

1288/21

I-1141/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 291100

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

Addl. Dist Sub-Registrar
Alipore, South 24 Parganas

5 APR 2021

DEVELOPMENT POWER OF ATTORNEY

NOW KNOW ALL MEN BY THESE PRESENTS, that We,

(1) **SRI DILIP KARMAKAR**, (PAN : KINPK7910J) (Aadhaar : 2562 5397 2098) son of Late Lakshmi Kanta Karmakar, by faith-Hindu, by occupation-Retired Person, by nationality-Indian, residing at B/14, Niranjana Pally, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070, (2) **SRI SWAPAN KARMAKAR**, (PAN : CSMPK3969G) (Aadhaar : 9523 6254 4206) son of Late Lakshmi Kanta Karmakar, by faith-Hindu, by occupation-Retired Person, by nationality-Indian, residing at 37/44, Arabinda Nagar, P.O. & P.S.

5.4.2021
13:38
8007/21/2021

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31 MAR 2021

31 MAR 2021

11048

Date

Tony Ganguly

Send to

2/6 Bansdromi Nisargan pally

Rs

Rupees

100

Bansdromi Kalyan

Des

Sankar Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kln.

AD 21100

Definite a
Date of issue
and other details
to be recorded



Chandan Kr Sanyal
Sudhe Nitya Nanda Sanyal
Alipore Police Court
P.O. P.S. Alipore
Kln-27

Add. Dist. Sub-Registrar
Alipore
5 APR 2021
South 24 Parganas
Kolkata-700027

Naktala, P.S. Netaji Nagar, Kolkata-700047, **(3) SMT. REBA ROY**,
 (PAN : FCBPR8974L) (Aadhaar : 5618 9363 3019) wife of Sri Pabitra
 Roy, daughter of Late Lakshmi Kanta Karmakar, by faith-Hindu, by
 occupation-Housewife, by nationality-Indian, residing at Talbagicha,
 Kharagpur (M), Hijli, West Midnapore, West Bengal, Pin- 721303, **(4)**
SMT. BELA BANIK, (PAN : PNIPB8119M) (Aadhaar : 9042 8100
 9827) wife of Sri Apu Banik, daughter of Late Lakshmi Kanta
 Karmakar, by faith-Hindu, by occupation-Housewife, by nationality-
 Indian, residing at Nepalgang, Bakeswar, Nepalgang, South 24-
 Pareganas, Pin-700103, W.B. **(5) SMT. RENU SARKAR**, (PAN :
 ESHPS4531K) (Aadhaar : 5014 3454 0145) wife of Sri Pintu Ranjan
 Sarkar, daughter of Late Lakshmi Kanta Karmakar, by faith-Hindu,
 by occupation-Housewife, by nationality-Indian, residing at 108,
 Peyara Bagan, P.O. Purba Putiary, P.S. Regent Park, Kolkata-
 700093, hereinafter called and referred to as the **PRINCIPALS**

SEND GREETINGS :

WHEREAS after the partition of India a Large number of
 residents of Former East Pakistan crossed over and came to the
 Territory of the State of West Bengal from time to time due to force
 of circumstances beyond their control.



Addl. Dist. Sub-Registrar
Alipore
5 APR 2021
South 24 Parganas
Kolkata- 700027

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal and a considerable number of such people were compelled by circumstances to use vacant lands in the Urban areas for homestead purpose.

AND WHEREAS one Lakshmi Kanta Karmakar son of Late Rashmohan Karmakar, was one of such persons who had come to use and occupy a piece and parcel of homestead land measuring more or less 2 Cottahs 6 Chittacks lying and situate at Mouza-Bansdroni, P.S. Regent Park now Bansdroni, under J.L. No. 45, comprised in L.O.P. No. 243, R.S. Plot No. 1117(P), within the limits of the Kolkata Municipal Corporation, Ward No. 113, in the District South 24-Parganas, being a refugee displaced from East Pakistan (Now Bangladesh) approached the Government of West Bengal for the said land for her rehabilitation.

AND WHEREAS by virtue of a registered Deed of Gift on 25.10.1990 the Refugee Rehabilitation Department, Government of West Bengal with the intent to rehabilitate the said refugees, gifted the said plot of homestead land measuring more or less 2 Cottahs 6 Chittacks lying and situate at Mouza-Bansdroni, P.S. Regent Park now Bansdroni, under J.L. No. 45, comprised in L.O.P. No. 243, R.S. Plot No. 1117(P), within the limits of the Kolkata Municipal



Additional District Sub-Registrar
Alipore
5 APR 2021
South 24 Parganas
Kolkata- 700027

Naktala, P.S. Netaji Nagar, Kolkata-700047, **(3) SMT. REBA ROY**, (PAN : FCBPR8974L) (Aadhaar : 5618 9363 3019) wife of Sri Pabitra Roy, daughter of Late Lakshmi Kanta Karmakar, by faith-Hindu, by occupation-Housewife, by nationality-Indian, residing at Talbagicha, Kharagpur (M), Hijli, West Midnapore, West Bengal, Pin- 721303, **(4) SMT. BELA BANIK**, (PAN : PNIPB8119M) (Aadhaar : 9042 8100 9827) wife of Sri Apu Banik, daughter of Late Lakshmi Kanta Karmakar, by faith-Hindu, by occupation-Housewife, by nationality-Indian, residing at Nepalgang, Bakeswar, Nepalgang, South 24-Pareganas, Pin-700103, W.B. **(5) SMT. RENU SARKAR**, (PAN : ESHPS4531K) (Aadhaar : 5014 3454 0145) wife of Sri Pintu Ranjan Sarkar, daughter of Late Lakshmi Kanta Karmakar, by faith-Hindu, by occupation-Housewife, by nationality-Indian, residing at 108, Peyara Bagan, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, hereinafter called and referred to as the **PRINCIPALS**

SEND GREETINGS :

WHEREAS after the partition of India a Large number of residents of Former East Pakistan crossed over and came to the Territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

Corporation, Ward No. 113, in the District South 24-Parganas, in favour of said Lakshmi Kanta Karmakar son of Late Rashmohan Karmakar and the said deed was duly registered in the office of the Addl. District Sub-Registrar at Alipore, recorded in Book-I, Volume No. 15, pages 177 to 180, Being Deed No. 1720 for the year 1990.

AND WHEREAS and thereafter the said Lakshmi Kanta Karmakar son of Late Rashmohan Karmakar, has got mutated his name before the Kolkata Municipal Corporation in respect of his aforesaid property measuring more or less 2 Cottahs 6 Chittacks lying and situate at Mouza-Bansdroni, P.S. Regent Park now Bansdroni, under J.L. No. 45, comprised in L.O.P. No. 243, R.S. Plot No. 1117(P), being K.M.C. Premises No. 20, Niranjani Pally (B) Block, having its mailing address B/14 Niranjani Pally, Kolkata-700070, within the limits of the Kolkata Municipal Corporation, Ward No. 113, being Assessee No. 311131700202, in the District South 24-Parganas, hereinafter called the **SAID PREMISES**.

AND WHEREAS the said Lakshmi Kanta Karmakar died intestate on 26.05.1996 leaving behind her wife Angur Bala Karmakar, two sons Dilip Karmakar & Swapan Karmakar and three daughters namely Reba Roy, Bela Banik & Renu Sarkar as his only



Addl. Dist. Sub-Registrar
Alipore
5 APR 2021
South 24 Parganas
Kolkata- 700027

legal heirs and successors left by him as per the provisions of the Hindu Succession Act, 1956.

AND WHEREAS the wife of the said Lakshmi Kanta Karmakar namely Angur Bala Karmakar, also died on 24.05.2015 leaving behind their two sons Dilip Karmakar & Swapan Karmakar and three daughters namely Reba Roy, Bela Banik & Renu Sarkar as their only legal heirs and successors left by them as per the provisions of the Hindu Succession Act, 1956.

AND WHEREAS thereafter the said Dilip Karmakar, Swapan Karmakar, Reba Roy, Bela Banik & Renu Sarkar became the absolute owners of the aforesaid property measuring more or less **2 Cottahs 6 Chittacks** lying and situate at Mouza-Bansdrani, P.S. Regent Park now Bansdrani, under J.L. No. 45, comprised in L.O.P. No. 243, R.S. Plot No. 1117(P), being K.M.C. Premises No. 20, Niranjani Pally (B) Block, having its mailing address B/14, Niranjani Pally, Kolkata-700070, within the limits of the Kolkata Municipal Corporation, Ward No. 113, being Assessee No. 311131700202, in the District South 24-Parganas.

AND WHEREAS the present **Land Owners herein** in order to develop their property have decided to construct a G+III storied building by demolishing the present structure. For this end in view as the Developer have agreed to develop the property for commercial

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal and a considerable number of such people were compelled by circumstances to use vacant lands in the Urban areas for homestead purpose.

AND WHEREAS one Lakshmi Kanta Karmakar son of Late Rashmohan Karmakar, was one of such persons who had come to use and occupy a piece and parcel of homestead land measuring more or less 2 Cottahs 6 Chittacks lying and situate at Mouza-Bansdroni, P.S. Regent Park now Bansdroni, under J.L. No. 45, comprised in L.O.P. No. 243, R.S. Plot No. 1117(P), within the limits of the Kolkata Municipal Corporation, Ward No. 113, in the District South 24-Parganas, being a refugee displaced from East Pakistan (Now Bangladesh) approached the Government of West Bengal for the said land for her rehabilitation.

AND WHEREAS by virtue of a registered Deed of Gift on 25.10.1990 the Refugee Rehabilitation Department, Government of West Bengal with the intent to rehabilitate the said refugees, gifted the said plot of homestead land measuring more or less 2 Cottahs 6 Chittacks lying and situate at Mouza-Bansdroni, P.S. Regent Park now Bansdroni, under J.L. No. 45, comprised in L.O.P. No. 243, R.S. Plot No. 1117(P), within the limits of the Kolkata Municipal

exploitation of the said property accepted the proposal of the Owners.

THAT in this context, we the Principal herein hereby appoint, nominate and constitute **M/S. SWASTIK ENTERPRISE & CONSTRUCTION**, a Sole Proprietorship Firm, having its office at A/28, Niranjana Pally, P.O. Banskroni, P.S. Regent Park, Kolkata - 700070, represented by its Sole Proprietor **SRI JONY GANGULY**, (PAN - AOYPG8134P), son of Late Rajkumar Ganguly, residing at B/6, Banskroni Niranjana Pally, P.O. Banskroni, P.S.- Regent Park now Banskroni, Kolkata-700070, to do execute, perform, the following acts, deeds, things in connection with the land to do execute, perform, the following acts, deeds, things in connection with **ALL THAT** piece and parcel of land measuring more or less **2 Cottahs 6 Chittacks** lying and situate at Mouza-Banskroni, P.S. Regent Park now Banskroni, under J.L. No. 45, comprised in L.O.P. No. 243, R.S. Plot No. 1117(P), being K.M.C. Premises No. 20, Niranjana Pally (B) Block, having its mailing address B/14, Niranjana Pally, Kolkata-700070, within the limits of the Kolkata Municipal Corporation, Ward No. 113, being Assessee No. 311131700202, in the District South 24-Parganas, as our true and lawful Attorney to

do the following acts, deeds, things and matters on our behalf in connection with the schedule below property.

1. To work, manage, control and supervise the management of all and administration of the Schedule below property and to develop the said property more fully described in the Schedule below by whatsoever manner or way on our behalf.
2. To appoint Engineers, Architects and his agent or agents and sub-contractor or sub-contractors as the said Attorney shall think fit and proper and to make all payment of their fees and charge as such Architects, Engineers and their agent or agents and/or sub-Contractors, for and on our behalf.
3. To apply to the Kolkata Municipality and/or any other authorities concerned for sanction, verification and/or modification of whatsoever manner or nature in respect of the plan or plans that is to be sanctioned by the Kolkata Municipality and/or any other authorities, body or bodies of whatsoever manner or nature and for that purpose to SIGN, ISSUE & RECEIVE all such or relevant applications, maps, plans, papers, writings, drawings, design, firms and/or any representation or representations too, as or may be required

by the said Attorney at his absolute discretion shall think fit and proper for and on our behalf.

4. That the Attorney herein shall always be able to sign, execute, issue and deliver all affidavits, indemnity bonds, undertaking deed or gifts to K.M.C., or such other deeds or documents or papers or writings of whatsoever manner or nature that is required or any other authorities of whatsoever manner or nature for the necessary building plan to fulfill the interest of the principal hereto and at the same time the Attorney herein shall always be able to register the aforesaid document before all the registering authority and shall be able to present for registration and admit execution of the same before the registering authority.
5. To deposit any fees and charge or any other amount which may have to be paid to the Kolkata Municipality and any other authorities before starting and/or while in course of construction of the building at the said premises at the schedule mentioned property written hereunder and/or in any such period of time also.
6. To apply for drainage, sewerage, water supply, electric, telephone and any other connections of whatsoever manner or nature and for that purpose to sign, issue and receive all

papers and documents and plans and drawings, designs etc. of whatsoever manner or nature or may be thought to be necessary by the said Attorney before the various departments of the appropriate authorities of various public or Government or Semi-Government offices.

7. To apply to the water supply department of the Kolkata Municipality and/or other too for availing or seeking and/or bringing necessary water supply connections in the said property and to that effect to sign, issue and receive all such or relevant applications, drawings, documents that is being sought to be done by the said water supply department of the Kolkata Municipality and/or by other as and when necessary and/or asked for.
8. To apply to the sewerage and drainage department of the Kolkata Municipality for availing or seeking necessary drainage and/or sewerage connection and/or lines of whatsoever manner or nature in respect of the said property and to that effect to sign all such relevant applications, drawings, documents that is being sought to be done by the aforesaid department of the Kolkata Municipality and/or by others as and when necessary and/or asked for.

9. That the Attorney herein shall be able to avail necessary permission or permissions of whatsoever manner or nature from the Road Department of the Kolkata Municipality for and on our behalf.
10. To supervise the construction of the building and/or structure of whatsoever manner or nature according to the building plan or plans at the said property by demolishing old structure of the said premises and to construct the building in the said premises in respect to the building plans.
11. To file and defend any or all suits, cases, appeals, complaints and applications of whatsoever manner or nature for and on my behalf that is to be instituted and/or preferred against me in respect of the said premises which is morefully described in the schedule below and also to present and prosecute writ application or petitions in respect thereof in any court of law. To appear, file and defend any case or cases of whatsoever manner or nature before any Judicial authority and/or quasi Judicial authority in respect of the schedule below property and premises.
12. To sign and verify all plaints, written statements, petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay

of whatsoever manner or nature, Memorandum of appeal and generally to do all other acts, deeds and things for and on our behalf as the said Attorney in their absolute discretion shall think fit and proper on our behalf.

13. To compromise all suits, appeals, cases and/or any other legal proceedings in any court of law, tribunal authority of whatsoever manner or nature and to sign and verify all applications and names thereof for and on our behalf.
14. To sign, and receive any registered or registered with A/D letter and/or articles and/or any other documents of whatsoever manner or nature in respect of the said premises and property mentioned in the schedule below and to grant proper and effectual receipt or receipts in respect thereof.
15. To represent me in all the dealings and negotiations and for execution of agreement of whatsoever manner or nature, agreement for sale and/or Deed of Conveyance or conveyances and/or any other transfer documents of whatsoever manner or nature so as to dispose of their allocation i.e. the Developer's Allocation in the said premises or the schedule below property save and except the Owners' Allocation according to the terms and conditions of the Development Agreement, after completion of the said Ownership flat system building together

with undivided proportionate share of land including all common right, title and interest thereon. And to that effect to sign, present, execute and deliver the contracts, agreements and/or any other documents and/or any other papers or writings so as to complete the agreement for sale and/or deed of Conveyance or Conveyances, Deed of Sale, Deed of Transfer and/or any other transfer documents of whatsoever manner or nature in favour of the prospective or intending purchaser or purchasers by the Attorney herein at his sole discretion in respect of the Developer's Allocation save and except the Owners' Allocation according to the terms and conditions of the Development Agreement mentioned above. And the said Attorney in respect thereof shall be able to sign, issue, receive and acknowledge the necessary consideration or considerations and to issue necessary effectual receipt or receipts thereof. Moreover the Attorney in all circumstances shall be able to appear before the registrar or Sub-Registrar or District Registrar or Registrar of Assurances or any other authority or authorities having the necessary jurisdiction in that behalf and thereof to present for registration and to registrar and admit execution thereof in respect of the agreement for sale, Deed of Conveyance, Deed of Sale and/or

Deed of Transfer and to do all such acts, deeds and things for and on my behalf as the said Attorney in their absolute discretion shall think fit and proper to fulfill my interest in all respect.

16. To make payment of all rates and taxes and other outgoing in respect of the said premises mentioned in the schedule below and/or buildings to be constructed thereon.
17. This power of Attorney shall remain restricted to the said property / building.
18. To sign, present, execute, deliver, issue and receive all papers, documents, writings, undertakings, representations and letters etc. of whatsoever manner or nature so as to deal and/or negotiate and/or to settle all matters etc. of whatsoever manner of nature with the Development Department and/or any other department or departments of the Government of West Bengal and Financial Institution of whatsoever or nature in respect of the to the part or whole of the said premises and/or the property mentioned in the Schedule below for and on our behalf in all occasions.
19. That the Attorney shall at all period of time be able to receive any amount of consideration from the intending purchaser or purchasers and/or party or parties thereof for and on behalf of

us restricted to the Developer's portion only. Be it mentioned that the Attorney shall in all occasions be able to receive any amount of consideration in part or in full and/or as being paid by the party or parties and/or purchaser or purchasers thereof and/or from the loan sanctioning institute or institutes such as H.D.F.C., L.I.C., S.B.I., Home Finance, Home Trust, G.I.C. Housing Finance Ltd. Etc. and/or from any Bank or whatsoever status and/or any Central Govt., State Govt. or Semi-Government Firms, Institutions, organizations, departments, undertaking etc. of whatsoever manner of nature and/or autonomous or private organizations, firms, etc. and shall also be able to issue proper and effectual, receipt or receipts for and on behalf of the principals herein.

20. That the Attorney herein shall always be able to exercise the necessary power or powers conferred on them by virtue of this instrument, jointly or severally at all occasions.
21. We, the Principals herein entered into a registered Development Agreement vide Deed No. 0.11.3.4.... for the year 2021 at A.D.S.R. Alipore, with the said Firm, mentioned as the Developer and for which we have also been paid the Stamp duty against the market value to the

Ship. Kanna Kon.

registration Office which was assessed by the concerned authority.

THE SCHEDULE 'A' ABOVE REFERRED TO

(Description of Entire Land on which New Building is to be constructed by the Developer herein)

ALL THAT piece and parcel of land measuring more or less **2 Cottahs 6 Chittacks** together with 300 Sq.ft. R.T. Shed Structure lying and situate at Mouza-Bansdroni, P.S. Regent Park now Bansdroni, under J.L. No. 45, comprised in L.O.P. No. 243, R.S. Plot No. 1117(P), being K.M.C. Premises No. 20, Niranjani Pally (B) Block, having its mailing address B/14, Niranjani Pally, Kolkata-700070, within the limits of the Kolkata Municipal Corporation, Ward No. 113, being Assessee No. 311131700202, in the District South 24-Parganas, together with all right, title, interest and right of easement attached thereto and the same is butted & bounded by:-

On the North	:	L.O.P. NO. 246
On the South	:	L.O.P. No. 242
On the East	:	L.O.P. No. 244
On the West	:	14 Feet Wide colony Road

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Owners' Allocation)

Shall mean and include the Developer herein shall handover **45% of the sanctioned FAR area** in the form of **one flat on the 1st floor, one flat on the 2nd floor and one flat on the 3rd floor Super built-up area each and Two Shop Room 70 Sq.Ft. on the Ground Floor** of the proposed building as per building Plan if the sanctioned building plan as obtained for **G+III storied building** and if the sanction building plan is obtained for of the proposed building as per building Plan, after completion of the said Ownership flat system building together with undivided proportionate share of land including all common right, title and interest thereon.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Developer's Allocation)

Developers' Allocation shall mean and include the balance constructed area on the said plot of land except owners' allocation of the proposed new building **AND** the Developer will have all power and liberty for receiving advance money, part payment or full payment from the proposed Purchasers for selling the flats and car parking spaces of the Developer's Allocation to the proposed buyers.

IN WITNESS WHEREOF We, the Executants hereunto set and subscribed my hands seals on the 5th day of April....., 2021 at Alipore, Kolkata.

SIGNED SEALED & DELIVERED

in presence of Witnesses :-

1. Swapan Biswas

172/B Bamsabroni Government Colony, Kol-700070

1. Dilip Kumar

2. Swapan Karmakar

3. Bela Banik

4. Renu Sarkar

2. Purnima Das

@ 127 Hiranagar Pallya
Kol-70

Signature of the EXECUTANTS

SWASTIK ENTERPRISE & CONSTRUCTION

Jony Ganguly

Proprietor

Drafted & prepared in my office :

Amitabha Ray

Advocate

Alipore Police Court,
Kolkata - 700027.












W3/23B/1984

Signature of CONSTITUTE ATTORNEY

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 Bela Barik	left hand					
	right hand					












Name

Signature *Bela Barik*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 Renu Sarkar	left hand					
	right hand					

Name *Renu Sarkar*

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 Somy Ganguly	left hand					
	right hand					

Name

Signature *Somy Ganguly*

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JONY GANGULY

RAJ KUMAR GANGULY

20/10/1982

Permanent Account Number

AOYPG8134P

Jony Ganguly

Signature



इस कार्ड के खोने / पाणे पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी
माकली मॉड्यूल, टाइम्स टॉवर, कमला मिल्ल कम्पाउंड,
एस. बी. मार्ग, लोअर पारेल, मुंबई - 400 013.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDI
1st Floor, Times Tower,
Kamala Millis Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91 22 2499 2600, Fax 91 22 2495 0654,
e-mail: pan@itd.in



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 1178/49888/35504

Download Date: 17/01/2021

To
Jony Ganguly
S/O: Raj Kumar Ganguly
B/6, CONGRESS NAGAR
BASDRONI
Kolkata
Bansdrani
South 24 Parganas West Bengal - 700070
8582881500

Issue Date: 02/07/2017

Signature valid

Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2017.07.02 15:36:17
IST



आपका आधार क्रमांक / Your Aadhaar No. :

2778 3257 5821

VID : 9159 0502 3342 4107

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 17/01/2021



Jony Ganguly
Date of Birth/DOB: 20/10/1982
Male/ MALE

Issue Date: 02/07/2017

2778 3257 5821

VID : 9159 0502 3342 4107

मेरा आधार, मेरी पहचान



ভারত সরকার
 Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19757/06653

To
 চন্দন কুমার দে
 Chandan Kumar Dey
 155 SARATPALLY
 Bansdroni
 Bansdroni South Twenty Four Parganas
 West Bengal 700070

16048733



MN160487336DF



আপনার আইডি সংখ্যা/Your Aadhaar No. :

8707 0371 1096

আপনার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



চন্দন কুমার দে
 Chandan Kumar Dey
 পিতা : নিত্যানন্দ দে
 Father : NITYANANDA DEY
 জন্ম সাল / Year of Birth : 1964
 পুরুষ / Male



8707 0371 1096

আপনার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ESHPS4531K



नाम / Name
RENU SARKAR

पिता का नाम / Father's Name
LAKSHMI KANTA KARMAKAR

जन्म की तारीख / Date of Birth
01/01/1967

Renu Sarkar
हस्ताक्षर / Signature



आयकर विभाग
INCOME TAX DEPARTMENT

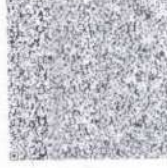


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

FNIPB8119M



नाम / Name
BELA BANIK

पिता का नाम / Father's Name
LAKSHMIKANTA KARMAKAR

जन्म की तारीख
Date of Birth
01/07/1969

Bela Banik
हस्ताक्षर / Signature

02022021

आयकर विभाग
INCOME TAX DEPARTMENT

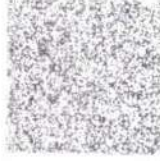


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

FCBPR8974L



नाम / Name

REBA ROY

पिता का नाम / Father's Name

LAKSHMIKANTA KARMAKAR

जन्म की तारीख / Date of Birth

01/01/1963

हस्ताक्षर / Signature

93701

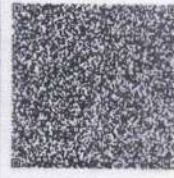
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CSMPK3969G



नाम/ Name
SWAPAN KARMAKAR

पिता का नाम/ Father's Name
LAKSHMIKANTA KARMAKAR

जन्म की तारीख/
Date of Birth
01/07/1975

स्वयं हस्ताक्षर/
Signature

14112020

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

KINPK7910J



नाम / Name

DILIP KARMAKAR

पिता का नाम / Father's Name

LAKSHMIKANTA KARMAKAR

जन्म की तारीख / Date of Birth

02/03/1957

हस्ताक्षर / Signature

93706



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

ভালিকাত্তির নম্বর/Enrolment No.: 1178/39107/31424

Download Date: 13/07/2017
 Generation Date: 27/06/2017

To
 রেনু সরকার
 Renu Sarkar
 W/O Pintu Ranjan Sarkar
 108
 PEYARA BAGAN
 KOLKATA
 NEAR MILAN SANGHA CLUB
 Purba Putiary
 South 24 Parganas Purba Putiary
 West Bengal - 700093
 9836291626

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

5014 3454 0145

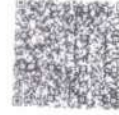
আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



রেনু সরকার
 Renu Sarkar
 জন্মতারিখ / DOB: 01/03/1967
 মহিলা / FEMALE



5014 3454 0145

আমার আধার, আমার পরিচয়



सत्यमेव जयते
भारत सरकार



आधार

ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1190/22192/03200

To
বেলা বনিক
BELA BANIK
W/O Apu Banik
NEPALGANG
Bakeswar
Nepalganj
South Twenty Four Parganas
West Bengal 700103
9239211330

05/04/2013
1359023



MN013590235FT



আপনার आधार সংখ্যা / Your Aadhaar No. :

9042 8100 9827

आधार - साधारण मानुषेर अधिकार



ভারত সরকার

Government of India



বেলা বনিক
BELA BANIK
পিতা : লক্ষ্মীকান্ত কর্মকার
Father : LAKSHMIKANTA KARMAKAR
জন্ম সাল / Year of Birth : 1969
মহিলা / Female



9042 8100 9827

आधार - साधारण मानुषेर अधिकार



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1058/10619/24472

To
রেবা রায়
REBA ROY
W/O Pabitra Roy
TALBAGICHA
Kharagpur(M)
TALBAGICHA, HIJLI
West Midnapore
West Bengal 721306

28/08/2014
166256567



ML662565675FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5618 9363 3019

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



রেবা রায়
REBA ROY
জন্মতারিখ / DOB : 01/01/1963
মহিলা / Female



5618 9363 3019

আধার - সাধারণ মানুষের অধিকার



सत्यमेव जयते
যাযে হকো



आधार

ভারত সরকার
Government of India

भारतीय विशिष्ट परिचय प्राधिकरण
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 0649/42651/00939

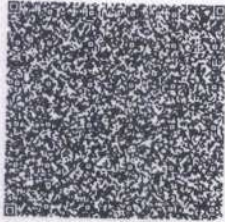
To
স্বপন কর্মকার
SWAPAN KARMAKAR
37/47
ARABINDA NAGAR
NAKTALA
Naktala S.O
Kolkata West Bengal - 700047
9477022194

Download Date: 23/09/2020

Issue Date: 27/03/2019

Signature valid

Digital Signature
AUTHORITY OF INDIA SA
Date: 2020.09.23 11:21:27
IST



আপনার আধার সংখ্যা / Your Aadhaar No. :

9523 6254 4206

VID : 9179 0951 6458 4482

আমার আধার, আমার পরিচয়



ভারত চৰকাৰ
Government of India



आधार



স্বপন কর্মকার
SWAPAN KARMAKAR
জন্মতারিখ/DOB: 01/07/1975
পুরুষ/ MALE

Issue Date: 27/03/2019

Download Date: 23/09/2020

9523 6254 4206

VID : 9179 0951 6458 4482

আমার আধার, আমার পরিচয়



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ ডিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



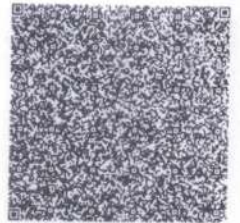
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



आधार

ঠিকানা:
৩৭/৪৭, অরবিন্দ নগর, নাকতলা, নাকতলা,
কোলকাতা,
পশ্চিমবঙ্গ - 700047

Address:
37/47, ARAEINDA NAGAR, NAKTALA,
Naktala S.O Kolkata,
West Bengal - 700047



9523 6254 4206

VID : 9179 0951 6458 4482

1947 | help@uidai.gov.in | www.uidai.gov.in



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ওলিকাত্ত্বির আইডি : Enrollment No : 1040/20037/01601

To
Dilip Karmakar
দিলীপ কর্মকার
B/14
NIRANJAN PALLY
BANSDRONI
Bansdroni
Bansdroni, South Twenty Four Parganas
West Bengal - 700070

12/01/2013



KL173526166DF

17352616



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2562 5397 2098

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



দিলীপ কর্মকার
Dilip Karmakar
পিতা : লক্ষ্মিকান্ত কর্মকার
Father LAKSHMIKANTA KARMAKAR

জন্ম বর্ষ Year of Birth: 1957
পুংস্ব : Male

2562 5397 2098



আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed

Deed No :	I-1605-01141/2021	Date of Registration	05/04/2021
Query No / Year	1605-8000717121/2021	Office where deed is registered	
Query Date	05/04/2021 1:39:49 PM	1605-8000717121/2021	
Applicant Name, Address & Other Details	CHANDAN KR DEY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831083468, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 23,46,252/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160501134/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






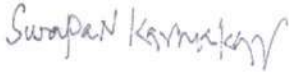



District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Niranjana Pally Block-B, , Premises No: 20, , Ward No: 113 Pin Code : 700070






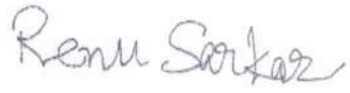
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Katha 6 Chatak	1/-	22,56,252/-	Width of Approach Road: 14 Ft., , Project Name :
Grand Total :				3.9188Dec	1 /-	22,56,252 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	1 /-	90,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name DILIP KARMAKAR (Presentant) Son of Late LAKSHMI KANTA KARMAKAR Executed by: Self, Date of Execution: 05/04/2021 , Admitted by: Self, Date of Admission: 05/04/2021 ,Place : Office	Photo  05/04/2021	Finger Print  LTI 05/04/2021	Signature  05/04/2021
B/14, NIRANJAN PALLY, P.O:- BANSDRONI, P.S:- Bansdrone, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: KIXxxxxx0J, Aadhaar No: 25xxxxxxx2098, Status :Individual, Executed by: Self, Date of Execution: 05/04/2021 , Admitted by: Self, Date of Admission: 05/04/2021 ,Place : Office				
2	Name SWAPAN KARMAKAR Son of Late LAKSHMI KANTA KARMAKAR Executed by: Self, Date of Execution: 05/04/2021 , Admitted by: Self, Date of Admission: 05/04/2021 ,Place : Office	Photo  05/04/2021	Finger Print  LTI 05/04/2021	Signature  05/04/2021
37/44, ARABINDA NAGAR, P.O:- NAKTALA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: CSxxxxxx9G, Aadhaar No: 95xxxxxxx4206, Status :Individual, Executed by: Self, Date of Execution: 05/04/2021 , Admitted by: Self, Date of Admission: 05/04/2021 ,Place : Office				
3	Name Smt REBA ROY Wife of Mr PABITRA ROY Executed by: Self, Date of Execution: 05/04/2021 , Admitted by: Self, Date of Admission: 05/04/2021 ,Place : Office	Photo  05/04/2021	Finger Print  LTI 05/04/2021	Signature  05/04/2021
TALBAGICHA KHARAGPUR, P.O:- HIJLI, P.S:- Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN - 721303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FCxxxxxx4L, Aadhaar No: 56xxxxxxx3019, Status :Individual, Executed by: Self, Date of Execution: 05/04/2021 , Admitted by: Self, Date of Admission: 05/04/2021 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Smt BELA BANIK Wife of Mr APU BANIK Executed by: Self, Date of Execution: 05/04/2021 , Admitted by: Self, Date of Admission: 05/04/2021 ,Place : Office			
	05/04/2021	LTI 05/04/2021	05/04/2021	
NEPALGUNG BAKESWAR, P.O:- NEPALGUNGE, P.S:- Bishnupur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FNxxxxxx9M, Aadhaar No: 90xxxxxxxx9827, Status :Individual, Executed by: Self, Date of Execution: 05/04/2021 , Admitted by: Self, Date of Admission: 05/04/2021 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mr RENU SARKAR Wife of Mr PINTU RANJAN SARKAR Executed by: Self, Date of Execution: 05/04/2021 , Admitted by: Self, Date of Admission: 05/04/2021 ,Place : Office			
	05/04/2021	LTI 05/04/2021	05/04/2021	
108, PEYARA BAGAN, P.O:- PURBA PUTIARY, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ESxxxxxx1K, Aadhaar No: 50xxxxxxxx0145, Status :Individual, Executed by: Self, Date of Execution: 05/04/2021 , Admitted by: Self, Date of Admission: 05/04/2021 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SWASTIK ENTERPRISE AND CONSTRUCTION A/28, NIRANJAN PALLY, P.O:- BANSDRONI, P.S:- Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN - 700070 , PAN No.:: AOxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI 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 JONY GANGULY Son of Late RAJKUMAR GANGULY Date of Execution - 05/04/2021, , Admitted by: Self, Date of Admission: 05/04/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Apr 5 2021 4:29PM</td> <td>LTI 05/04/2021</td> <td>05/04/2021</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr JONY GANGULY Son of Late RAJKUMAR GANGULY Date of Execution - 05/04/2021, , Admitted by: Self, Date of Admission: 05/04/2021, Place of Admission of Execution: Office				Apr 5 2021 4:29PM	LTI 05/04/2021	05/04/2021	
Name	Photo	Finger Print	Signature										
Mr JONY GANGULY Son of Late RAJKUMAR GANGULY Date of Execution - 05/04/2021, , Admitted by: Self, Date of Admission: 05/04/2021, Place of Admission of Execution: Office													
Apr 5 2021 4:29PM	LTI 05/04/2021	05/04/2021											

B/6, BANSDRONI NIRANJAN PALLY, P.O:- BANSDRONI, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx4P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWASTIK ENTERPRISE AND CONSTRUCTION (as PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr CHANDAN KR DEY Son of Late NITYANANDA DEY ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700027			
	05/04/2021	05/04/2021	05/04/2021

Identifier Of DILIP KARMAKAR, SWAPAN KARMAKAR, Smt REBA ROY, Smt BELA BANIK, Mr RENU SARKAR, Mr JONY GANGULY

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	DILIP KARMAKAR	SWASTIK ENTERPRISE AND CONSTRUCTION-0.78375 Dec
2	SWAPAN KARMAKAR	SWASTIK ENTERPRISE AND CONSTRUCTION-0.78375 Dec
3	Smt REBA ROY	SWASTIK ENTERPRISE AND CONSTRUCTION-0.78375 Dec
4	Smt BELA BANIK	SWASTIK ENTERPRISE AND CONSTRUCTION-0.78375 Dec
5	Mr RENU SARKAR	SWASTIK ENTERPRISE AND CONSTRUCTION-0.78375 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	DILIP KARMAKAR	SWASTIK ENTERPRISE AND CONSTRUCTION-60.00000000 Sq Ft
2	SWAPAN KARMAKAR	SWASTIK ENTERPRISE AND CONSTRUCTION-60.00000000 Sq Ft
3	Smt REBA ROY	SWASTIK ENTERPRISE AND CONSTRUCTION-60.00000000 Sq Ft
4	Smt BELA BANIK	SWASTIK ENTERPRISE AND CONSTRUCTION-60.00000000 Sq Ft
5	Mr RENU SARKAR	SWASTIK ENTERPRISE AND CONSTRUCTION-60.00000000 Sq Ft

On 05-04-2021

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 13:36 hrs on 05-04-2021, at the Office of the A.D.S.R. ALIPORE by DILIP KARMAKAR, 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 23,46,252/-

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

Execution is admitted on 05/04/2021 by 1. DILIP KARMAKAR, Son of Late LAKSHMI KANTA KARMAKAR, B/14, NIRANJAN PALLY, P.O: BANSDRONI, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person, 2. SWAPAN KARMAKAR, Son of Late LAKSHMI KANTA KARMAKAR, 37/44, ARABINDA NAGAR, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 3. Smt REBA ROY, Wife of Mr PABITRA ROY, TALBAGICHA KHARAGPUR, P.O: HIJLI, Thana: Kharagpur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721303, by caste Hindu, by Profession House wife, 4. Smt BELA BANIK, Wife of Mr APU BANIK, NEPALGUNG BAKESWAR, P.O: NEPALGUNGE, Thana: Bishnupur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession House wife, 5. Mr RENU SARKAR, Mr PINTU RANJAN SARKAR, 108, PEYARA BAGAN, P.O: PURBA PUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession House wife

Indetified by Mr CHANDAN KR DEY, , , Son of Late NITYANANDA DEY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 05-04-2021 by Mr JONY GANGULY, PROPRIETOR, SWASTIK ENTERPRISE AND CONSTRUCTION (Sole Proprietorship), A/28, NIRANJAN PALLY, P.O:- BANSDRONI, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700070

Indetified by Mr CHANDAN KR DEY, , , Son of Late NITYANANDA DEY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

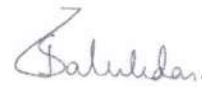
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 11048, Amount: Rs.100/-, Date of Purchase: 31/03/2021, Vendor name: Samiran Das



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2021, Page from 51219 to 51257
being No 160501141 for the year 2021.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2021.04.08 17:41:40 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2021/04/08 05:41:40 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)

08/04/2021 Query No:-16058000717121 / 2021 Deed No :I - 160501141 / 2021, Document is digitally signed.

Page 39 of 39