

1781/24

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1723/24

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AK 505468

Check the validity of the stamp and the endorsement on the back of this document
see the page of the stamp

28 FEB 2024

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL THESE MEN BY THESE PRESENTS THAT WE, KOMAN PROPERTIES PVT. LTD. (PAN AAECK8385K), a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at 91, Netaji Subhas Road, P.O. & P.S. Barabazar, Kolkata - 700001, West Bengal, represented by its/their Director, **RAVI KUMAR MANDELIA**, son of Ramesh Kumar Mandella (Aadhaar Card No.9048 8500 2995) (PAN : AIHPM6541K) by faith - Hindu, by Nationality - Indian, by

Occupation – Business, residing at be-175, Sector – I, Salt Lake, P.O. CC Block, P.S. North Bidhannagar, Kolkata 700064 hereinafter called and referred to as the **LAND OWNER/EXECUTANT** send the following greetings :

WHEREAS the Executant herein are the exclusive owner and possessor in respect of **ALL THAT** piece and parcel of demarcated plot of Sali land measuring 19 Decimals be the Same a little more or less, lying and situated, at Mouza – Gopalpur (Narendra Nagar), J.L. No.2. Re. Sa. No. 140, Touzi No. 2998, Pargana - Kailkata, P.S. Airport (Now Narayanpur), comprised in C.S. Dag No. 5162. R.S./L.R. Dag No. 3370 under L.R. Khatian No.8510, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Bidhannagar Municipal Corporation Ward No.4, Borough No.1 being Holding No.5/189 in the District North 24 Parganas, which is more fully described in the Schedule herein under written and herein after referred to as the **"SAID PROPERTY"**.

AND WHEREAS an agreement for development was entered by and between the Executant as owner and **"ISHANI ESTATE" (PAN AAIFI0315C)** having its office address at RB-13, Raghunathpur, P.O. R- Gopalpur, P.S. Baguiati, Kolkata 700059, North 24 Parganas represented by its partners **(1) SRI SANTIMOY KUNDU (PAN AKQPK8126R) (Aadhaar Card No.7763 3201 7336)** son of Late Gopal Chandra Kundu by faith –Hindu, by occupation –Business, by Nationality-Indian residing at Lalkuthi, Purbayan, , P.S. Airport, P.O. R-Gopalpur, Kolkata -700136, District North 24-Parganasa, West Bengal and **(2) SOMA MUKHOPADHYAY, (PAN AHSP5186F) (Aadhaar Card No.4175 1157 6734)** wife of Sri Monodip Mukhopadhyay , by faith Hindu, by occupation Business, by Nationality Indian, residing at GA 75, Narayantala West, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata – 700059, District North 24 Parganas, as Developer under certain terms and conditions executed and registered on _____ before the office of A.R.A-I Kolkata, and recorded in Book No. — CD Volume No. — Pages — to — being No. **1709** for the year 2024.

Pradip Saha



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
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AND WHEREAS in order to proceed further for the purpose of proposed construction as per the said Development Agreement we have decided to appoint **"ISHANI ESTATE" (PAN AAIFI0315C)** having its office address at RB-13, Raghunathpur, P.O. R.G. Gopalpur, P.S. Baguiati, Kolkata 700059, North 24 Parganas represented by its partners **(1) SRI SANTIMOY KUNDU (PAN AKQPK8126R) (Aadhaar Card No.7763 3201 7336)** son of Late Gopal Chandra Kundu by faith -Hindu, by occupation -Business, by Nationality-Indian residing at Lalkuthi, Purbayan, , P.S. Airport, P.O. R-Gopalpur, Kolkata -700136, District North 24-Parganasa, West Bengal and **(2) SOMA MUKHOPADHYAY, (PAN AHSP5186F) (Aadhaar Card No.4175 1157 6734)** wife of Sri Monodip Mukhopadhyay , by faith Hindu, by occupation Business, by Nationality Indian, residing at GA 75, Narayantala West, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata – 700059, District North 24 Parganas, as our true and lawful attorneys to act deed the followings in respect of the aforesaid property :

1. To look after and maintain and to clear possession the Schedule mentioned property.
2. To demolish the existing structure standing if any in the Schedule mentioned property and to construct the building upon the said land mentioned in the Schedule herein below in accordance with the Sanctioned Plan in our names and to sign on our behalf in the proposed Site Plan, Building Plan, Revised Plan and/or any modifications plan or plans and to renew the Plan if required and to file and obtain the same from the Bidhan Nagar Municipal Corporation.
3. To negotiate on terms for and to agree and to enter into and conclude any agreement for sale and sell the Developer's Allocation in the proposed building consisting of different flats, garages, shops, spaces, units etc and the part thereof mentioned in the Schedule hereunder written except owner' Allocation to any purchaser or purchasers at



ADDITIONAL REGISTRAR
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such price which agreed upon and/or cancel or repudiate the same in the manner the developer deems fit and proper.

4. To allow the intending purchaser or purchasers to inspect the documents relating to the said property.
5. To receive from the intending Purchaser or Purchasers any earnest money and/or advances and also the balance of purchase money and to give good valid receipt and discharge for the same of the Developer's Allocation as per Development Agreement .
6. Upon such receipt as aforesaid deeds to sign, execute and deliver any conveyance or conveyances, deed or deeds of the said property of the Developer's Allocation only in favour of the Purchaser or Purchasers, or their nominees.
7. To receive and accept any consideration against said property of the Developer's Allocation by cash or bank drafts, pay orders, cheques or in any other form whatsoever in the Developer own names and to give receipt thereof in full or partial discharges of the receipt of such consideration. And to negotiate, endorse, discount or otherwise in any manner whatsoever for the purpose of collection of the money in respect of such instrument, and for this act the owner shall have no liability at all.
8. To do all acts, deeds, things and execute all deeds or assurances as may be necessary in order to effectuate the aforesaid purpose and which our Constituted Attorney shall think best fit and proper in respect of Developer's Allocation.
9. To institute, commence, prosecute, carry on or defend or resist of all suits and other actions and proceedings to be added as a party or to be non-suited or withdraw the same concerning the said property or any part thereof or concerning anything in which we may be parties in any court in Civil, Criminal, Revenue or Revisional Jurisdiction of the High Court, under Article 226 of the Constitution of India etc before



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Income Tax Authorities and to sign and verify all plaints, written statements, Accounts, Inventories to accept service of all Summons, Notice and Other Judicial Process to execute any Judgement, Decree or order and to appoint and engage any Solicitor, Advocate and to sign and execute any Vokatnama or any kind of Affidavit but with the full knowledge of consent of the owner herein

10. To sign and execute deed or any other deeds, declarations, instruments and assurances which our said Attorney shall consider necessary and to enter into such covenants as may be required for fully and effectually conveying the developer's allocation of the said property as we could do ourselves, if present.
11. To present any such conveyance or conveyances or declarations for registration before the Additional District Sub – Registrar, District Sub-Registrar or Registrar of Assurances in Calcutta having authority for unto have the said Conveyance registered and to do all acts, deed and things of the Developer's Allocation only which our said Attorney shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually in all respects as we could do the same ourselves.
12. To attend any Court of Law either Civil or Criminal and to present our in all Government Offices on our behalf in connection with the construction of the proposed building upon the said property mentioned in Schedule below but with full knowledge and consent of the owner.
13. To appoint Architect, Civil Engineer, Structural Engineer, labour, labour contractor (Rajmistri), Carpenter, Electric Contractor, Plumbing and Sanitary Contractor or other person or persons as may be require for the construction of the said building.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
28 FEB 2024

14. To appear in any suit proceeding, motion, L.A. Office I.T. Office etc. on our behalf and to present us before the B.L. & L.R.O. for mutation, conversion etc and to file the statement or objection, affidavit-in-opposition etc. if required, in connection with the land mentioned in the Schedule hereinbelow but in the full knowledge and consent of the owner.
15. To call the tender, quotation etc. from the supplier for supply cement, iron rod, sand, wood, iron grill etc and to appoint them as our Constituted Attorney shall think fit and proper.
16. To ask for demand, recover receive and collect all money due and payable in connection with Developer's Allocation in the said proposed building or construction and to settle, compromise or compound any debt or claim whatsoever.
17. To deliver possession of flat/flats, shops, Units, spaces, garages etc except owner's Allocation as per said Development Agreement with undivided proportionate share of land along with other amenities relating thereto either in complete or incomplete, finished or semi-finished condition which our Constituted Attorney shall think best, fit and proper in respect of Developer's Allocation.
18. To represent us before the Concerned Municipality for Site Plan, Building Plan, Revised Plan and/or any modifications plan or plans and to renew the Plan if required and to file and obtain the same from the concerned Municipality and to apply for Completion Certificate of the Building and to collect the said Completion Certificate on our behalf and to deposit money, fees, taxes, A.D.C. or other requisite fee or fees etc, on our behalf as our Constituted Attorney shall think fit and proper.
19. To represent us before the competent Authority for connection of transformer, electric meter and for any other work or works and

KUMAR PROPERTIES PVT. LTD.

Ravi Kumar Mandala
DIRECTOR



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
28 FEB 2024

deposit money to the said Authority on our behalf and collect all receivables, vouchers etc. from it.

AND we do hereby agree to ratify and confirm whatsoever all acts, deeds and things lawfully and bonafide done by our said Attorney which shall be construed as our acts, deeds and things done by us to all intents and purpose and if we personally present even not withstanding the facts that no special power in that behalf is contained in these presents.

THE SCHEDULE ABOVE REFERRED TO
(Description of Land)

ALL THAT piece and parcel of demarcated plot of vacant Sali land measuring 19 Decimals be the same a little more or less, lying and situated, at Mouza Gopalpur (Narendra Nagar), J.L. No.2. Re. Sa. No. 140, Touzi No. 2998, Pargana - Kaiikata, P.S. Airport (Now Narayanpur), comprised in C.S. Dag No. 5162. R.S./L.R. Dag No. 3370 under L.R. Khatian No.8510, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Bidhannagar Municipal Corporation Ward No.4, Borough No.1 (5 Block No.G 189, Gopalpur, being Holding No.5/189 in the District North 24 Parganas which is butted and bounded as follows

ON THE NORTH	: Part of R. S. Dag No.3368
ON THE SOUTH	: R.S.Dag No.3423 and 3324.
ON THE EAST	: R.S. Dag No.3469 (Proposed Road)
ON THE WEST	: R.S. Dag No. 3327 & 3371

KOMAN PROPERTIES PVT. LTD.
Ravi Kumar and Co.
DIRECTOR



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
28 FEB 2024

IN WITNESS WHEREOF we, the Principals/Executant hereto have set and subscribed our hands and seals on this 28th day of February, 2024.

SIGNED, SEALED AND DELIVERED by the parties at Kolkata in the presence of :

WITNESSES :

1. Ravi Kumar Mandelia
91, N.S. Road.
Kolkata. 700001

KOMAN PROPERTIES PVT. LTD.
Ravi Kumar Mandelia
DIRECTOR

KOMAN PROPERTIES PVT. LTD.
Ravi Kumar Mandelia
DIRECTOR
KOMAN PROPERTIES PVT. LTD.,
represented by its Director,
(RAVI KUMAR MANDELIA)
Signature of the Executant

2. Pradip Saha
Adv.
High Court, Calcutta

1. Ishani Estate
Santimoy Kundu
Partner
2. Soma Mukhopadhyay
Partner

ISHANI ESTATE
represented by its partners
(1) SRI SANTIMOY KUNDU
(2) SOMA MUKHOPADHYAY,
Signature of the Attorney

Drafted by :

Pradip Saha
Pradip Saha
Advocate
High Court Calcutta.
Enrolment No.WB/708/1990



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
28 FEB 2024

SPECIMEN FORM FOR TEN FINGERPRINTS



Ravi Kumar Pandey

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



Sudhakar

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



Same Anthopog

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



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



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
28 FEB 2024

Major Information of the Deed

Deed No :	I-1901-01723/2024	Date of Registration	28/02/2024
Query No / Year	1901-8000555402/2024	Office where deed is registered	
Query Date	28/02/2024 2:24:02 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PRADIP SAHA HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836149661, Status : Advocate		
Transaction	Additional Transaction		
[0136] 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. 1/-	Rs. 82,90,901/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article-48(g))	Rs. 101/- (Article:E, E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190101709/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Narendra Nagar, Mouza: Gopalpur, Pin Code : 700136

Sarenda Nagar, Mouza: Gopipur, Pin Code : 700130								
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3370	LR-8510	Bastu	Shall	19 Dec	1/-	82,90,901/-	Property is on Road Adjacent to Metal Road, . Project Name :
Grand Total :					19Dec	1/-	82,90,901/-	

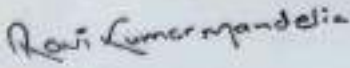
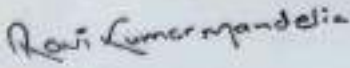
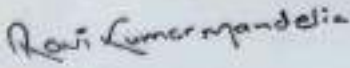
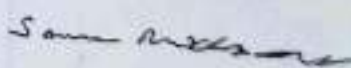
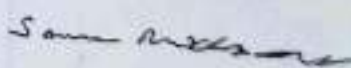
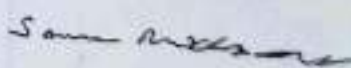
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KOMAN PROPERTIES PRIVATE LIMITED 91, NETAJI SUBHAS ROAD, City:- , P.O:- BURROBAZAR, P.S:-Burrobazar, District-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.: AAxxxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ISHANI ESTATE RB-13, RAGHUNATHPUR, City:- , P.O:- R GOPALPUR, P.S:-Baguiati, District-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.: AAxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative 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> Mr RAVI KUMAR MANDELIA Son of Mr RAMESH KUMAR MANDELIA Date of Execution - 28/02/2024, , Admitted by: Self, Date of Admission: 28/02/2024, Place of Admission of Execution: Office </td><td>  Feb 28 2024 4:55PM </td><td>  Captured LTI 28/02/2024 </td><td>  28/02/2024 </td></tr> </tbody> </table> BE-175, SEC-I, SALT LAKE CITY, City:- , P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No::: Alxxxxxx1K, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KOMAN PROPERTIES PRIVATE LIMITED (as DIRECTOR)	Name	Photo	Finger Print	Signature	Mr RAVI KUMAR MANDELIA Son of Mr RAMESH KUMAR MANDELIA Date of Execution - 28/02/2024, , Admitted by: Self, Date of Admission: 28/02/2024, Place of Admission of Execution: Office	 Feb 28 2024 4:55PM	 Captured LTI 28/02/2024	 28/02/2024
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Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRADIP SAHA son of Late C D SAHA HIGH COURT, City:- , P.O:- GPO, P.S:- bare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	28/02/2024	28/02/2024	28/02/2024
Identifier Of Mr RAVI KUMAR MANDELIA, Mr SANTIMOY KUNDU, SOMA MUKHOPADHYAY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	KOMAN PROPERTIES PRIVATE LIMITED	ISHANI ESTATE-19 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road:
Narendra Nagar, Mouza: Gopalpur, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3370, LR Khatian No:- 8510	Owner:Koman Properties Pvt Ltd, Gurdian:91 Netaji Subhash Road, Address:Koi-1 , Classification:R, Area:0.19000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190101723 / 2024

On 28-02-2024

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 : 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 16.08 hrs on 28-02-2024, at the Office of the A.R.A. - I KOLKATA by Mr SANTIMOY KUNDU

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 62,90,901/-

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

Execution is admitted on 28-02-2024 by Mr RAVI KUMAR MANDELIA, DIRECTOR, KOMAN PROPERTIES PRIVATE LIMITED, 91, NETAJI SUBHAS ROAD, City:- , P.O:- BURROBAZAR, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr PRADIP SAHA, , Son of Late C D SAHA, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 28-02-2024 by Mr SANTIMOY KUNDU, PARTNER, ISHANI ESTATE, RB-13, RAGHUNATHPUR, City:- , P.O:- R GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Mr PRADIP SAHA, , Son of Late C D SAHA, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 28-02-2024 by SOMA MUKHOPADHYAY, PARTNER, ISHANI ESTATE, RB-13, RAGHUNATHPUR, City:- , P.O:- R GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Mr PRADIP SAHA, , Son of Late C D SAHA, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

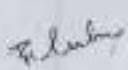
Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- , I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 101.00/-

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 2812, Amount: Rs.100.00/-, Date of Purchase: 16/01/2024, Vendor name: M DUTTA


Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69,
Registered in Book - I
Volume number 1901-2024, Page from 66905 to 66920
being No 190101723 for the year 2024.



Digitally signed by PRADIPTA KISHORE GUHA
Date: 2024.03.07 13:23:36 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 07/03/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.