



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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CERTIFIED THAT THE DOCUMENT
IS ADMITTED INTO REGISTRATION
THE SIGNATURE SHEETS AND
THE ENDORSEMENT SHEETS
ATTACHED WITH THIS DOCUMENT
ARE PART OF THIS DOCUMENT

Distt. Sub-Registrar
Cooch Behar

Shyamal K Poddar
Shyamal Poddar
Amal Kumar Poddar
Amal Poddar
Mousumi Poddar
Sharmistha Poddar



11 NOV 2019

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS We (1) Sri Shyamal Kumar Poddar alias Shyamal Poddar Son of Lt. Ganga Prasad Poddar , PAN No- AFLPP3538C, AADHAR No- 424921217838, Mobile No-9734033206, (2) Sri Amal Kumar Poddar alias Amal Poddar Son of Lt. Ganga Prasad Poddar , PAN No- AFLPP3539D, AADHAR No- 699616527191, Mobile No-9593830686, (3) Smt. Mousumi Poddar, wife of Sri Shyamal Poddar, PAN NO- form 60

Serial No. 200 11.11.19
Name of Vendor
Address of Vendor Shyamal Kr. Poddar
Stamp Purchase from Cooch Behar Treasury -
Date of Purchase

ANUKULLAS
Stamp Vendor, Cooch Behar
Licence No - 7248 of 1977-78
Date

11.11.19

22 OCT 2019




District Sub-Registrar
Cooch Behar

11.11.2019

Shamla Poddar
 Shamla Poddar
 Amal Poddar
 Amal Poddar
 Mounthani Poddar
 Sharmista Poddar

to be submitted ,AADHAR NO- 212278130191, Mobile No-9735952914, (4) Smt. Sarmistha Poddar, Wife of Sri Amal Kumar Poddar, PAN NO- form 60 to be submitted, AADHAR NO- 405069117939, Mobile no - 9874754016 and all the above are by faith- Hindu, by Nationality Indian, by Occupation serial no. 1 and 2 are business and 3 and 4 are house wife. All are Residing at Biswa Singha (B.S) Road (near Natun Bazar) Coochbehar Municipality, Ward No- 16, Police Station- Kotwali, Post Office and District- Coochbehar, Coochbehar Block -1, PIN- 736101, West Bengal hereinafter collectively to be called as **OWNERS /VENDOR** i.e. **FIRST PART** in the **Development Agreement** executed between ourselves and **EVANGEL INDIA INFRASTRUCTURE PRIVATE LIMITED** for **Development** of our property as in the said Agreement No. 8259 dated 11/11/2019 do hereby nominate/appoint/constitute **EVANGEL INDIA INFRASTRUCTURE PRIVATE LIMITED**, with **PAN No AAEECE2806R**, having its Registered Corporate office at A/86 Lake Gardens, Ground Floor, Kolkata – 700045 and Branch office at Ground Floor, BINA Apartment, P.V.N.N. Road, Police Station – Kotwali, Post Office and District - Coochbehar, PIN- 736101 represented by **Sri Aranyak Dhar**, Managing Director as our lawful Constituted Attorney in our name and on our behalf in terms of our Development Agreement being No. 8259. Dated 11/11/2019 inter-alia to do all such acts/deeds/things whatsoever as our said Attorney may deem fit and proper in respect of our landed properties as referred to this Power of Attorneys including the aforesaid Development Agreement and annexures therewith in the manner below and shall be considered to do/done by ourselves.

1. To enter into our landed properties described herein below to demolish the structure/ boundary wall to create new in terms of this **Power of Attorney** and the **Development Agreement** of said property as settled and signed and executed by us and our said Attorney hereunder and to do anything whatsoever as our said Attorney may seem fit and proper who obtained possession and taken custody and control of the same and

- 18/11/2019 Query No:-08011000234395 / 2019 Deed No :I - 080108276 / 2019, Document is digitally signed.

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Shamir K. P. S. S.

4. To appoint and constitute on our behalf pleaders, Advocates or other Attorneys or to move in person whenever our said Attorney shall think fit and proper to do so before any Court of Law /Tribunal/Authorities including the Hon'ble, High Court and Apex Court of India or any other authorities.
5. To sign, verify and file applications for execution of decree or orders of any Court or any authority or any contempt applications before any Court of law or other authorities as and when necessary.
6. To compromise, compound settled anything in court or outside of court, Tribunals, Authority locally relates to our said property or withdraw cases or to refer to arbitrator for arbitration.
7. To club, settle the agreed land and/or/with neighboring land with our said land and bring the same together under the present joint venture programme with any terms and condition but without effecting our respective allocation as settled with our **Scheduled 'A' to 'J'** property hereunder by the Development Agreement dated 11/11/2019 between us and **EVANGEL INDIA INFRASTRUCTURE PRIVATE LIMITED.**
8. To raise fund for Construction of multistoried building/flats/flat/parking for residential/commercial or for any one purpose and to sell, transfer, mortgage, lease, letting out or any other purpose whatsoever to any person /persons /Firm/Company/ Institution/Organization/Financial Institution/Nationalised or Private Bank in any form with other financial institution including intending purchaser/purchasers for any purpose whatsoever in regards to the full or respective portion of land and/or with construction or of a multistoried residential- cum-Commercial ownership building/buildings/flat/ flats or any kind of use/ transfer of the said landed properties partly/fully following the said

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Anil Kumar Podder
Anil Podder
Moukherjee Podder
Sharmistha
Podder

Agreement on the plots of land and also offices/showrooms, shops for Developer's Allocation as settled with the Development Agreement relates hereto on of the respective Khatian described in the schedule below including the owners allocation if owner desired.

8A. To make/ prepare a building plan or plans for the respective construction thereon with any other Plan Project Scheme whatsoever and submit the same for sanction by the competent authority, Municipal Authority P.W.D. or any other body Government/ Semi Government/ Corporate/ Private and to sign all such building Plan and relates to deeds, papers, records and documents in our name and on behalf and to receive or make payment of all dues or arrears, Khajnas, rents and taxes and whatsoever incidental thereto in our name and on our behalf.

8B. To perform all following the Development Agreement relates hereto.

9. To sign application and/or petitions and to appear for and represent us before Competent Authority under the W.B.L.R. Act or Estate Acquisition Act or West Bengal or Municipal or any other Act or Acts whatsoever and/or before Government/Semi Government/ Civil/ Criminal/any other Govt. Officials, Police authorities in respect of the said land or any construction of complex as per plan, design and specification or changing of the nature and character of the said land and any other record/records that our attorney seems fit and proper.

10. To execute such agreement for sale/booking or whatsoever of the said land /properties and to take earnest money /final price/ sale price and sell of flat/flats/ shop/ shops space/ commercial space or garage/ garages/ parking /units or whatsoever with any such terms and conditions as our said Attorney seems fit and proper with any intending purchaser/purchasers or anyone else and to receive from them earnest money against the

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Moukesh Poddar
Shamul Poddar

total considered price settled with his absolute discretion and discharge valid receipt for in the name of **DEVELOPER** and on our behalf and or to receive entire fund/price whatever is required time to time as per his choice. But this power is limited on the **DEVELOPER'S ALLOCATION** being the total constructed area as the case may be except the Owner's Allocation following Clauses of the **Development Agreement** relates hereunder as applicable with entire basement plus ground floor or entire ground floor as per sanction plan leaving common usable area as in the said **DEVELOPMENT AGREEMENT** relates hereto for schedule property hereunder including the proportionate share of land underneath to be erected on the said **Schedule 'A' to 'E' and 'F' to 'J'** property.

11. To take appropriate step to vacate the land or part of land if occupied by any person/persons whatsoever including the additional part under our possession free from all encumbrances within the similar boundary of land hereunder if any.

12. To do all such acts whatsoever in respect of the said **Schedule 'A' to 'E' and 'F' to 'J'** property in our name and on our behalf or any kind of use.

13. To execute Deed or deeds as required for any kind of lease, transfer, mortgage, let out whatsoever as necessary in respect of our said property referred to the **Development Agreement** and the construction thereof being **Schedule 'A' to 'J'** hereunder as well as in the said Development project Agreement to raise the **2nd Part's** all expenditure, profit and loss, and such right shall be effected only on **DEVELOPER'S** Allocation included with proportionate share of land underneath on the said allocation.

14. To effect mutation or separation of holding in the Revenue and/or Municipal/Panchayat records or elsewhere and apply accordingly.

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15. To draw the building/building plans on the said property and to sign and place for Municipal Sanction and commence the said Construction work and on completion obtaining the completion certificate.
16. To do all such work, construction, soil test and to take all necessary permission.
17. To make wide publicity, advertisement, display marketing of all relates to said Development Project on Schedule 'A' to 'E' including 'F' to 'J' hereunder and otherwise including News Papers and electronic media.
18. To appear for and represent us before the Board or Revenue, Collector or any appropriate authority of any District, Sub-Divisional Officer, any Learned Magistrate, Learned Judge, Learned Munsif, Hon'ble Justice and all Government and Public Officers, including Municipal/Panchayat Authority and Commissioners of any Division, any statutory body of Public Sector or whomsoever may it concern in all matters, things relating to our said property or properties or affairs in respect thereof and to act do all necessary things on our behalf including erection of building for any purpose as our said Attorney may think fit and proper by filling or defending as appropriate.
19. To obtain all necessary permission, sanction, soil test, fire permission, electric board permissions or whatsoever related to said construction from all authorities to this respect on our behalf.
20. To take financial loan from any financial organization including Bank either Private or Government, or Government undertaking or corporate sector or in person whatsoever by mortgage, lease out of the said landed properties/ construction whatsoever being and to be on the Schedule 'A' to 'E' hereunder and subsequent thereto or by way of higher purchase

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Shyamal K. Poddar

scheme whatsoever is necessary for construction of building/buildings, or any other purpose whatsoever as our said Attorney may deem fit and proper.

21. To take business partner/partners experts or whatever on the said Development Project only on the Developers Allocation for the peaceful and successful completion and disposal of the whole project following the terms of Development Agreement.

22. To do all such acts, deeds things to make the said property force from all encumbrances including posting of police guard, construction of boundary wall, culvert on the municipal drain.

23. To delegate, sub delegate all the powers and authorities as written hereby to our said attorney to any one of this choice or anyone or same of it either partly or full.

24. That whatever the aforesaid power/authority has been to our said Attorney he shall act besides those for any other act/acts may for loss and/or profit purpose in accordance with law even by transfer of the said properties by way of gift to else one without any profit as he may deem fit and proper and only relating to the **Developer's Allocation**.

And we do hereby agree to ratify and confirm all and whatsoever acts, deeds and things of our said **ATTORNEY** shall lawful do, execute or perform in connection with the aforesaid and all other affairs not written here to in respect of our said landed property or properties commercial/residential complex in part or in full or whatsoever other acts, deeds, matters and things he will do in our name and on our behalf by virtue of the powers and authority hereby conferred upon it/him by virtue of this grant of **POWER OF ATTORNEY**.

SCHEDULE "A" AS REFERRED ABOVE

PART-1

All that piece and parcel of Bastu vacant land originated through Book-I, volume no.46, Pages-186 to 189 of being (Deed) no- 3636 for the year of 1969 of District Sub-Registrar , Coochbehar for 4 Kathas land in the name of Ganga Prasad Poddar since deceased being Touji no- 1752 , Sheet no-8, CS Daag no-698, corresponding to RS. Daag no-7612, RS Khatian No-2131, Mouza-Sahar Coochbehar, P.S-Kotwali, District-Coochbehar-736101 which previously standing in the name of Basanti Dey (since deceased) where from she sold 4 Kathas of land to Ganga Prasad Poddar(now deceased) being the predecessor of the 1st and 2nd member of the 1st Part hereunder. The said land is butted and bounded as follows-

- | | |
|----------------|---|
| On the East - | Government Road i.e. Biswa Singha Road. |
| On the West - | (Through purchase) Rajendra Prasad Dutta. |
| On the North - | Sri Swa Chandra Ghosh |
| On the South - | Through purchase land of Rajendra Prasad Dutta. |

The said land subsequently bounded by the Land Lord Ganga Prasad Poddar by a common pucca boundary wall with the western boundary land of Sri Rajendra Prasad Dutta amicably being both are own Brother-in-Law by relation and which previously belongs to similar Land Lady, and being part of her similar Khatian and Daag number where from the above land sold to said Ganga Prasad Poddar(now deceased).

The site plan is annexed here to.

PART-2

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Shamul Poddar
Anil Kumar Poddar
Anil Poddar
Moukesh Poddar
Sharmistha Poddar

An additional 576 Sq. feet similar bastu land within the similar boundary of **PART-1** land above being Part and Parcel of it fallen within the said similar Pucca boundary wall came under Khash and physical possession of said Ganga Prasad Poddar by virtue of his said purchase of **PART-1** land above and possession taken there from which uninterruptedly he possessed with his family till his life time without any claim of anyone in this living World and accrued the Title accordingly.

SCHEDULE "B" AS REFERRED ABOVE

All that piece and parcel of vacant Bastu land originated through Book-I, volume no.44, Pages-165 to 168 of being (Deed) no- 3635 for the year of 1969 of District Sub-Registrar , Coochbehar for 3 Kathas 8 dhur of land in the name of Sri Rajendra Prasad Dutta being Touji no- 1752 , Sheet no-8, CS Daag no-698, corresponding to RS. Daag no-7612, RS Khatian no- 2131 ,Mouza-Sahar Coochbehar, P.S-Kotwali, District-Coochbehar-736101 standing in the name of previous Owner Basanti Dey (since deceased) where from she sold 3 Kathas 8 dhur of said vacant bastu land to Sri Rajendra Prasad Dutta being the Donor of the 2nd and 3rd member of the 1st Part hereunder. The said land is butted and bounded as follows-

On the East	-	Ganga Prasad Poddar
On the West	-	Nibaran Chandra Majumdar.
On the North	-	Annapurna Sarkar
On the South	-	Sri Swa Chandra Ghosh & others.

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 Anil Chandra Poddar
 Anil Poddar
 Moukhami Poddar
 Sharmistha Poddar

The said land subsequently bounded by the Land Lord Rajendra Prasad Dutta by a common pucca boundary wall amicably with the land of Ganga Prasad Poddar situated on the Eastern boundary of present land being both are own Brother-in-Law by relation and which previously belongs to similar Land Lady, and being part of her similar Khatian and Daag number where from the above land sold to said Rajendra Prasad Dutta.

PART-2

An additional 576 Sq. feet similar bastu land within the similar boundary of **PART-1** land above being Part and Parcel of it fallen within the said similar Pucca boundary wall came under Khash and physical possession of said Rajendra Prasad Dutta by virtue of his said purchase of **PART-1** land above and possession taken thereof which uninterruptedly he possessed till transfer of his land to his relation being 2 daughter- in- law without any claim of anyone in this living World and accrued the Title accordingly.

SCHEDULE "C" AS REFERRED ABOVE

All that piece and parcel of vacant Bastu land originated from Schedule 'A', Part-1 and Part-2 land togetherly as herein above by virtue of law of inheritance Partly and 2/5th share thereof being undivided Part of said more or less 4 Kathas 576 Sq. feet of land as in the aforesaid Part-1 and 2 being sons of said Ganga Prasad Poddar , and rest 3 Kathas 18 Sq. feet of said land more or less by virtue of the gift deed no. 2232 of Book-I for the year 2002 executed by the rest 3 legal heirs being i) Smt. Haimobati Poddar, the widow, ii) Smt. Sukla Dutta (Poddar), daughter, iii) Smt. Krishna Banik (daughter) of Lt. Ganga Prasad Poddar, who transferred their said undivided share in favour of said Shyamal Poddar and Amal Poddar being their sons and brother respectively with equal share to the said brothers, before the Registrar Coochbehar u/s 7(2) of the Act respectively, and on acceptance of which both the above Shyamal Poddar and Amal Poddar on mutation of their name

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Amal Poddar
Amal Poddar
Moushumi Poddar
Sharmistha Poddar

respectively before the Land and Land Reforms Department has recorded their said undivided Bastu land for 0.035+0.035 acres = 0.070 acres of land keeping open the recording of balance 576 Sq. feet of said Bastu land arising by virtue of their said possessory rights and Title, and paying Khajna thereof.

The said land is recorded by L.R. Daag No.10312, Bastu, for 0.070 acre of land by two Khatian in the name of aforesaid Shyamal Poddar and Amal Poddar by 0.35 acre of each undivided share with Mouza- Sahar Coochbehar , P.S- Kotwali, JL. No. 130 , District- Coochbehar by Khatian No. 19049 in the name of Shyamal Poddar and Khatian No. 19050 for Amal Poddar under their joint and undivided Khash Possession corresponding to Coochbehar Municipality Holding No. 223 of Ward No. 16 of Coochbehar Municipality . The said Land is now butted and bounded as follows-

- On the East - Government LAND i.e. Biswa Singha Road.
- On the West - Previously Rajendra Prasad Dutta and now Sharmistha Poddar and Moushumi Poddar.
- On the North - Shukla Rani Ghosh
- On the South - Sekhar Sarkar

SCHEDULE-"D" AS REFERRED ABOVE

All that piece and parcel of vacant Bastu land originated from Schedule 'B', Part-1 and Part-2 land togetherly as herein above by virtue of Deed of gift 2 in number by the previous owner Rajendra Prasad Dutta in favour of his daughter-in-law Smt. Moushumi Poddar wife of Sri Shyamal Poddar and Smt. Sharmistha Poddar wife of Sri Amal Poddar hereunder by

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Moushumi Poddar
Sharmistha Poddar

their respective gift deed nos. i) 2569, Book-I, CD Volume No. 7 page from 1948 to 1973 being no. 02569 for the year 2013 of A.D.S.R. Coochbehar being RS. Plot No. 7612(part) corresponding to LR Plot No. 10312, for more or less 1 Katha 14 Chittak of unpartitioned bastu land and ii) Smt. Sharmistha Poddar wife of Sri Amal Poddar by her gift deed no. 2568 of Book-I, CD Volume No. 7, Page from 1922 to 1947 being No. 02568 for the year 2013 of A.D.S.R. Coochbehar for more or less 1 Katha 14 Chittak of unpartitioned bastu land with additional 576 Sq. feet land and both the above being unpartitioned recorded in their respective Khatian Nos. 19048 and 19047 vide their common Daag No. 10312 for 0.030 acre of bastu land of each of Mouza- Sahar Coochbehar, P.S- Kotwali, District- Coochbehar corresponding to Coochbehar Municipal respective Holding number 224/1 and 224 of Ward No. 16 of Coochbehar Municipality keeping open of recording of above 576 Sq. feet land under possessory title. The said land now butted and bounded as follows-

On the East - Amal Poddar and another.
On the West - Dipal Bhowmick
On the North - Shukla Rani Ghosh
On the South - Sekhar Sarkar

SCHEDULE-"E" AS REFERRED ABOVE

All that piece and parcel Bastu vacant land originated from Schedule-'C' and 'D' hereunder with their respective Birth from Schedule-'A', Part 1 and 2 with Schedule-'B' Part 1 and 2 herein above, Comprising an area of 9 Kathas more or less corresponding to 6480 Sq. feet of Vacant Bastu land standing together under common pucca boundary wall entrance from more or less 50 feet wide Biswa Singha Road in the name of 1) Shyamal Poddar, 2) Amal

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SCHEDULE "F" REFERRED TO

(Particulars of requirement under the West Bengal Act XX of 1993)

Shyamal Poddar
Amal Poddar
Moushumi Poddar
Sharmistha Poddar

A.	Particulars of the land		
1.	Location of the land	-	Biswa Singha Road, Ward No.16 Cooch Behar Municipality, Police Station- Kotwali, P.O. and District - Coochbehar, PIN- 736101. West Bengal,
2.	Measurement of total Land	-	9 Kathas and more or less corresponding to 6480 Sq. Feet more or less.
3.	Ownership	-	1) Shyamal Poddar, 2) Amal Poddar, 3) Sharmistha Poddar, 4) Moushumi Poddar
4.	Encumbrances	-	The Property is free from all encumbrances.
5.	Proposed name of the Project /Apartment and Developers name	-	'EVANGEL MANSION' of Evangel India Infrastructure Private Limited, Registered Office at A/86, Lake Gardens, Ground Floor, Kolkata – 700045 and Ground Floor, BINA Apartment, P.V.N.N Road, Coochbehar, PIN- 736101.
6.	Allocation of the area between Owner and Developer	-	<u>A. Owner's Allocation :-</u> 43% of total construction of ground floor to Top floor with proportionate share of land underneath of said 'EVANGEL MANSION' with all common and usable rights.

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Sham Lal Poddar
Arun Kumar Poddar
Arun Poddar
Moula Devi Poddar
Sham Lal Poddar

			B. Developer's Allocation :- Rest of entire construction in the said 'EVANGEL MANSION' and the proportionate share of land underneath with all common and usable rights In the said project at Schedule "A" to "E" land with all common and usable rights on the said project.
7.	Description	:	Please see details on page of Dimension (Area) and measurement (Building Plan)
8.	Height of each floor other than basement/ ground etc	:	Maximum 10 feet
9.	Bath and Verandah	:	Please see details on page of (Demo Area) as in the plan
10.	Constructional details	:	As per sanction plan
11.	Particulars of electrical & Sanitary arrangements	:	As per schedule
12.	Particulars of items of common use	:	As per schedule
13.	Obligations and restriction to the OWNER and the TRANSFEREES.	:	As per Schedule
14.	Building plan	:	To be drawn up by the authorized person being engineer/Architects etc.
15.	Proposed date for completion of construction	:	4 years after sanction of building plan and

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Shyam Lal Poddar
Aml Kumar Poddar
Aml Poddar
Moustumi Poddar
Sharmista Poddar

			others following the other clauses and the prohibitory clauses as described in this Development Agreement.
16.	Description and Measurement of each room	:	As per Sanctioned building Plan for the respective flat/unit
17.	Bath Room	:	As per sanction plan
18.	Kitchen	:	As per building plan and area to be allotted
19.	Balcony	:	As per building plan and area to be allotted

SCHEDULE 'G' AS REFERRED TO HEREIN ABOVE
(Specification)
COMMERCIAL CUM RESIDENTIAL OR RESIDENTIAL APARTMENT SPECIFICATION

Structure	:	RCC Frame structure and concrete wall at basement if any with infill AAC Block/Brick walls.
Elevation	:	A unique blend of oriental and Modern Architecture.
External Finish	:	Blending of cement base paint and other decorative.
Interior Stair case	:	Marble /Mosaic/Tiles whichever is possible.

A. Floor

- i) Kitchen, Toilet-Tiles / Mosaic/Marble Whatever
- ii) Bed Room-Artificial gray stone /Mosaic/Marble Whatever
- B. Toilet -Tiles/ marble (as available) as per design,
- C. Window : As per availability of materials
- D. Door : As per availability of materials
- E. Main Door : As per availability of materials
- F. Paint : Inside parish/putty finished
- G. Water supply from Common Overhead R.C.C Tank,
- H. Electrification: Concealed

Electrical Arrangement-

1. Wiring: Concealed.

Where	Light point	Fan Point	Plug Point	Power Point	A.C. Point
Master Bed Room	3	1	1	1	1
Bed Room (if any)	3	1	1	1	1
Dining/ Drawing	4	2	2	1	2
Kitchen	1	1	2	1	NIL
Balcony	1	1	1	NIL	NIL
Bath (Common)	1	1	2	1	NIL
Total	13	7	9	5	4

N.B. Brand and materials may be changed for **OWNERS** allocation at the cost of owner and. as per desire of the **OWNER** and for such change prior written intention from his should reach to the Developer. The extra expenses for such changes must be paid to the Developer in advance by the **OWNER**.

Sanitary Arrangements:

Qty.	Item Size	ISI Make
1.	Attached Bath & W.C. Water Closet	As per availability
2.	Wash Basin	As available
3.	PVC furnishing system	As available
4.	Dining/ Drawing	1. Wash Basin one is to be provided by the DEVELOPER in each Flat. In case of two and others extra payment for the second and other will be charged by DEVELOPER and payable accordingly by the OWNER
5.	Common WC	1. Water Closet 38 X 40 Cm as available For Tap, shower and others extra charge
6.	Kitchen	Table top black one sink-Fabricated with black stone to match the top.

**SCHEDULE "H" AS REFERRED TO HEREIN ABOVE
(Common Units)**

1. Lift (If any).
2. Stair case on all the floors of the said building,
3. Stair case landing on all the floors of the said building,
4. Common passage including the entrance on the ground floor to the top floor.

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 Syamul Kishor Das
 Anil Kumar Das
 Anil Kumar Das
 Mouhumi Kishor Das
 Shreemati Kishor Das

5. Water pump and water tank, underground reservoir, overhead tanks, water supply line and Deep tube well if any,
6. Electricity service line and electronic main line wiring Electric pump installed in the building and the meter room.
7. The Meter room common.
8. Drainage and Sewerage system common.
9. Such common parts, area, requirement, installation, Fixture and fittings and spare in or out about the said buildings are necessary in common.
10. Top Floor roof.
11. If further construction is desired, the 2nd Part can carry on its construction without the objection of the Owners on the roof top of the said project accordingly with all such rights and interest as in this Development Agreement,

SCHEDULE "I" AS REFERRED TO HEREIN ABOVE

(Common Expenses)

1. The expenses of maintaining repairing, decorating etc, of the building and in particular or roof, water tanks, Gutters and main water pipers of the building, water pipe and electrical wires in under and upon the common portion of the building and enjoyed and used by the **PURCHASERS/PRESENT OWNERS** in common with other -co-occupiers/Co-

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Shamir Poddar
Amit Poddar
Amit Poddar
Noushumi Poddar
Shamir Poddar

Owners of other flats and the main entrance passage, Parking landing and stair case of the building and the boundary walls of the building compounds, etc.

2. The cost of cleaning and lighting the passage, landing stair case and other parts of the buildings so enjoyed or used by the other chaser as aforesaid.
3. The costs of the salaries of clerks, bill collectors, sweepers, Watchman etc, as may be appointed by apartment Owners/ Possessors.
4. The cost of working and maintenance of water connection light, lifts, pumps and other services.
5. Municipal and other taxes, Khajnas.
6. Such other expenses as are necessary of incidental for the maintenance and up keep of the building.

SCHEDULE "J"

All the obligations to be performed by the **OWNER** as in this **Development Agreement** and under the Ownership Apartment Act and allied thereto and in case of their transfer of allocation by the subsequent transferee too.

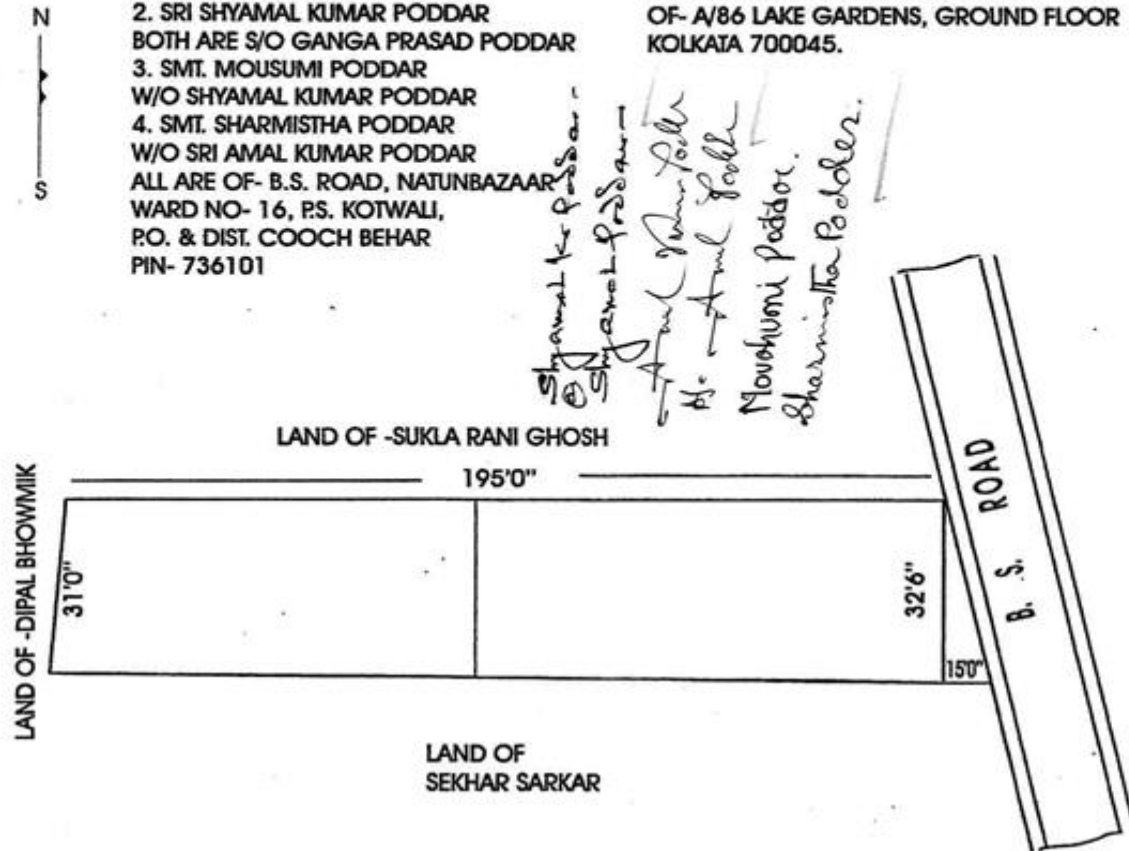
MOUZA -SAHAR COOCH BEHAR J.L. -130, THAK NO- 914, P.S.- KOTWALI,
DIST.- COOCH BEHAR, WARD NO- 16, HOLDING NO- 224, 224/1, 224A,
SCALE- 12"=1MM

LAND BELONGS TO

1. SRI AMAL KUMAR PODDAR
2. SRI SHYAMAL KUMAR PODDAR
- BOTH ARE S/O GANGA PRASAD PODDAR
3. SMT. MOUSUMI PODDAR
- W/O SHYAMAL KUMAR PODDAR
4. SMT. SHARMISTHA PODDAR
- W/O SRI AMAL KUMAR PODDAR
- ALL ARE OF- B.S. ROAD, NATUNBAZAAR
- WARD NO- 16, P.S. KOTWALI,
- P.O. & DIST. COOCH BEHAR
- PIN- 736101

POSSESSION HANDED OVER TO

EVANGEL INDIA INFRASTRUCTURE PVT. LTD.
OF- A/86 LAKE GARDENS, GROUND FLOOR
KOLKATA 700045.



LAND DESCRIBED AS SCHEDULE

TOUZI NO	KHATIAN NO	TOTAL LAND	TOTAL RENT	PLOT NO	NAME OF THE OWNER	KHATIAN NO L.R.	PLOT NO. L.R.	PARTICULARS OF LAND				
								AREA IN			RENT	COLOR
								ACRE	B-K-D	SQ. FT.		
1752	R.S. 2131 L.R. 19047 19048 19049 19050	0.335	4.60	R.S. 7612 L.R. 10312	1. SRI AMAL KUMAR PODDAR 2. SRI SHYAMAL KUMAR PODDAR 3. SMT. MOUSUMI PODDAR 4. SMT. SHARMISTHA PODDAR	L.R. 19047 19048 19049 19050	L.R. 10312	0-9-0	6480			



Shyamal K. Poddar
Shyamal Poddar

	Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Shyamal K. Poddar
Sign: Shyamal Poddar



Anil Kumar Poddar
Anil Poddar

	Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Anil Kumar Poddar
Sign: Anil Poddar



Moushumi Poddar

	Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Moushumi Poddar
Sign: Moushumi Poddar



Sharmistha Poddar

	Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Sharmistha Poddar
Sign: Sharmistha Poddar



Arayak Don

	Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

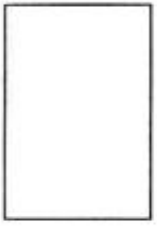
Sign. Arayak Don



Left Hand					
Right Hand					



Left Hand					
Right Hand					



Left Hand					
Right Hand					

Sign. Sign. Sign. Sign.


ELECTION COMMISSION OF INDIA
 ভারতীয় নির্বাচন কমিশন
IDENTITY CARD
 পরিচয় পত্র

WB/01/004/471156




Elector's Name : Poddar Amal
 ভোটারের নাম : পোদার অমল
 Father/Mother/Husband's Name : Ganga
 পিতা/মাতা/স্বামীর নাম : গঙ্গা
 Sex : Male
 লিঙ্গ : পুরুষ
 Age as on 1-1-95 : 32
 ১-১-৯৫ তারিখ বয়স : ৩২

Address :
 Shahar Coochbehar
 Coochbehar Municipality
 Coochbehar
 ঠিকানা :
 শহর কোচবিহার
 কোচবিহার মিউনিসিপ্যালিটি
 কোচবিহার
 S. U. O. Cooch Behar
 District Registration Officer
 District Signature of North
 Electoral Registration Officer
 নির্বাচনী পরিচালন অধিকারিক
 For North Coochbehar Assembly Constituency
 উত্তর কোচবিহার বিধানসভা নির্বাচনী কেন্দ্র
 Place : Coochbehar Sadar
 স্থান : কোচবিহার সদর
 Date : 3.2.95
 তারিখ : ৩.২.৯৫

158-325


 Amal Kumar Gochh


ELECTION COMMISSION OF INDIA
 ভারতীয় নির্বাচন কমিশন

IDENTITY CARD
 পরিচয় পত্র

WB/01/004/471069



Elector's Name : Poddar Shyamal
 ভোটারের নাম : পোদার শ্যামল
 Father/Mother/
 Husband's Name : Ganga
 পিতা/মাতা/স্বামীর নাম : গঙ্গা
 Sex : Male
 লিঙ্গ : পুং
 Age as on 1-1-95 : 38
 ১-১-৯৫ তারিখ : ৩৮

Address :
 Shahar Coochbehar
 Coochbehar Municipality
 Coochbehar
 ঠিকানা :
 শহর কোচবিহার
 কোচবিহার মিউনিসিপ্যালিটি
 কোচবিহার

Facsimile Signature of
 Electoral Registration Officer
 নির্বাচনী পঞ্জিকরণ আধিকারিক

For North Coochbehar Assembly Constituency
 উত্তর কোচবিহার বিধানসভা নির্বাচনী কেন্দ্র

Place : Coochbehar Sadar
 স্থান : কোচবিহার সদর
 Date : 3.2.95
 তারিখ : ৩.২.৯৫

158-327

Shyamal Kumar Poddar
 Shyamal Poddar



ELECTION COMMISSION OF INDIA

ভারতীয় নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB/01/004/471128



Elector's Name : Poddar Mousumi
ভোটারের নাম : পোদ্ধার মৌসুমী
Father/Mother/
Husband's Name : Shyamal
পিতা/মাতা/স্বামীর নাম : শ্যামল
Sex : Female
লিঙ্গ : স্ত্রী
Age as on 1-1-95 : 25
১-১-৯৫ তারিখে বয়স : ২৫

Address :

Shahar Coochbehar
Coochbehar Municipality
Coochbehar

ঠিকানা

শহর কোচবিহার, O. Sadar, Cooch Behar
কোচবিহার জেলা নির্বাচন অফিস
কোচবিহার, N. & Cooch Behar North
Assam - 781001

Facsimile Signature of
Electoral Registration Officer
নির্বাচনী পঞ্জিকরণ অধিকারিক

For North Coochbehar Assembly Constituency
উত্তর কোচবিহার বিধানসভা নির্বাচনী কেন্দ্র

Place : Coochbehar Sadar
স্থান : কোচবিহার সদর
Date : 3.2.95
তারিখ : ৩.২.৯৫

158-028

Moushumi Poddar.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

LZL1580216

পরিচয় পত্র



Elector's Name	Sharmishtha Poddar
নির্বাচকের নাম	শর্মিষ্ঠা পোদ্দার
Husband's Name	Amal
স্বামীর নাম	অমল
Sex	F
লিঙ্গ	স্ত্রী
Age as on 1.1.2000	27
১.১.২০০০-এ বয়স	২৭

Address

Sadar Coochbehar Coochbehar Kotwali

ঠিকানা

সদর কুচবিহার কোচবিহার কোচবিহার

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 4-Cooch Behar North
Assembly Constituency

৪-কুচবিহার উত্তর
বিধানসভা-নির্বাচন কেন্দ্র

Place

স্থান কুচবিহার

Date 16.10.2000

তারিখ ১৬.১০.২০০০

1084320

Sharmishtha Poddar

GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving Licence No: **WB-0120120931758**

Name: **ARANYAK DHAR**

Address
A/86 LAKE GARDENS 2ND FLOOR
KOL 700045

S/D/W Of: **D DHAR**

Date of Issue	20/06/2012	Blood Group: U
Valid Till (NT)	19/06/2032	Date of Birth
Valid Till (T)	X	21/02/1991

Licencing Authority: **P.V.D, Kolkata**

Licencing Authority Sign: 

FORM 7





Licence holder sign




Major Information of the Deed

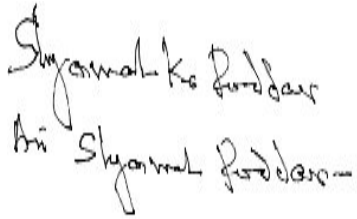
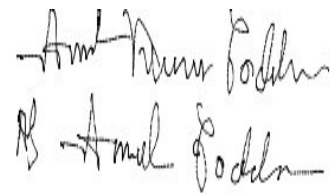
Deed No :	I-0801-08276/2019	Date of Registration	11/11/2019
Query No / Year	0801-1000234395/2019	Office where deed is registered	
Query Date	11/11/2019 4:09:13 PM	D.S.R. COOCHBEHAR, District: Coochbehar	
Applicant Name, Address & Other Details	Subal Dey Cooch Behar,Thana : Coochbehar, District : Coochbehar, WEST BENGAL, Mobile No. : 9932143137, Status :Others		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 20,000/-		Rs. 1,70,10,032/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 39/- (Article:E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 080108253/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

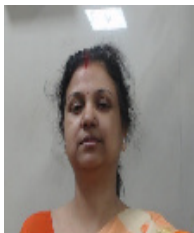
Land Details :

District: Coochbehar, P.S:- Coochbehar, Municipality: COOCHBEHAR, Road: Harendra Narayan Road, Road Zone : (Gole Bagan -- Badher Parh) , Mouza: Shahar Coochbehar, Pin Code : 736101

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-10312	LR-19049	Bastu	Bastu	1620 Sq Ft	5,000/-	42,52,508/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-10312	LR-19050	Bastu	Bastu	1620 Sq Ft	5,000/-	42,52,508/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	LR-10312	LR-19047	Bastu	Bastu	1620 Sq Ft	5,000/-	42,52,508/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L4	LR-10312	LR-19048	Bastu	Bastu	1620 Sq Ft	5,000/-	42,52,508/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			14.85Dec	20,000 /-	170,10,032 /-	
	Grand Total :				14.85Dec	20,000 /-	170,10,032 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Shyamal Kumar Poddar, (Alias: Mr Shyamal Poddar) Son of Late Ganga Prasad Poddar Executed by: Self, Date of Execution: 11/11/2019 , Admitted by: Self, Date of Admission: 11/11/2019 ,Place : Office	Photo  11/11/2019	Finger Print  LTI 11/11/2019	Signature  11/11/2019
	Biswasingha Road, Near Natunbazar, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFLPP3538C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/11/2019 , Admitted by: Self, Date of Admission: 11/11/2019 ,Place : Office			
2	Name Mr Amal Kumar Poddar, (Alias: Mr Amal Poddar) (Presentant) Son of Late Ganga Prasad Poddar Executed by: Self, Date of Execution: 11/11/2019 , Admitted by: Self, Date of Admission: 11/11/2019 ,Place : Office	Photo  11/11/2019	Finger Print  LTI 11/11/2019	Signature  11/11/2019
	Biswasingha Road, Near Natunbazar, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFLPP3539D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/11/2019 , Admitted by: Self, Date of Admission: 11/11/2019 ,Place : Office			
3	Name Smt Mousumi Poddar Wife of Mr Shyamal Poddar Executed by: Self, Date of Execution: 11/11/2019 , Admitted by: Self, Date of Admission: 11/11/2019 ,Place : Office	Photo  11/11/2019	Finger Print  LTI 11/11/2019	Signature  11/11/2019
	Biswasingha Road, Near Natunbazar, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 21xxxxxxxx0191, Status :Individual, Executed by: Self, Date of Execution: 11/11/2019 , Admitted by: Self, Date of Admission: 11/11/2019 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Smt Sarmistha Poddar Wife of Mr Amal Kumar Poddar Executed by: Self, Date of Execution: 11/11/2019 , Admitted by: Self, Date of Admission: 11/11/2019 ,Place : Office			
	11/11/2019	LTI 11/11/2019	11/11/2019	
Biswasingha Road, Near Natunbazar, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60, Aadhaar No: 40xxxxxxxx7939, Status :Individual, Executed by: Self, Date of Execution: 11/11/2019 , Admitted by: Self, Date of Admission: 11/11/2019 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Evangel India Infrastructure Pvt. Ltd. Bina Apartment, P V N N Road, Ward No-18, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736101 , PAN No.:: AAEECE2806R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr Aranyak Dhar Son of Mr Debabrata Dhar Date of Execution - 11/11/2019, , Admitted by: Self, Date of Admission: 11/11/2019, Place of Admission of Execution: Office				
		Nov 11 2019 5:28PM	LTI 11/11/2019	11/11/2019
Bina Apartment, P V N N Road, Ward No-18, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:-Coochbehar, West Bengal, India, PIN - 736101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CFEPD9973C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Evangel India Infrastructure Pvt. Ltd. (as Managing Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ankan Kumar Das Son of Mr Uttam Kumar Das Andaram Fulbari, P.O:- Andaram Fulbari, P.S:- Tufanganj, District:-Coochbehar, West Bengal, India, PIN - 736159			

	11/11/2019	11/11/2019	11/11/2019
Identifier Of Mr Shyamal Kumar Poddar, Mr Amal Kumar Poddar, Smt Mousumi Poddar, Smt Sarmistha Poddar, Mr Aranyak Dhar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Shyamal Kumar Poddar	Evangel India Infrastructure Pvt. Ltd.-3.71251 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Amal Kumar Poddar	Evangel India Infrastructure Pvt. Ltd.-3.71251 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt Sarmistha Poddar	Evangel India Infrastructure Pvt. Ltd.-3.71251 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt Mousumi Poddar	Evangel India Infrastructure Pvt. Ltd.-3.71251 Dec

Land Details as per Land Record

District: Coochbehar, P.S:- Coochbehar, Municipality: COOCHBEHAR, Road: Harendra Narayan Road, Road Zone : (Gole Bagan -- Badher Parh) , Mouza: Shahar Coochbehar, Pin Code : 736101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 10312, LR Khatian No:- 19049	Owner:শ্যামল পোদ্দার, Gurdian:গঙ্গা প্রসা পোদ্দা, Address:নিজ , Classification:বাস্তু, Area:0.03500000 Acre,	Mr Shyamal Kumar Poddar
L2	LR Plot No:- 10312, LR Khatian No:- 19050	Owner:অমল পোদ্দার, Gurdian:গঙ্গা প্রসা পোদ্দা, Address:নিজ , Classification:বাস্তু, Area:0.03500000 Acre,	Mr Amal Kumar Poddar
L3	LR Plot No:- 10312, LR Khatian No:- 19047	Owner:শর্মিষ্ঠা পোদ্দার, Gurdian:অম পোদ্দা, Address:নিজ , Classification:বাস্তু, Area:0.03000000 Acre,	Smt Sarmistha Poddar
L4	LR Plot No:- 10312, LR Khatian No:- 19048	Owner:মৌসুমী পোদ্দার, Gurdian:শ্যাম পোদ্দা, Address:নিজ , Classification:বাস্তু, Area:0.03000000 Acre,	Smt Mousumi Poddar

Endorsement For Deed Number : I - 080108276 / 2019

On 11-11-2019

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 17:27 hrs on 11-11-2019, at the Office of the D.S.R. COOCHBEHAR by Mr Amal Kumar Poddar Alias Mr Amal Poddar, one of the Executants.

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 1,70,10,032/-

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

Execution is admitted on 11/11/2019 by 1. Mr Shyamal Kumar Poddar, Alias Mr Shyamal Poddar, Son of Late Ganga Prasad Poddar, Biswasingha Road, Near Natunbazar, P.O: Cooch Behar, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession Others, 2. Mr Amal Kumar Poddar, Alias Mr Amal Poddar, Son of Late Ganga Prasad Poddar, Biswasingha Road, Near Natunbazar, P.O: Cooch Behar, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession Others, 3. Smt Mousumi Poddar, Wife of Mr Shyamal Poddar, Biswasingha Road, Near Natunbazar, P.O: Cooch Behar, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession House wife, 4. Smt Sarmistha Poddar, Wife of Mr Amal Kumar Poddar, Biswasingha Road, Near Natunbazar, P.O: Cooch Behar, Thana: Coochbehar, , City/Town: COOCHBEHAR, Coochbehar, WEST BENGAL, India, PIN - 736101, by caste Hindu, by Profession House wife

Indetified by Mr Ankan Kumar Das, , Son of Mr Uttam Kumar Das, Andaram Fulbari, P.O: Andaram Fulbari, Thana: Tufanganj, , Coochbehar, WEST BENGAL, India, PIN - 736159, by caste Hindu, by profession Others

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

Execution is admitted on 11-11-2019 by Mr Aranyak Dhar, Managing Director, Evangel India Infrastructure Pvt. Ltd., Bina Apartment, P V N N Road, Ward No-18, P.O:- Cooch Behar, P.S:- Coochbehar, Coochbehar, District:- Coochbehar, West Bengal, India, PIN - 736101

Indetified by Mr Ankan Kumar Das, , Son of Mr Uttam Kumar Das, Andaram Fulbari, P.O: Andaram Fulbari, Thana: Tufanganj, , Coochbehar, WEST BENGAL, India, PIN - 736159, by caste Hindu, by profession Others

Payment of Fees

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 900, Amount: Rs.50/-, Date of Purchase: 11/11/2019, Vendor name: A Das



Subodh Kumar Majumdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
Coochbehar, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0801-2019, Page from 135390 to 135426

being No 080108276 for the year 2019.



(Subodh Kumar Majumdar) 18-11-2019 12:00:51

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. COOCHBEHAR

West Bengal.

(This document is digitally signed.)