

8/NO: 673/15

IV - 23/1



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

T 127109

26.02/15  
6-02/15



*[Signature]*

Addl. Dist. Sub-Registrar  
Haringhata, Nadia.  
02 MAR 2015

Chhabhi Dey  
Kanti Dey Alias  
Kanti Lal Dey  
Nripendra Dey Alias  
Nripendra Lal Dey  
Chanchal Dey Alias Chanchal Kumar Dey  
Chhapal Dey

- 5. Chhapal Dey
- 6. Rekha Dey
- 7. Mithun Dey

**GENERAL POWER OF ATTORNEY**

BE IT KNOWN TO ALL come across or having lawful concern or interest with these presents that we 1. Smt. Chhabhi Dey, daughter of late Surendra Kumar Dey, aged about 70 years, by Profession retired, by Faith Hindu, by nationality Indian 2. Sri Kanti Dey Alias Kanti Lal Dey, son of late Surendra Kumar Dey, aged about 66 years, by Profession retired, by Faith Hindu, by nationality Indian, 3. Sri Nripendra Dey Alias Nripendra Lal Dey, son of late Surendra Kumar Dey, aged about 59 years, by Profession business, by Faith Hindu, by nationality Indian, 4. Sri Chanchal Dey Alias Chanchal Kumar Dey, son of late Surendra Kumar Dey, aged about 57 years, by Profession business, by Faith Hindu, by nationality Indian, 5. Sri Chhapal Dey son of late Surendra Kumar Dey, aged about 54 years, by Profession business, by Faith Hindu, by nationality Indian, 6. Smt Rekha Dey, wife of late Apurbalal Dey aged about 57 years, by Profession household work, by Faith Hindu, by nationality Indian 7. Sri Mithun Dey, son of late Apurbalal Dey aged about 34 years, by Profession business, by Faith Hindu, by nationality Indian, all are residing at Vill. - Digha, P.O. - Bara Jaguli, P.S. - Haringhata, Dist. Nadia, West Bengal, hereby nominate, constitute and appoint our close associate,

*[Signature]*

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23/2/2015

হুগলি

আদালত প্রা' নিঃ  
২৩/২/১৫

নং -  
সন ও তারিখ -  
জেলার নাম -  
সংখ্যা -

বারাসাত কোর্ট  
উত্তর ২৪ পরগণা

কমের তারিখ - 9/2/2015  
কোর্ট ট্যাক্সের মূল্য - 15000  
কোর্ট অফিস - বারাসাত  
জেলার ডি জগদীশ কুমার সাহা

Chhabi Dey.



Chhabi Dey.



Kanti Dey Alias  
Kanti Deb Dey



Norponoyan de alias  
Norponoyan de Dey



Sub-Registrar  
Haringhata, Nadia.

20 FEB 2015

Chhabi Day-

2

Kanti Day Mis.  
Kati Day  
Kati Day  
Kati Day

Chhabibhai Mis.  
Chhabibhai Mis.  
Chhapal Day -  
Rachan Day  
Mithun Day

"DRISTI ABASAN PVT. LTD." a company within the meaning of Indian Act. 2013, having its registered office at 2 no, Niranjan Pally, Panchkari Kada Road (Baganbari), P.O. - R. Gopalpore, P.S. - Airport, Kolkata - 700136, west Bengal and being represented by Directors 1. PRAN BALLAV SARKAR son of late Radhika Mohan Sarkar, 2. SANJOY BISWAS, son of late Sailendra Kumar Biswas, our true and lawful attorney for us in our name and on our behalf (hereinafter called and referred to as the "ATTORNEY") to do, execute and perform or cause to be done all or any of the under noted acts and deeds and things with full power and authority as may be necessary to be done in respect of property being total land measuring an areas of 1.72 ares (one acre seventy two Decimals) as per L.R Parcha /Record which is recorded by B.L. & L.R.O comprised in the following manner :

Mouza - Digha, J.L. No. 55, Ra. Sa No. 70 Touzi 13 R.S Dag No.511, 512, & 513 under R.S. Khatian No. 926, corresponding to L.R. Dag No.511, 512, & 513 under L.R Khatian No. respectively 1387, 1380, 1383, 1384, 1385, 2466, 2467 within P.S Haringhata, in the District Nadia, under the A.D.S.R.O of Haringhata, B.L. & L.R.O. Haringhata & Rents or Khazna payable to collectorate Nadia.

AND BE IT KNOWN that this property being the aforesaid contiguous plot of land of total measuring an area of 1.72 acres (one acre seventy two Decimals) as per L.R. record, and we are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property more fully described hereinabove as-well-as in the schedule hereunder written which is free from all encumbrances.

AND ALSO BE IT KNOWN that we have now decided to construct building/buildings with basement thereon and to commercially exploit the same by offering self contained independent flats or units or car parking spaces or garage or shopping mall or shop or showroom or nursing home space or offices or any banking spaces or go-down for sale to public and any association or others society.

AND BE IT FURTHER KNOWN with this idea in mind that we have nominated and appointed "DRISTI ABASAN PVT. LTD.", represented by its Directors 1. Pran Ballav Sarkar 2. Sanjoy Biswas for developing our said premises/said amalgamated property by raising multi-storied building or buildings with basement in accordance with sanctioned building plan/plans, after getting building(s) plan/plans sanctioned by the Haringhata Gram panchayet/Haringhata Municipality/Nadia Zilla Parishad and arrange sale of the separate apartment to the intending buyers and have entered into a Development agreement Dated 24th day of February, 2015.

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✓ Chanderan Dey alias  
Chanderan Dey



✓ Chapal Dey



✓ Rekha Dey



✓ Mithun Dey

✓  
Addl. Dist. Sub-Registrar  
Haringhata, Nadia.

26 FEB 2015

Swapan Bhattacharya  
Sto. Lt. Kalipada Bhattacharya  
Vill. Digheparan  
P.O. Barajankuli, P.S. Haringhata  
Dist. Nadia  
Prof. By Singha

Chhabi Dey  
Kanti Dey Alias  
Kanti Lal Dey  
Nripendra Dey Alias  
Nripendra Lal Dey  
Chanchal Dey  
Chanchal Kumar Dey  
Chapal Dey  
Rekha Dey  
Mithun Dey

AND BE IT KNOWN that due to our pre-occupation we are not in a position to look after and manage the affairs of the said land and building(s) under planning and construction on the said plot of land we do hereby nominated, constituted and appointed **DRISTI ABASAN PVT. LTD.** represented by its Directors **1. Pran Ballav Sarkar**, S/o late Radhika Mohan Sarkar, by faith Hindu, by occupation business, residing at 2 No. Niranjana Pally, Panchkari Kada Road (Baganbari), P.O. R-Gopalpur, Dist. 24 Pgs.(N), Kolkata-700136 **2. Sanjoy Biswas**, S/o late Sailendra Kumar Biswas, by faith Hindu, by occupation business, residing at Kadihati (Malancha) P.O. Ganti Via Ganganagar P.S Airport, Kolkata 700132, as our true and lawful attorney to do or cause to be done all or any of the following acts, deeds and things in our names and on our behalf fully and effectually as we would or can do or perform in respect of our shares in the property.

NOW THEREFORE KNOWN WE AND THESE PRESENTS WITNESSETH that we **1. Smt. Chhabi Dey**, **2. Sri Kanti Dey Alias Kanti Lal Dey**, **3. Sri Nripendra Dey Alias Nripendra Lal Dey**, **4. Sri Chanchal Dey Alias Chanchal Kumar Dey**, **5. Sri Chapal Dey** **6. Smt Rekha Dey**, **7. Sri Mithun Dey**, do hereby nominate, constitute and appoint the said **Pran Ballav Sarkar & Sanjoy Biswas** to do as our true and lawful attorney in our name and on our behalf to do the following acts, deeds and things that is to say :

1. To prepare plan/plans for development of the said property/said amalgamated property that described in the schedule hereunder written and to submit the same to the competent authority / authorities for obtaining approval of the same and to submit proposal from time to time for the amendments of such building plans to the Harighata Municipality and other concerned authorities for the purpose of obtaining approval to such amendments.
2. To approach all the concerned authorities under the Urban Land Ceiling and Regulation Act, 1976 for the purpose of obtaining exemption u/s 20 of the said act in respect of the property for the purpose of development and/or re-development of the said property and for that purpose of sign such applications papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said act and also prefer an appeal or appeals to any Court or the competent authority and /or any other authority made under the provisions of the said act.
3. To enter into, hold and defend possession of the said property either alone or along with others for the purpose of development manage, maintain and to make it suitable for construction work on the said property.



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Chopali Day.

Kanti Sanyal  
Kanti Sanyal  
Kanti Sanyal  
Kanti Sanyal

Chopali Day  
Chopali Day

Chopali Day  
Chopali Day

Mithun Das

11. To make sign & verify all applications or objections to the appropriate authority for license, permissions & consent as may be required by law in connection with the construction of the buildings and for management thereof.
12. To pay various deposit to the Haringhata gram Panchayet/ Haringhata Municipal authorities & other concern authorities as may be necessary for the purpose of carrying out the development work on the said property & construction of the structures thereon & to claim refund of such deposits so paid by the said attorney and to give valid & effectual receipts in our names & on our behalf in connection with the refund of such deposits.
13. To approach the Hydraulic Engineers, City Engineer & Authorities & officers of the Haringhata Municipality for the purpose of obtaining various permission & other service connection including Electric, water, Telephone connection for carrying out & completing the development of the said property & connection of building(s) thereon & also to obtain water connection, new or additional electric connection & others service connection to the said building(s) under planning & construction and to sign all necessary documents, swearing, affidavit, depositing fees and / or to withdraw any fees or amount from the competent authority and to all lawful acts on behalf of us with this regard.
14. To apply to Haringhata Municipality and/or West Bengal State Electricity Board to put up & erect an Electric Transformer for the supply of electricity in the said multi-storied building(s) thereon & also set up several electric (supply) meter in the names of flat owners for the supply of electricity to each & every flats/shops/showrooms/garages/Car parking space/offices space /any banking spaces/nursing home space/go-down etc.
15. To construct & erect the building/Buildings according to the plan sanctioned by the Haringhata Municipality or other authority as the case may be.
16. To deposit any fees or any other amounts which may have to be deposited or paid to the Haringhata Municipality or other authority in course of construction of the buildings on the said land.
17. To make necessary representation including filing of complaints & appeals before the Assessor & Collector of Haringhata Municipality & other concerned authorities including in the court of small causes at Ranaghat, Munsiff Court, Judges Court of Krishnanagar or any other Court & also High Court of Kolkata as too Supreme Court as regards the fixation of rate-able value in respect of the property on the said property and/or any proportion thereby the assessor & collector and the Haringhata Municipality.

*[Handwritten signature]*

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 Chhobi Dey.  
 Kanti Dey Dey.  
 Kanti Dey Dey.  
 Nopcesre Dey  
 Dey Dey Dey  
 Dey Dey Dey  
 Chhobi Dey.  
 Rekha Dey.  
 Mithun Dey

31. To make necessary application under the L.A. Act for the purpose of getting the property released if acquired or required from acquisition or any reservation and also for the purpose of such application, sign or execute such writings and undertakings as may be required and to prefer an appeal from the order of the competent authority.
32. To Sign the **VAKALATHAMA**, to appear and contest and /or to initiate any Court case(s) before any Court of Law including Civil, Criminals and/or Revenue, original revisional or appellate or in the High Court, in the registration office of Govt. or Dist. Board, Board of Revenue B.L. & L.R.O., A.D.M.L.R.O, D.M. in any office or before Municipal or any other local authority or any local police stations and to sign, verify and file complaints, written statements, petitions and applications to present appeals, to present application for Revision, to file write applications and to swear Affidavits and to appoint and engage Advocates or Solicitors wherever and whenever our said attorney will consider proper to do so for any dispute regarding our property, at on behalf of us.
33. To compromise, compound and withdraw any or all actions, suits, proceedings, claims and demands.
34. To file or receive Bank documents, to deposit and withdraw money.
35. To apply for & obtain from the Income Tax Officer our respective Income Tax Certificate under section 230A of the Income tax Act, 1961 for the purpose of registration of the conveyance or conveyances, lease and/or other documents of transfer in respect of the said property that may be executed by the said Attorneys.
36. To use the said property, against damages, fire tempest, riots civil commotion, floods, earthquakes or otherwise as our said Attorney may think fit & proper.
37. To receive all & every sums of money whatsoever which may become due and payable to us upon or by virtue of any Agreement, charges or other Securities and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same and to give the proper accounts for the same.
38. To ask, receive & recover from all the flat purchasers and other occupiers whatsoever all rents, charges, profits, emoluments and sums of moneys now due or owing and payable or at any time hereafter to become due or owing and payable in respect of the said plot in any manner whatsoever and also on non payment thereof or any part thereof to enter upon and restrain and/or take legal steps for the recovery thereof.
39. **AND GENERALLY TO DO AND PERFORM** all acts, deeds, matters and things necessary and convenient for all and for the purpose aforesaid and for giving full effects to the authorities hereinbefore contained as fully and effectually as we could do in persons.



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Chhabi Day.

Kanti Lal Ali

Kanti Lal Day.  
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Chhabi Day.  
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40. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid & effected to all intents & purposes according to law & customs of the land.
41. **AND WE HEREBY AGREE** to ratify and confirm whatsoever the said Attorney shall do in all premises by virtue of these presents and we **HEREBY DECLARE** that we shall not revoke this General Power of Attorney till completion of the said building/buildings and disposal of the flats /apartments /shops /garages / showrooms/ Car parking spaces / offices spaces /any banking spaces/nursing home spaces/go-down or any other accommodation to the ultimate user.

**SCHEDULE OF PROPERTY**

All that piece & parcel of Bagan Land measuring an area of 51 (fifty one Decimals) within Digha Mouza, J.L. No.55, Revenue Servey No. 70, Touzi No.13, R.S. Dag No. 511 under R.S khatian No. 926, corresponding to L.R Dag No. 511 under L.R Khatian No. respectively 1387, 1380, 1383, 1384, 1385, 2466, 2467.

All that piece & parcel of Bagan Land measuring an area of 29 (Twenty nine Decimals) within Digha Mouza, J.L. No. 55, Revenue Servey No.70, Touzi No.13, R.S. Dag No. 512 under R.S khatian No. 926, corresponding to L.R Dag No. 512 under L.R Khatian No. respectively 1387, 1380, 1383, 1384, 1385, 2466, 2467.

All that piece & parcel of Aush Land measuring an area of 92 (ninety two Decimals) within Digha Mouza, J.L. No. 55, Revenue Servey No. 70, Touzi No.13, R.S. Dag No. 513 under R.S khatian No. 926, corresponding to L.R Dag No. 513 under L.R Khatian No. respectively 1387, 1380, 1383, 1384, 1385, 2466, 2467.

Total Land measuring an area of 1.72 acres (one acre seventy two Decimals) as per L.R Parcha / Record which recorded by B.L. & L.R.O Harighata, situated at Digha and the proposed multistoried building /buildings with basement consisting of self contained flats, units and car parking spaces, garage, shopping mall, shop, showroom, go-down, nursing home space, office or offices or any banking spaces, comprised in Digha Mouza, J.L. No.55, Revenue Servey No. 70, Touzi No.13, R.S. Dag No. 511, 512, 513 under R.S. Khatian No. 926 corresponding to L.R Dag No. 511, 512, 513 under L.R. Khatian No. respectively 1387, 1380, 1383, 1384, 1385, 2466, 2467 within the Haringhata Gram Panchayet/Municipality, as the case may be under the A.D.S.R.O. of Haringhata, B.L. & L.R.O. Haringhata & Rents or Khazna payable to the Govt. of W.B represented by collectorate Nadia, butted & bounded by:

- ON THE NORTH BY** - Vacant & cultivable land of first party.
- ON THE EAST BY** - House of Keshab Bhowmik & others.
- ON THE SOUTH BY** - 10 feet kachha Panchyet Road.
- ON THE WEST BY** - Vacant land of first party.

Otkabi Dey  
 Kantilal Dey  
 Kanti Lal Dey  
 Joypranava Dey  
 Mithun Dey  
 Chandrayalis  
 Chandra Dey  
 - Rakha Dey  
 Mithun Dey

IN WITNESS WHEREOF, We have, hereunto set and subscribed our hands and signature at Haringhata, Nadia this 26<sup>th</sup> day of February 2015.

**SIGNED, SEALED & DELIVERED**

By the OWNERS at Kolkata  
In the presence of:

Witnesses

1. Swapan Bhattacharya  
vill. Dighapara  
P.O. Baranigali, Nadia

2. Debasis Bhattacharya  
vill - Subarnapur  
Haringhata  
Dist - Nadia.

1. Otkabi Dey
2. Kanti Lal Dey
3. Joypranava Dey
4. Chandrayalis
5. Chopal Dey
6. Rakha Dey
7. Mithun Dey

(SIGNATURE OF THE DECLARANT / EXECUTANTS)

**SIGNED, SEALED & DELIVERED**

By the ATTORNEY at Kolkata  
In presence of:

Witnesses

1. Swapan Bhattacharya  
vill. Dighapara  
P.O. Baranigali, Nadia

2. Debasis Bhattacharya  
vill - Subarnapur  
Haringhata  
Dist - Nadia.

For DRISTI ABASAN PVT. LTD.  
Pran Ballav *[Signature]*  
Director

For DRISTI ABASAN PVT. LTD.  
*[Signature]*  
Director

(SIGNATURE OF THE ATTORNEY)

For DRISTI ABASAN PVT. LTD.  
*[Signature]*  
Director

Read over & explained to the land Owners  
And prepared in my office and identified by me  
Dated & Prepared by:

*[Signature]*  
Tapan Dey  
EN. No. - 995/99  
(Advocate)

Barasat Judges Court,  
24 Parganas (N)

Typed by :-

*[Signature]*  
Shambhu Dhara  
A.E. 8, saltlake city Kol 64.

Abhaji Dey



LEFT HAND					
	THUMB	INDEX	MIDDLE	RING	LITTLE
RIGHT HAND					

Abhaji Dey.

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator.(Tick the appropriate states)

2) Name Kantti Dey alias Kantti Lal Dey



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RIGHT HAND					

Kantti Dey alias Kantti Lal Dey.

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator.(Tick the appropriate states)

3) Name Nripendra Dey alias Nripendra Lal Dey



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RIGHT HAND					

Nripendra Dey alias Nripendra Lal Dey

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator.(Tick the appropriate states)

Chahal dey alias Chamehal Kumar Dey 12

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Chahal Dey alias Chamehal Kumar Dey

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate states)

1) Name Chapal Dey

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Chapal Dey

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate states)

2) Name Rekha Dey

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Rekha Dey

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate states)

Mithun Dey



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RIGHT HAND					
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Mithun Dey

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator.(Tick the appropriate states)

(2) Name ... Pran Ballav Sarkar



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Pran Ballav Sarkar

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator.(Tick the appropriate states)

(3) Name ... Sanjay Biswas



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RIGHT HAND					
	THUMB	INDEX	MIDDLE	RING	LITTLE

Sanjay Biswas

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator.(Tick the appropriate states)



Government Of West Bengal  
Office Of the A.D.S.R. HARINGHATA  
District:-Nadia

Endorsement For Deed Number : IV - 00023 of 2015  
(Serial No. 00673 of 2015 and Query No. 1309L000000887 of 2015)

26/02/2015

Registration (Under Section 52 & Rule 22A(3), 46(1) W.B. Registration Rules, 1962)  
Presented for registration at 18.00 hrs on 26/02/2015, at the Private residence by Smt Chhabi Dey, one of the Executants.

Admission of Execution (Under Section 58 W.B. Registration Rules, 1962)  
Execution is admitted on 26/02/2015 by

1. Smt Chhabi Dey, daughter of Lt. Surendra Kumar Dey, Village:Digha, Thana:-Haringhata, P.O. :-Barajaguli, District:-Nadia, WEST BENGAL, India, , By Caste Hindu, By Profession : Retired Person
  2. Sri Kanti Dey Alias Kanti Lal Dey, son of Lt. Surendra Kumar Dey, Village:Digha, Thana:-Haringhata, P.O. :-Barajaguli, District:-Nadia, WEST BENGAL, India, , By Caste Hindu, By Profession : Retired Person
  3. Sri Nripendra Dey Alias Nripendra Lal Dey, son of Lt. Surendra Kumar Dey, Village:Digha, Thana:-Haringhata, P.O. :-Barajaguli, District:-Nadia, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
  4. Sri Chanchal Dey Alias Chanchal Kumar Dey, son of Lt. Surendra Kumar Dey, Village:Digha, Thana:-Haringhata, P.O. :-Barajaguli, District:-Nadia, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
  5. Sri Chapal Dey, son of Lt. Surendra Kumar Dey, Village:Digha, Thana:-Haringhata, P.O. :-Barajaguli, District:-Nadia, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
  6. Smt Rekha Dey, wife of Lt. Apurbalal Dey, Village:Digha, Thana:-Haringhata, P.O. :-Barajaguli, District:-Nadia, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
  7. Sri Mithun Dey, son of Lt. Apurbalal Dey, Village:Digha, Thana:-Haringhata, P.O. :-Barajaguli, District:-Nadia, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
- Identified By Swapan Bhattacharya, son of Lt. Kalipada Bhattacharya, Village:Dighapara, Thana:-Haringhata, P.O. :-Barajaguli, District:-Nadia, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

( Tapas Kanti Biswas )  
ADDITIONAL DISTRICT SUB REGISTRAR

26/02/2015

Certificate of Admissibility (Rule 48 W.B. Registration Rules, 1962)

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

Payment of Fees

Amount By Cash

( Tapas Kanti Biswas )  
ADDITIONAL DISTRICT SUB REGISTRAR





Government Of West Bengal  
Office Of the A.D.S.R. HARINGHATA  
District:-Nadia

Endorsement For Deed Number : IV - 00023 of 2015  
(Serial No. 00673 of 2015 and Query No. 1309L000000887 of 2015)

Rs. 7.00/-, on 02/03/2015

( Under Article : ,E = 7/- on 02/03/2015 )

**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.- /-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as:  
Impresive Rs.- 100/-

( Tapas Kanti Biswas )  
ADDITIONAL DISTRICT SUB REGISTRAR

( Tapas Kanti Biswas )  
ADDITIONAL DISTRICT SUB REGISTRAR

of Registration under section 60 and Rule 69.

ered in Book - IV  
lume number 1  
from 251 to 267  
g No 00023 for the year 2015.



*[Handwritten signature]*

(Tapas Kanti Biswas) 10-April-2015  
ADDITIONAL DISTRICT SUB REGISTRAR  
Office of the A.D.S.R. HARINGHATA  
West Bengal