

2804/23

T - 2703/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 490525

Certify that the document is submitted
to registration. The signature of the
owner and the endorsement should be
with this document and the document
is authentic.

Addl District Sub-Registrar
Bidhannagar (Salt Lake City)
- 6 OCT 2023

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, SMT. SIRSHA SAHA (PAN-
CIWPS4344D), (AADHAAR- 7036 5201 4125) wife of Sri Sudipta Saha Roy,
by faith- Hindu, by occupation- Service, by nationality - Indian, resident of
P-225/1, Flat No. A/7, C.I.T. Road, Scheme-VII M, P.O.- Kankurgachi, P.S. -
Manicktala, Kolkata - 700 054, hereinafter called and referred to as the
LANDOWNER/EXECUTANT/ PRINCIPAL.

SEND GREETINGS:

WHEREAS I am the owner and occupier of **ALL THAT** piece and parcel of Bastu Vacant Land measuring an area of **4 (Four) Cottahs 9 (Nine) Chittacks 42 (Forty Two) sq. ft.** be the same a little more or less, lying and situated at Mouza- Gopalpur, J.L. No.- 2, R.S. No.- 140, Touzi No.- 2998, comprised in R.S. Khatian No. 961, L.R. Khatian No. 11118 appertaining to R.S. & L.R. Dag No. 2122 at Premises Amitalaya, New Jhilmil Park, Gopalpur House, P.O.- Rajarhat-Gopalpur, P.S. - Airport, Kolkata - 700 136, within the local limits of Bidhannagar Municipal Corporation, under Ward No.- 4, in the jurisdiction of A.D.S.R. Bidhannagar, Salt Lake City, Kolkata- 700 091, in the District of North 24 Parganas, which was more fully and particularly described in the schedule written hereunder referred to as the "SAID PREMISES", have been enjoying by exercising my lawful rights and by paying chargeable taxes to the Corporation for the premises referred hereinabove and whereas due to my inability I am not in a position to develop the said property by constructing a Multi storied building thereon and for which it has become necessary and expedient to appoint a Developer to execute the said work of development at the said property and to all acts, deeds and things in respect of the schedule property.

AND WHEREAS for the purpose of construction of Multi storied building on the aforesaid land more fully mentioned in the schedule hereunder written and hereinafter referred to as the "Said Property" I have entered into a **DEVELOPMENT AGREEMENT** with the Developer named **URBAN REALTY (PAN- AAHFU8885A)**, a Partnership Firm having its registered office at Binodini Avenue, Dhankal, P.O.- Hatiara, P.S.- New Town, Kolkata- 700 157, in the District of North 24 Parganas, represented by its Partners namely **(1) SRI TARAK NATH NANDY (PAN- ABIPN1106B), (AADHAAR- 4571 6740 1697)**, son of Late Kishori Mohan Nandy, by faith- Hindu, by occupation- Business, by Nationality- Indian, resident of NB-25,

Sirisha Saha

Nabaniketan, P.O.- Aswininagar, P.S.- Baguiati, Kolkata- 700 159, in the District of North 24 Parganas and (2) **SRI PRASANTA DAS (PAN- AMOPD5595P), (AADHAAR- 2712 7849 9537)**, Son of Late Panchanan Das, by faith - Hindu, by Nationality - Indian, by occupation - Business, resident of Binodini Avenue, Dhankal, P.O.- Hatiara, P.S.- New Town, Kolkata- 700 157, in the District of North 24 Parganas, executed on 6th day of October, 2023, which was registered at the Office of A.D.S.R. Bidhannagar, Salt Lake City, Kolkata- 700 091 and duly recorded in Book No. **I**, being Deed no. **1504 027 02** for the year 2023 on the certain terms and conditions contained therein and thereto and in terms of the said development agreement the Developer will mutate the property and to construct a new building and after completion of construction of the said building the Developer will handover and deliver owner's allocation as per terms of the aforesaid agreement to the Owner and the Developer will be entitled to sale, transfer and convey the Developer's Allocation i.e. the remaining portion of the construction area except Owner's Allocation together with undivided proportionate share or interest into and over the land along with common areas and of the building to the intending purchaser (s) on receiving the consideration and for the purpose of the said construction and to sell out the Developer's Allocation I hereby appoint the said Developer as my Attorney to do all acts, deeds and things in my name and on my behalf in respect of the schedule property.

Tarak Nath Nandy

NOW BY THIS POWER OF ATTORNEY I do hereby appoint, nominate, constitute and authorize **URBAN REALTY (PAN- AAHFU8885A)**, a Partnership Firm having registered office at Binodini Avenue, Dhankal, P.O.- Hatiara, P.S.- New Town, Kolkata- 700 157, in the District of North 24 Parganas, represented by its Partners namely **(1) SRI TARAK NATH NANDY (PAN- ABIPN1106B), (AADHAAR- 4571 6740 1697)**, son of Late Kishori Mohan Nandy, by faith- Hindu, by occupation- Business, by Nationality- Indian, resident of NB-25, Nabaniketan, P.O.- Aswininagar, P.S.- Baguiati,

Prasanta Das

Kolkata- 700 159, in the District of North 24 Parganas and **(2) SRI PRASANTA DAS (PAN-AMOPD5595P), (AADHAAR- 2712 7849 9537)**, Son of Late Panchanan Das, by faith – Hindu, by Nationality – Indian, by occupation – Business, resident of Binodini Avenue, Dhankal, P.O.- Hatiara, P.S.- New Town, Kolkata- 700 157, in the District of North 24 Parganas as my true, lawful and constituted Attorney in my name and on my behalf to do and execute all or any of the following acts, deeds and things in respect of the said property more fully and particularly mentioned in the Schedule below:-

1. To look after and manage all affairs relating to the said property fully mentioned in the Schedule hereunder written and mutate the said property into a single premises and to construct a new building as per sanctioned plan issued by Bidhannagar Municipal Corporation and to preserve, protect and discharge all and whatsoever administrative power hereby conferred upon the said firm by this Deed of Power of Attorney and to represent before the Bidhannagar Municipal Corporation for mutation of the said property.
2. To submit plan including revised, modified or altered plan for sanction and to pay the sanction charges and other charges in respect of the schedule below property on my behalf.
3. To sign and execute all papers for mutation and to submit building plan, all papers, applications letters, objections, documents, statements, undertakings, declarations before the respective authority and authority concerned and also to sanction such plan by the Bidhannagar Municipal Corporation, in respect of the Schedule below property on my behalf.

4. To appear and represent us before various authorities and departments namely, Building, Water and Drainage, Collection, Revenue, Law department; and also to appear before the hearing Officers regarding Corporation Tax and all other concerned authorities having Jurisdiction over the said premises and W.B.S.E.D.C.L. and defend all actions and proceedings and to sign and verify all documents, application and deposit necessary fees or charges in the said Departments whenever necessary and withdraw and receive documents in respect of the premises in my name.
5. To appear and represent us before the Corporation, namely Building, Water and Drainage, Collection, Revenue, Law Department, or any other department and/ or to appear before BL & LRO, any Govt, Semi-Govt. And Public/ private offices, any Public Bodies, State Govt. Any other authority, Registration offices, financial institution, Board of Revenue, KMDC, CIT, PWD, and to appear and represent me before WBSEDCL and documents, application and deposit necessary fees or charges in the said Departments or Office or organisations whenever necessary and withdraw and receive documents in respect of the said property on my behalf and to represent us and to do all acts, deeds and things in my name and on my behalf in respect of my said property or any part thereof.
6. To make sign, execute, verify, present and file all Applications, Complaints, Petitions, Written statements, Vakalatnama or in any other documents as deemed necessary in the opinion of the Attorney or be made signed, executed, presented or filed in any Court of Law or elsewhere in connection with proceedings if any in respect of the said property.

7. To apply and obtain Electricity, Water, Sewerage, Drainage, telephone or any other utility/services to the said premises/property and to close down and/or connect or disconnect the same and for those purpose to sign, execute and submit all papers, applications, documents before the concerned authorities and to prove all other acts, deeds and things as deemed necessary, fit and proper by the said Attorney.
8. To settle, adjust, compound, compromise and submit to Arbitration all actions, suits, claims and compromise the same which may the said Attorney at its own discretion shall think fit and proper and to appear and defend all such suits in my name and on my behalf in respect of the said property.
9. To pay Corporation Taxes regularly before the Bidhannagar Municipal Corporation and rent to the Government on my behalf and to do all necessary act or acts which may be necessary relating to the Schedule Property.
10. To erect and construct the proposed building into and over the schedule below property in accordance with the sanctioned building plan by the Bidhannagar Municipal Corporation and to engage Labours, Masons, Architects, and Engineers for construction of the building.
11. To execute Conveyance or Conveyances in my name and on my behalf and to do all acts and Deeds in my name and on my behalf with the intending Purchaser or Purchasers and to present the said conveyance for registration before the competent registering authority. The attorney is not entitled to negotiate for sale or to sell the Land

Owner's Allocation in the proposed building with or to the intending purchaser or purchasers.

12. To Sign and execute Deed of Gift & Boundary Declaration etc. and to present said deeds and documents for registration before the competent registering authority on my behalf in favour of the Bidhannagar Municipal Corporation in case of necessary.
13. To appoint Pleader, Solicitor, Advocates or Lawyers to appear and to act in any Court of Law or before any Government Authority or Revenue or other Officers of any State or Local Authority or Authorities and to revoke such appointment and to substitute any other in her place. However the Attorney shall be obliged to apprise me about any legal action proposed to be taken by my Attorney in relation to my property and they would not be entitled to keep me in the dark if while acting as my Attorney in connection with my Development Agreement they receive any nature of complaint from any Authority or notice from any Court of Law.
14. The Attorney shall, be entitled to enter into an Agreement for receiving booking money in respect of their allocated constructed area and receive part consideration but such Agreement shall not bind me being the owner of the said property. The Developer/Attorney shall while executing Agreement for Sale in respect of its allocated portion upon receipt of consideration money from the intending purchaser or purchasers be entitled to grant money receipt to the intending purchaser or purchasers in respect of Developer's allocated share only.

15. That the Developer will present any such agreement or agreements, conveyance or conveyances for Registration, to admit, execution and received for consideration before the appropriate Registering Authority and to have the said agreement/agreements and/or conveyance or conveyances be registered and to do all other acts and deeds and things shall think fit and proper for the aforesaid purpose in respect of Developer's Allocation only.
16. That the Developer shall only be entitled to sale, transfer and convey the Developer's Allocation and to negotiate for Sale, Mortgage and/or any other transfer and to sign, execute such documents and to present the same before the Registering Authority having Jurisdiction and to admit Execution and to do all such acts and things to act such documents registered and to receive the consideration money and to give possession to the said property or part thereof to the purchaser (s) in respect of the Developer's Allocation.
17. To construct building over the Schedule Property after obtaining the Sanction Building Plan in favour of the Owner from the respective Authority and after completion of the Building to hand over the Owner's Allocation to the Owners and also hand over and deliver the Completion Certificate along with Possession Letter to the Owner in respect of their respective Allocations in time.

I do hereby agree and undertake to ratify and confirm all Deeds, Acts and things and whatsoever my said Attorney under this power hereinbefore contained shall lawfully do execute or perform in exercise of the power, authorities and liberties hereby conferred upon her, under and by virtue of this Deed.

AND we do hereby agree to ratify and confirm whatsoever other acts my Attorney shall lawfully do, execute or perform in connection with the sale of the Developer's Allocation of the "Said Property" by virtue of this Power of Attorney notwithstanding no express power in that behalf in hereunder provided.

THE SCHEDULE ABOVE REFERRED TO **(DETAILS OF LAND)**

ALL THAT piece and parcel of Bastu Vacant Land measuring an area of **4 (Four) Cottahs 9 (Nine) Chittacks 42 (Forty Two) sq. ft.** be the same a little more or less, lying and situated at Mouza- Gopalpur, J.L. No.- 2, R.S. No.- 140, Touzi No.- 2998, comprised in R.S. Khatian No. 961, L.R. Khatian No. 11118 appertaining to R.S. & L.R. Dag No. 2122 at Premises Amitalaya, New Jhilmil Park, Gopalpur House, P.O.- Rajarhat-Gopalpur, P.S. - Airport, Kolkata - 700 136, within the local limits of Bidhannagar Municipal Corporation, under Ward No.- 4, in the jurisdiction of A.D.S.R. Bidhannagar, Salt Lake City, Kolkata- 700 091, in the District of North 24 Parganas, which is butted and bounded as follows:

ON THE NORTH : By 16' Wide Road;

ON THE SOUTH : By Dag No.- 2122;

ON THE EAST : By Dag Nos.- 2121 & 2122;

ON THE WEST : By 16' Wide Road.

It will be very clear for both the parties the Landowner's Allocation and Developer's Allocation categorically mentioned in the Second and Third Schedule.

IN WITNESS WHEREOF We, the aforesaid landowner/executant/principal herein have hereunto set and subscribed their respective hands and seals on this **6th day of October, 2023.**

SIGNED, SEALED AND DELIVERED

By the parties in presence of

The following **WITNESSES**

1)

Tammy Das,
NO-25, Nabunhetan,
Bagbikuti, Kol-159

Sirsha Saha

Signature of Landowner/
Executant/ Principal

Accept this Power of Attorney

2) Amit Adhikary
2/3 Peary Mohan Paul Lane,
Kol-700007

URBAN REALTY

1) Torak Nath Mondal
2) Prasanta Das
PARTNER

Signature of the Attorney

Drafted by me:

Binoy Kumar Das
Binoy Kumar Das
Advocate
High Court, Calcutta
WB-354/81

SPECIMEN FORM FOR TEN FINGERPRINTS
UNDER RULE 44A OF THE I. R. ACT, 1908



Sirsha Saha

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



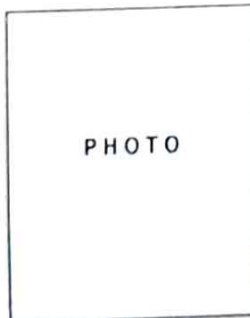
Tarak Nath Mandal

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



Seasanta Das

	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					

Major Information of the Deed

Deed No :	I-1504-02703/2023	Date of Registration	06/10/2023
Query No / Year	1504-8002549438/2023	Office where deed is registered	
Query Date	06/10/2023 11:30:34 AM	A.D.S.R. BIDHAN NAGAR, District North 24-Parganas	
Applicant Name, Address & Other Details	Binoy Kumar Das High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8961027689, 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. 33,26,997/-		
Stamp duty 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]:- 150402702/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jhilmil Park (Gopalpur), Mouza: Gopalpur, Pin Code : 700136

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-2122 (RS :-)	LR-11118	Bastu	Bastu	4 Katha 9 Chatak 42 Sq Ft		33,26,997/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					7.6244Dec	0 /-	33,26,997 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt Sirsha Saha Wife of Shri Sudipta Saha Roy Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office		 Captured	
		06/10/2023	LTI 06/10/2023	06/10/2023

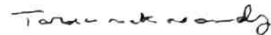
p-225/1, C.I.T. Road, Scheme-VII M, Flat No: A/7, City:- Not Specified, P.O:- Kankurgachi, P.S:- Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: cxxxxxx4d, Aadhaar No: 70xxxxxxxx4125, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023
Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Urban Realty Binodini Avenue, Dhankal, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: aaxxxxx5a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :

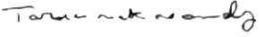
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Tarak Nath Nandy Son of Late Kishori Mohan Nandy Date of Execution - 06/10/2023, , Admitted by: Self, Date of Admission: 06/10/2023, Place of Admission of Execution: Office	 Oct 6 2023 11:47AM	 Captured LTI 06/10/2023	 06/10/2023
NB-25, Nabaniketan, City:- Not Specified, P.O:- Aswininagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx6B, Aadhaar No: 45xxxxxxxx1697 Status : Representative, Representative of : Urban Realty (as Partner)				
2	Name	Photo	Finger Print	Signature
	Shri Prasanta Das (Presentant) Son of Late Panchanan Das Date of Execution - 06/10/2023, , Admitted by: Self, Date of Admission: 06/10/2023, Place of Admission of Execution: Office	 Oct 6 2023 11:48AM	 Captured LTI 06/10/2023	 06/10/2023
Binodini Avenue, Dhankal, City:- Not Specified, 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, , PAN No.:: AMxxxxxx5P, Aadhaar No: 27xxxxxxxx9537 Status : Representative, Representative of : Urban Realty (as Partner)				

p-225/1, C.I.T. Road, Scheme-VII M, Flat No: A/7, City:- Not Specified, P.O:- Kankurgachi, P.S:- Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: clxxxxxx4d, Aadhaar No: 70xxxxxxxx4125, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023, Admitted by: Self, Date of Admission: 06/10/2023, Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Urban Realty Binodini Avenue, Dhankal, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, PAN No.:: aaxxxxxx5a, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Tarak Nath Nandy Son of Late Kishori Mohan Nandy Date of Execution - 06/10/2023, , Admitted by: Self, Date of Admission: 06/10/2023, Place of Admission of Execution: Office	Photo  Oct 6 2023 11:47AM	Finger Print  Captured LTI 06/10/2023	Signature  06/10/2023
NB-25, Nabaniketan, City:- Not Specified, P.O:- Aswininagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx6B, Aadhaar No: 45xxxxxxxx1697 Status : Representative, Representative of : Urban Realty (as Partner)				
2	Name Shri Prasanta Das (Presentant) Son of Late Panchanan Das Date of Execution - 06/10/2023, , Admitted by: Self, Date of Admission: 06/10/2023, Place of Admission of Execution: Office	Photo  Oct 6 2023 11:48AM	Finger Print  Captured LTI 06/10/2023	Signature  06/10/2023
Binodini Avenue, Dhankal, City:- Not Specified, 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, , PAN No.:: AMxxxxxx5P, Aadhaar No: 27xxxxxxxx9537 Status : Representative, Representative of : Urban Realty (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Binoy Kr Das Son of Late Kakil Chandra Das High Court, City - Not Specified, P.O:- G P.O. P S.-Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001		 Captured	
	06/10/2023	06/10/2023	06/10/2023
Identifier Of Smt Sirsha Saha, Shri Tarak Nath Nandy, Shri Prasanta Das			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Sirsha Saha	Urban Realty-7.62438 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jhilmil Park (Gopalpur), 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:- 2122, LR Khatian No:- 11118	Owner: শীর্ষা সাহা, Gurdian: সুভাষ , Address: নিজ , Classification: বাড়ি, Area: 0.08000000 Acre,	Smt Sirsha Saha

Endorsement For Deed Number : I - 150402703 / 2023

On 06-10-2023

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 11 43 hrs on 06-10-2023, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri Prasanta Das :-

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 33,26,997/-

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

Execution is admitted on 06/10/2023 by Smt Sirsha Saha, Wife of Shri Sudipta Saha Roy, P-225/1, C.I.T. Road, Scheme-VII M, Flat No: A/7, P.O. Kankurgachi, Thana: Manicktalla, , North 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Service

Indetified by Mr Binoy Kr Das, , Son of Late Kakil Chandra Das, High Court, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-10-2023 by Shri Tarak Nath Nandy, Partner, Urban Realty, Binodini Avenue, Dhankal, City - Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Mr Binoy Kr Das, , Son of Late Kakil Chandra Das, High Court, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 06-10-2023 by Shri Prasanta Das, Partner, Urban Realty, Binodini Avenue, Dhankal, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Mr Binoy Kr Das, , Son of Late Kakil Chandra Das, High Court, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

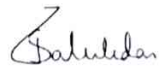
Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

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 5070, Amount: Rs.100.00/-, Date of Purchase: 14/09/2023, Vendor name: Mita Dutta



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2023, Page from 110723 to 110741
being No 150402703 for the year 2023.



Sukanya

Digitally signed by SUKANYA TALUKDAR
Date: 2023.10.11 17:40:21 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 11/10/2023

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.