representative, Representative of : BLUE BIRD CONSTRUCTION CO (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
CHANCHAL SANTRA Son of Late HARI KUMAR SANTRA ALIPORE JUDGE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
01/09/2022	01/09/2022	01/09/2022	01/09/2022
Identifier Of Shri CHUNILAL GHOSH, Shri KOUSHIK GHOSH, Smt MITHU DEY, Shri SANJOY BISWAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri CHUNILAL GHOSH	BLUE BIRD CONSTRUCTION CO-2.2 Dec
2	Shri KOUSHIK GHOSH	BLUE BIRD CONSTRUCTION CO-2.2 Dec
3	Smt MITHU DEY	BLUE BIRD CONSTRUCTION CO-2.2 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri CHUNILAL GHOSH	BLUE BIRD CONSTRUCTION CO-66.66666700 Sq Ft
2	Shri KOUSHIK GHOSH	BLUE BIRD CONSTRUCTION CO-66.66666700 Sq Ft
3	Smt MITHU DEY	BLUE BIRD CONSTRUCTION CO-66.66666700 Sq Ft

01/01/2022

Certification of Admissibility File No. 48 / 183054230 / 2022

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

Registration of Deed File No. 22 / 183054230 / 2022

Presented for registration at 14.27 hrs. on 01-01-2022, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri SANJOY BISNOIS.

Certification of Market Value File No. 12 / 183054230 / 2022

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs 54,54,000/-.

Admission of Execution File No. 58 / 183054230 / 2022

Execution is admitted on 01/01/2022 by 1. Shri CHUNILAL GHOSH, Son of Late JANAKHARIL GHOSH, NARDEL BAZAR, LAKSHAPUR P.O. SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 755001, by caste Hindu, by Profession Business 2. Shri KUSHIK GHOSH, Son of Late PANJUAL GHOSH, DAKSHIN GUPANPUR P.O. SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 755001, by caste Hindu, by Profession Professionals 3. Shri MITHU DEY, Wife of Late DIPAK CHANDRA DEY, NARDEL BAZAR, LAKSHAPUR P.O. SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 755001, by caste Hindu, by Profession House wife

Inwitness by CHANDRA BANTRA, Son of Late HARI KUMAR BANTRA, ALIPORE JUDGE COURT, P.O. ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 755027, by caste Hindu, by profession Advocate

Admission of Execution File No. 58 / 183054230 / 2022

Execution is admitted on 01/01/2022 by Shri SANJOY BISNOIS, Proprietor, BLUE BIRD CONSTRUCTION CO, BISNOIS BRUNNEN WAPPAH PATA, MONDALPAPA, Block:Sector, NAZRIJ PARK, City, P.O. GARIA, P.S. Sonarpur, District: South 24-Parganas, West Bengal, India, PIN- 755004

Inwitness by CHANDRA BANTRA, Son of Late HARI KUMAR BANTRA, ALIPORE JUDGE COURT, P.O. ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 755027, by caste Hindu, by profession Advocate

Payment of Fees

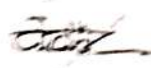
Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 24/-, H = Rs 23/-, M(c) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3436, Amount: Rs.100/-, Date of Purchase: 17/08/2022, Vendor name: Samitan Das



Jaidab Pal

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 1630-2022, Page from 162437 to 162453
being No 163004330 for the year 2022.



Digitally signed by JAIDEB PAL
Date: 2022.09.08 14:40:36 +05:30
Reason: Digital Signing of Deed.

Jaideb Pal

(Jaideb Pal) 2022/09/08 02:40:36 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

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