5170/23 I- 5234/23

भारतीय गैर न्यायिक

पचास रुपये रु.50

FIFTY RUPEES Rs.50

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL AG 402792

2-00 16/8 446/23

27/6/23

Pradip Kr Chandra

Shyama chandra

JAI MATA DI CONSTRUCTION
Partner
Sunojit Ghosh Dastidar
Partner
Amit Kumar Sonda
PARTNER

Certified that the Endorsement Sheet's and the Signature Sheet's attached to this document are part of the Document.

Additional District Sub-Registrar BURDWAN

27 JUN 2023

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT / CONSTRUCTION AGREEMENT

KNOW ALL MEN BY THESE presents that We,

(1) **MR. PRADIP KUMAR CHANDRA [PAN: ACLPC0977F],** son of Late Balaram Chandra Chandra, Nationality Indian, by faith Hindu, by occupation Medical Practitioner, resident of Village - Kanknayle , P.O. - Chatni, P.S. - Purbasthali, District - Purba Bardhaman and presently residing at Baranilpur Road,

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তারিখ নং 20 ৩-২২ তারিখ 22-৬-26

ক্রেতা PRADIP KUMAR CHANDRA & ORS.

সাকিম BURDWAN

ষ্ট্যাম্পের মূল্য (৫)

বর্ধমান ট্রেজারী ১নং ষ্ট্যাম্প বহিঃ তারিখ 26-৬-২৩

ষ্ট্যাম্প ভেন্ডার সঞ্জয় আচার্য্য

জেলা বর্ধমান আদালত (বর্ধমান)

লাইসেন্স নং- ১/২০০৪-০৫

Sanjay Acharyya.

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Additional District Sub-Registrar
BURDWAN

27 JUN 2023

Pradip Kr. Chandra

Shyama Chandra

JAI MATA DI CONSTRUCTION
Partner
Partner
PARTNER

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P.O. – Sripally, P.S. Burdwan Sadar, District Purba Bardhaman, PIN - 713103 (W.B.) &

(2) **MRS. SHYAMA CHANDRA [PAN: AGLPC1674M],** wife of Mr. Pradip Kumar Chandra, Nationality Indian, by faith Hindu, by occupation Enjoyment of Usufructs from properties, resident of Village – Kanknayle , P.O. – Chatni, P.S. – Purbasthali, District – Purba Bardhaman and presently residing at Baranilpur Road, P.O. – Sripally, P.S. Burdwan Sadar, District Purba Bardhaman, PIN - 713103 (W.B.), hereinafter referred to as the **PRINCIPALS** - do hereby appoint, nominate and constitute ,

"JAI MATA DI CONSTRUCTION" [PAN- AASFJ3876B], a developing & constructing Partnership Firm, having its Head Office at Kalibazar West Lane, Ward No. 9 of the Burdwan Municipality, P.O.- Burdwan, P.S. – Burdwan Sadar, District – Purba Bardhaman, Pin – 713101, (W.B.), also Enlisted as Developer & Builder with the Burdwan Municipality, having Certificate No. 0917P132522227017 dated 18.06.2022, Represented herein by its only Partners : -

(a) **SRI BISWAJIT SARKAR, [PAN-BKTPS9545Q]** Son of Late Hiren Sarkar, Nationality - Indian, by faith Hindu, by occupation Business, resident of Chotonilpur, Chotobalidanga, P.O.- Sripally, P.S. – Burdwan Sadar, District – Purba Bardhaman (W.B.), Pin – 713103, (W.B.),

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Additional District Sub-Registrar
BURDWAN
27 JUN 2023

Pradip Kr. Chandra

Gyana Chandra

JAI MATA DI CONSTRUCTION
Partner
Suvajit Ghosh Dastidar
Amit Kumar
PARTNER

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(b) **SRI SUVAJIT GHOSH DASTIDAR, [PAN-BPPPD0285R]**, Son of Sri Sankar Ghosh Dastidar, Nationality - Indian, by faith Hindu, by occupation Business, resident of Baranilpur Government Colony, Near Jagarani Sangha Club, P.O.- Sripally, P.S. – Burdwan Sadar, District – Purba Bardhaman (W.B.), Pin – 713103 (W.B.) &

(c) **SRI AMIT KUMAR SONKAR, [PAN-AXJPS2762D],** Son of Sri Dilip Kumar Sonkar, Nationality - Indian, by faith Hindu, by occupation Business, resident of Bohilapara, P.O.- Burdwan, P.S. – Burdwan Sadar, District – Purba Bardhaman (W.B.), Pin – 713101 (W.B.) and presently residing at Kalibazar West Lane, P.O.- Burdwan, P.S. – Burdwan Sadar, District – Purba Bardhaman (W.B.), Pin – 713101 (W.B.), hereinafter referred to as the **ATTORNEY** - as our constituted, true and lawful attorney, in our names and on our behalf, to do perform and execute all or any of the following acts, deeds and things in respect of the properties described herein the **Schedule** below together with any future developments of structures thereon in pursuance of the Development / Construction Agreement entered into amongst us (as Land Owners/Owners) and our said Attorney (as Developer) on **28.04.2023** and even in respect of all our properties appertaining thereto, in our names.

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Additional District Sub-Registrar
BURDWAN

27 JUN 2023

Pradip Kr Chandra
Shyama chandra

JAI MATA DI CONSTRUCTION
Purnima Sarkar
Smriti Chakraborty
Amit Kumar Sarkar
PARTNER

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WHEREAS the landed property measuring an area of **3600 Sq.Ft.** (more or less) more particularly described under the **Schedule** herein below, also being the piece and parcel of "Bastu" class of land (immoveable property) appertaining to the **R.S. Plot No. 618, under R.S. Khatian No. 176, Corresponding to the L.R. Plot No. 1206, Under present L.R. Khatian No. 3293 & 3294** of **Mouza – Balidanga**, J.L. No. 35, P.S. – Burdwan Sadar, District - Purba Bardhaman, was lawfully owned & possessed by one **Monoranjan Das** , another **Gopal Chandra Das** , both sons of Late Atul Chandra Das, and **Saroj Das**, **Anil Kumar Das** & **Nemai Chandra Das,** all sons of Late Kumud Kanta Das and the aforesaid **R.S. Plot No. 618** stands recorded in the names of the said persons in the R.S. Record of Rights under R.S. Khatian No. 176 **AND WHEREAS** aforesaid Monoranjan Das & others while were in lawful ownership & possession of the said **R.S. Plot No. 618**, together proclaimed sell of the same, the Vendors of the Owners herein namely **Mr. Dilip Kumar Simlai**, for his every interest lawfully purchased the same from them in lieu of valid consideration money, Vide a Registered Deed Of Sale dated 28.01.1975 , being **Deed No. 525 for the year 1975** of the District S.R.O., Burdwan **AND** since such purchase while said Mr. Dilip Kumar Simlai was in lawful & uninterrupted ownership and possession also caused to get his name recorded in the L.R.R.O.R. under **L.R. Khatian No. 989** in respect of the same **AND WHEREAS** said **Mr. Dilip Kumar Simlai,** the vendor of we the Principals/ Owners herein also thereafter of his own accord lawfully constructed there upon his said purchased plot of land, a two storied

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Additional District Sub-Registrar
BURDWAN

27 JUN 2023

Pradip Kr. Chandra

Shyama chandra

JAI MATA DI CONSTRUCTION
Partner
Sunnyth Chandra Dutta
PARTNER

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residential building and while was in lawful occupation of the same as for his need made a proclamation of sell of the said land & building, more also particularly described under the **Schedule** herein below, I, the **Principal/Owner No. 1** herein, in lieu of valid consideration money purchased a defined & demarcated **1930.5 Sq.Ft**. of the said land together with the portion of the two storied building there on of it , vide a Registered Deed Of Sale being executed on 02.05.2001, being **Deed No. 3240 for the year 2001** of A.D.S.R. Burdwan, entered in Book No. 1, Volume No. 101, in pages from No. 51 to No. 57 of that office and I, the **Principal/Owner No. 2** herein, in lieu of valid consideration money purchased a defined & demarcated **1669 Sq.Ft**. of the said land together with the portion of the two storied building there on of it, vide a Registered Deed Of Sale being executed on 02.05.2001, being **Deed No. 3239 for the year 2001** of A.D.S.R. Burdwan, entered in Book No. 1, Volume No. 101, in pages from No. 41 to No. 50 of that office **AND** since purchase we the PRINCIPALS/OWNERS herein also caused to get our respective names recorded in the L.R.R.O.R. in respect of our said purchased properties under L.R. Khatian Nos. 3293 & 3294 **AND** the Scheduled property as bearing **Holding No. 134** at C.N.P. West Para Mahalla of Ward No. 14 of the Burdwan Municipality, also stand recorded in the names of we the PRINCIPALS/OWNERS and we the Principals/owners till date in amalgamation of our purchased portions as aforesaid are in joint ownership & possession of the **SCHEDULE** mentioned property.

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Additional District Sub-Registrar
BURDWAN

27 JUN 2023

Pradip Kr. Chandra

Shyama Chandra

JAI MATA DI CONSTRUCTION
Burdwan
Sunanda Enterprises Pvt. Ltd.
PARTNER

Index : 6

AND WHEREAS we the Principals/Owners of the First Part with an intent to construct a **G+4 storied Residential Flat Building** thereon our said landed property (upon demolition of the existing structures there on), the said land more particularly described under the **SCHEDULE** here in below, availed and/or got sanction of a Building Plan from the Burdwan Municipality Vide **Burdwan Municipality Office Memo No. 846/E/VII – 4 dated 22.10.2018** and even thereafter availed permission for extension of the period of the proposed construction Vide **Burdwan Municipality Office Memo No. 26/E/VII-4 dated 12.04.2023** (the validity of the said building plan being extended till **21.10.2024** there in). But due to paucity of fund, we the PRINCIPALS/OWNERS herein failed either to demolish our said existing structures or to start construction of the proposed G+4 Storied Residential Flat Building in accordance with the said sanctions.

AND WHEREAS we the Owners/principals with an intent to construct a **Multi-storied Residential Flat Building** thereon our Schedule mentioned property (also on demolition of the existing structures thereon) as per the said sanctioned building plan, accordingly mutated our respective name/s with the settlement authority & also with the Burdwan Municipality in respect of our said property in accordance to our respective share/s and even got sanction of a building plan from the Burdwan Municipal authority/ Competent authority in our names, as aforesaid.

AND WHEREAS we the Owners /Principals herein with an intent to construct a **Multi-storied Residential Flat Building** {as

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Additional District Sub-Registrar
BURDWAN
27 JUN 2023

Pradip Kr. Chandra

Shyama chandra

JAI MATA DI CONSTRUCTION
Pranesh Ghosh
Sunesh Ghosh
Amit Kumar Saha
PARTNER

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per the building plan so sanctioned by the Burdwan Municipality, as aforesaid) thereon our **Schedule** mentioned property (also on demolition of the existing structures thereon) .

AND WHEREAS we the **PRINCIPALS** herein, as the Land Owners / Owners of the **Schedule** property, even now jointly with an intent thus to develop our said plot of land (also more particularly described under the **Schedule** herein below) together desired to give an effect to our said willingness being agreed to develop through the **Developer/also the Attorney as named herein,** of our schedule property, approached the Developer/our Attorney as named herein, for developing our Scheduled property and even entered into a **Development / Construction Agreement on 28.04.2023** under certain terms and conditions appearing therein and even got the said Development / Construction agreements Registered before the A.D.S.R. Bardhaman, being Registered **Deed No. 4408 for the year 2023,** entered in Book No. 1, Volume No.0203-2023, in Pages from No. 116109 to No. 116151 of that office.

AND WHEREAS for the aforesaid purpose of Development / Construction & even now-a-days as it has become a great hardship for us to manage and look after our said property (as also described herein the **Schedule** below).

AND WHEREAS our most reliable, **"JAI MATA DI CONSTRUCTION" [PAN- AASFJ3876B],** a developing & constructing Partnership Firm, having its Head Office at Kalibazar West Lane, Ward No. 9 of the Burdwan Municipality, P.O.- Burdwan, P.S. – Burdwan Sadar, District – Purba Bardhaman, Pin – 713101,

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Additional District Sub-Registrar
BURDWAN

27 JUN 2023

Pradip Kr. Chandra

Shyama Chandra

JAI MATA DI CONSTRUCTION
Partner
Biswajit Sarkar Suvajit Ghosh Dastidar
Amit Kumar Sonkar
PARTNER

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(W.B.), also Enlisted as Developer & Builder with the Burdwan Municipality, having Certificate No. 0917P132522227017 dated 18.06.2022, Represented herein by its only Partners : -

(a) **SRI BISWAJIT SARKAR, [PAN-BKTPS9545Q]** Son of Late Hiren Sarkar, Nationality - Indian, by faith Hindu, by occupation Business, resident of Chotonilpur, Chotobalidanga, P.O.- Sripally, P.S. – Burdwan Sadar, District – Purba Bardhaman (W.B.), Pin – 713103, (W.B.),

(b) **SRI SUVAJIT GHOSH DASTIDAR, [PAN-BPPPD0285R]**, Son of Sri Sankar Ghosh Dastidar, Nationality - Indian, by faith Hindu, by occupation Business, resident of Baranilpur Government Colony, Near Jagarani Sangha Club, P.O.- Sripally, P.S. – Burdwan Sadar, District – Purba Bardhaman (W.B.), Pin – 713103 (W.B.) &

(c) **SRI AMIT KUMAR SONKAR, [PAN-AXJPS2762D],** Son of Sri Dilip Kumar Sonkar, Nationality - Indian, by faith Hindu, by occupation Business, resident of Bohilapara, P.O.- Burdwan, P.S. – Burdwan Sadar, District – Purba Bardhaman (W.B.), Pin – 713101 (W.B.) and presently residing at Kalibazar West Lane, P.O.- Burdwan, P.S. – Burdwan Sadar, District – Purba Bardhaman (W.B.), Pin – 713101 (W.B.), is well acquainted with all our said schedule properties and as the said Developer/ Attorney is quite sincere and as it/he/they is/are always ready to look after the same, We, the Principals

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Additional District Sub-Registrar
BURDWAN

27 JUN 2023

Pradip Kr. Chandra

Shyama chandra

JAI MATA DI CONSTRUCTION
Bunagie Barker
Surajit Chakraborty Antilas
Sunit Kumar Saha
PARTNER

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herein, after taking consent of our above named attorney as have decided and also in pursuance of the said Registered Development/ Construction Agreement dated **28.04.2023**, also authorize and empower it/ him/them (our attorney) to act in our names and on our behalf to do inter alia the followings :-

1. To look after, manage , control, our said properties (as described in the Schedule below), in all respect.

2. To pay on our behalf all rents, taxes and charges in respect of our said Schedule properties .

3. To appear before any authority, office or Court of Law, the concerned Municipality/ Municipal Corporation, concerned B.L.& L.R.O. & D.L.R.O offices, Income Tax, Sale Tax Offices etc. on our behalf and to make representation in relation to any matter concerning the said Schedule properties together with any proposed and/or additional constructions thereto and for safeguarding our every interest thereto and even on our behalf to sign on & submit any proposed Plan, including any subsequent additional and/or alteration plan/s thereto for obtaining sanction from the concerned Municipality/ Municipal Corporation/competent authority.

4. To appoint engage advocate/s for any matter for safeguarding our every interest in our said Schedule properties including for filing suits, appeals, revisions, writ applications or any other proceeding in any appropriate Court of Law or in any office and/or before any authority concern.

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Seal of the Additional District Sub Registrar, Burdwan, District-Paschim Bardhaman

Additional District Sub-Registrar
BURDWAN

27 JUN 2023

Pradip Kr. Chandra

Shyama chandra

JAI MATA DI CONSTRUCTION
Bhuvnesh Barber
Sunayan Ghosh Subedar
Amit kumar Jaiswal
PARTNER

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5. To execute Vokalatnama on our behalf and to sign petition (s), application (s), plaint (s), written statement (s),Memo of appeals and Affidavits on our behalf in respect of our said Schedule properties & any proposed or additional structures thereto.

6. To negotiate and enter into agreement/s, written or oral, with anybody for selling out and /or for transfer/convey our title and/or our interest whatsoever therein our said properties towards the intending purchaser/s and/or transferee/s of any portion of our said properties together with the structures/units/ flats / parking spaces of the building to be erected thereon and/or to be constructed thereon (in pursuance of the said Registered Development Agreement dated 28.04.2023) and with any easement attached thereto, in any manner, for such consideration as may be agreed to by our Attorney in their/his/its absolute discretion and to receive on our behalf any consideration from such purchaser/s and/or transferee/s in every respect whatsoever and to issue valid receipt/s thereof.

7. For more better and more effectual execution of the power and authorities aforesaid , our attorney shall be entitled to present and/or acknowledge any of the various deeds, documents, consents, applications, receipts and discharges for moneys received on our behalf, assurances or any other instrument requiring our signatures before the Notary, Oath Commissioner or other public authorities as if the same were

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Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Additional District Sub-Registrar
BURDWAN

27 JUN 2023

Pradip Kr. Chandra

Shyama chandra

JAI MATA DI CONSTRUCTION
Purbasha Bagchi
Sunanda Gutnagar Bhattacharjee
Sanjit Kumar Saha
PARTNER

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duly executed by us and to do and perform all or any act/s , connection therewith, as may be necessary or expedient if such shall be necessary as fully and effectually as could be done by us personally.

8. To receive for safe custody various deeds, documents, consents, applications, receipts and discharges for moneys received on our behalf, assurances or any other instrument requiring our signatures and signed by the attorney under these presents and hand over the same to us for safe custody.

9. To represent us if necessary before all courts of law in any legal proceeding that may arise in consequence of the development of the said immoveable property and for that purpose to engage and appoint any Solicitor or Advocate or Advocates or Counsel and to give instructions to them on our behalf for the purpose of conducting the litigation/s, if any , as our said attorney shall think fit & proper to do so, whether as plaintiff/s or defendant/s, or as appellant/s or respondent/s, as the case may be.

10. To sign , verify and affirm by affidavit if the occasion so arises, of all plaints, written statements, petitions, Memorandum of Appeal, stay applications and all other deeds or documents or receipts or discharges of money received on our behalf or any other instrument requiring our signatures in connection with and all acts deeds and things in connection therewith and lawfully done by our said attorney shall be construed as being signed and/or executed by us and/or done by us.

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Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

অতিরিক্ত জেলা যুগ্ম নিবন্ধক, বর্ধমান, জেলা-পূর্ব বর্ধমান

Additional District Sub-Registrar
BURDWAN

27 JUN 2023

Pradip Kr. Chandra

Shyama Chandra

JAI MATA DI CONSTRUCTION
Purnendu Bachar
Sumanta Ghosh Dastidar
Amit Kumar Saha
PARTNER

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11. To execute and effect demolition of the existing structures as mentioned in the Schedule below, all repairs , alterations, constructions, major or minor that may be deemed necessary for the purpose of maintenance of the Schedule mentioned property and to appoint surveyors, to engage plumbers, contractors, job-men, technicians and engineers for such purpose and to enter into contracts for the same in our names.

12. To pay all the taxes to the concern authority relating to the said property until the completion of the said building.

13. To file and receive back documents , to deposit money by challan/s or receipt/s and to withdraw money from any Court cases or from any office or offices and to grant proper acknowledgement receipt and to receive the consideration amount from the intending purchasers .

14. To apply for inspection of and to inspect any judicial records any records of any office or offices.

15. In our names and on our behalf to sign and execute any document and / or any agreement, deed of conveyance or conveyances of transfer of our said Schedule properties and / or any part thereof towards the intending purchaser/s and/or transferee/s of any portion of our said properties together with the structures /units / flats / parking spaces/ basement/commercial unit of the building to be erected thereon and / or to be constructed thereon (in pursuance of the said Registered Development Agreement dated 28.04.2023) and along with proportionate share/s of the

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Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Additional District Sub-Registrar
BURDWAN

27 JUN 2023

Pradip Kr. Chakraborty

Shyama Chandra

JAI MATA DI CONSTRUCTION
PARTNER

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scheduled land & any easement attached thereto, in any manner, for such consideration as may be agreed to by our Attorney in their/his/its absolute discretion and to present the said document/s and / or the said agreement/s and/or to present the said deed/s of conveyance or conveyances of transfer before any Registrar (having proper jurisdiction) for registration of the same for conveying our every interest thereto fully and effectually.

However, though our said Attorney on our behalf shall negotiate, settle and accept any consideration amount from the intending purchaser/s and/or the transferee/s , they/he/it shall in every case of such acceptance, shall keep a proper accounts for the same and shall only be entitled to sell and/or transfer only its/ his/their allocation/s (as mentioned in the said **Registered Development/Construction Agreement Dated 28.04.2023, being Registered Deed No. 4408 for the year 2023 of A.D.S.R. Burdwan & as also mentioned in the Supplementary Agreement of Allocation dated 13.06.2023, being Registered Deed No. 4681 for the year 2023 of A.D.S.R. Burdwan**).

Further, our said Attorney in pursuance of the said Registered **Development / Construction Agreement Dated 28.04.2023, being Deed No. 4408 For the year 2023 of A.D.S.R., Bardhaman,** shall always have the power to make development of our said Schedule property/properties in all intent.

AND GENERALLY to do execute and perform any other act, matter of things whatsoever as may be considered necessary by our

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Additional District Sub-Registrar
BURDWAN

27 JUN 2023

Pradip Kr. Dandar

Shyama Chandra

JAI MATA DI CONSTRUCTION
PARTNER

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said attorney in relation to the said Scheduled property as fully and effectually in all respect as we ourselves could do the same if we were personally present.

And We, hereby agree and undertake to ratify and confirm all and whatsoever the ATTORNEY shall do or purport to do by virtue of this General Power of Attorney/Development Power Of Attorney in respect of the said property/properties as also mentioned in the Schedule herein below, together with any structures there on.

SCHEDULE (ABOVE REFERRED TO)

All that the **"Bastu"** class of land measuring a total area of **3600 (Three Thousand Six Hundred) Sq.Ft.** (more or less) lying and situated within the Burdwan Municipality, bearing **Holding No. 134** of **Ward No. 14,** Mohalla – C.N.P. West Para, also appertaining to the **R.S. Plot No. 618** , under **R.S. Khatian No. 176,** corresponding to the **L.R. Plot No. 1206 (One Thousand Two Hundred Six)** under present **L.R. Khatian No. 3293 & 3294** of **Mouza – Balidanga**, J.L. No. 35, P.S. – Burdwan Sadar, District - Purba Bardhaman .

Butted and bounded :

To the **North** : by about 12'-0" wide Metal Road (UMR14);

To the **South** : by Open Land of Friends' Club,

To the **East** : by house of others,

To the **West** : by house of others.

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Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Additional District Sub-Registrar
BURDWAN

27 JUN 2023

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IN WITNESS WHEREOF We, **the Principals** & **the Attorney above named**, have executed this General/Development Power of Attorney on this the 27th day of June , 2023.

In the presence of :

Witnesses

1. Dilipendra Bhimeali
S/o Dilip Bhimeali
Fehlabad, Burwa

2. Ashok Saha
S/o Adhir Saha
Burojipur Bazar
Burdwan

3. Biplab Bhattacharya
S/o Lt. Mahadev Bhattacharya
Bahirsarbamangala Para,
Burdwan.

Pradip Kr. Chandra,

Shyama chandra

Signatures of the Principals

JAI MATA DI CONSTRUCTION
Biswajit Barkar
Suvajit Ghosh Director
Amit Kumar Sankar
PARTNER

Signature/s of the Attorney

Drafted by me

Saurav Roy
(Saurav Roy)
Advocate
Enrol. No. WB/369 of 1998
District Judges' Court, Purba Bardhaman

Computerised typed by:

(Sandip Roy)
"SOLUTIONS"
Court Compound (South), Burdwan

Additional District Sub-Registrar
BURDWAN

27 JUN 2023

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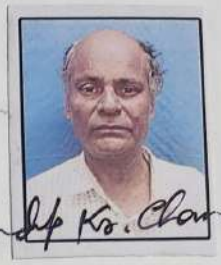
Right Hand Impression	Thumb	Index	Middle	Ring	Little



Pradip Kr. Chandra

SIGNATURE Pradip Kr. Chandra

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Shyamachandra

SIGNATURE Shyama chandra

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Right Hand Impression	Thumb	Index	Middle	Ring	Little

Biswajit Barkar

SIGNATURE Biswajit Barkar

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Additional District Sub-Registrar
BURDWAN
27 JUN 2023

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Right Hand Impression					

Suvojit Ghosh Dastidar

SIGNATURE Suvojit Ghosh Dastidar

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Amit kumar Sarkar

SIGNATURE Amit kumar Sarkar

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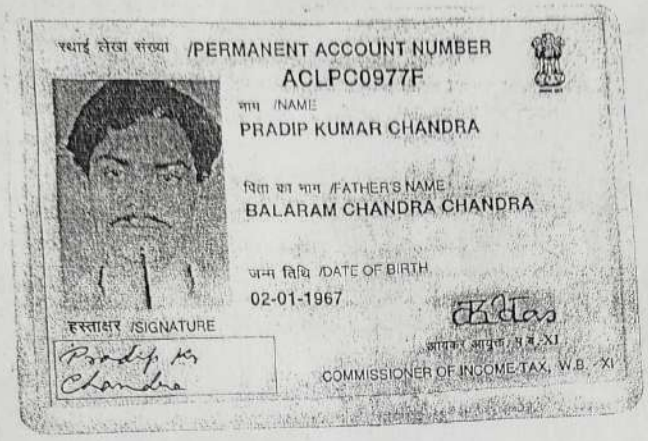
Right Hand Impression					

Dibyendu Bhowmali

SIGNATURE Dibyendu Bhowmali

Additional District Sub-Registrar
BURDWAN

27 JUN 2023



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACLPC0977F

नाम /NAME

PRADIP KUMAR CHANDRA

पिता का नाम /FATHER'S NAME

BALARAM CHANDRA CHANDRA

जन्म तिथि /DATE OF BIRTH

02-01-1967

हस्ताक्षर /SIGNATURE

Pradip Kr Chandra

आयकर आयुक्त / W.B.-XI

COMMISSIONER OF INCOME-TAX, W.B.-XI

Pradip Kr. Chandra

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1058/78966/03198

To

প্রদীপ কুমার চন্দ্র

Pradip Kumar Chandra

S/O: Balaram Chandra Chandra

BARONILPUR ROAD

Burdwan - I

Sripalli

Burdwan - I Bardhaman

West Bengal 713103

13/11/2013

79845100

MN798451006FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

2312 7767 7396

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

প্রদীপ কুমার চন্দ্র

Pradip Kumar Chandra

জন্মতারিখ / DOB : 02/01/1967

পুরুষ / Male

2312 7767 7396

আধার – সাধারণ মানুষের অধিকার

Pradip Kr. Chandra

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHYAMA CHANDRA

ANANDA DAS

17/05/1978

Permanent Account Number

AGLPC1674M

Shyama chandra

Signature

Shyama chandra

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1058/78966/03200

To

শ্যামা চন্দ্র

Shyama Chandra

W/O: Pradip Kumar Chandra

BARONILPUR ROAD

Burdwan - I

Sripalli

Burdwan - I Bardhaman

West Bengal 713103

16/10/2013

52760301

MN527603017FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

5536 9682 1174

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

শ্যামা চন্দ্র

Shyama Chandra

পিতা : আনন্দ দাস

Father : ANANDA DAS

জন্মতারিখ / DOB : 17/05/1978

মহিলা / Female

5536 9682 1174

আধার – সাধারণ মানুষের অধিকার

Shyama chandra

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AASFJ3876B

नाम / Name
JAI MATA DI CONSTRUCTION

07072022

निगमन / गठन की तारीख
Date of Incorporation / Formation
09/06/2022

JAI MATA DI CONSTRUCTION
Biswajit Sarkar
Surajit Ghosh Dastidar
Amit Kumar Sarkar
PARTNER

আধার

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

তালিকাভুক্তির আই ডি / Enrollment No.: 1058/20114/15220

To
বিশ্বজিত সরকার
Biswajit Sarkar
S/O: Hiren Sarkar
CHOTONILLPUR
CHOTOBALIDANGA
Burdwan - I
Sripalli
Burdwan - I Bardhaman
West Bengal 713103

01/10/2013

48562763

MN485627633FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

3543 3493 3600

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

বিশ্বজিত সরকার
Biswajit Sarkar
জন্মতারিখ / DOB : 27/08/1977
পুরুষ / Male

3543 3493 3600

আধার – সাধারণ মানুষের অধিকার

Biswajit Sarkar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BKTPS9545Q

नाम / Name
BISWAJIT SARKAR

पिता का नाम / Father's Name
HIREN SARKAR

जन्म की तारीख
Date of Birth
27/08/1977

हस्ताक्षर / Signature

04012020

Biswajit Sarkar

ভারত সরকার
Government of India

শুভজিৎ ঘোষ দস্তিদার
Suvajit Ghosh Dastidar
জন্মতারিখ/DOB: 02/09/1990
পুরুষ/ MALE

Issue Date: 18/03/2021

9778 2104 7900

VID : 9157 7325 8752 7515

আমার আধার, আমার পরিচয়

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

আধার

ঠিকানা:
সি/ও: শঙ্কর ঘোষ দস্তিদার, বড়োনীলপুর গভ কলোনী, জাগরণী সংঘ ক্লাবের নিকটে, বর্দ্ধমান (এম), বর্দ্ধমান,
পশ্চিম বঙ্গ - 713103

Address:
C/O: Sankar Ghosh Dastidar, Baranilpur Govt Colony, Near Jagarani Sangha Club, Barddhaman (m), Barddhaman, West Bengal - 713103

9778 2104 7900

VID : 9157 7325 8752 7515

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

Suvajit Ghosh Dastidar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUVAJIT GHOSHDASTIDAR

SANKAR GHOSH DASTIDAR

29/08/1990

Permanent Account Number

BPPPD0285R

Signature

Suvajit Ghosh Dastidar

भारत सरकार
Government of India

Dibendu Bhunmali
Date of Birth/DOB: 20/04/1990
Male/ MALE

Issue Date: 26/11/2016

6706 0426 2593
VID : 9109 2883 5583 6777

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O: Dilip Bhunmali, hanchari road, khudiram pally, Barddhaman (m), Barddhaman, West Bengal - 713103

6706 0426 2593
VID : 9109 2883 5583 6777

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

Debendra Bhunmali

भारत सरकार
Government of India

Amit Kumar Sonkar
Date of Birth/DOB: 25/01/1984
Male/ MALE

7443 4272 5447
VID : 9136 4918 0243 4103
मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
C/O: Dilip Kumar Sonkar, KALIBAZAR WEST LANE, Burdwan - 1, Purba Bardhaman, West Bengal - 713101

7443 4272 5447
VID : 9136 4918 0243 4103
1947 | help@uidai.gov.in | www.uidai.gov.in

Amit Kumar Sonkar


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AMIT KUMAR SONKAR
DILIP KUMAR SONKAR
25/01/1984
Permanent Account Number
AXJPS2762D
Signature
4000
41
UPC2718

Amit Kumar Sonkar

Major Information of the Deed

Deed No :	I-0203-05234/2023		
Query No / Year	0203-8001618446/2023	Date of Registration	27/06/2023
Query Date	22/06/2023 5:24:45 PM	Office where deed is registered	
Applicant Name, Address & Other Details	SOURAV ROY Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, Mobile No. : 8617625111, Status :Advocate	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Transaction			
[0138] Sale, Development Power of Attorney after Registered Development Agreement		Additional Transaction	
Set Forth value			
Rs. 38,00,000/-		Market Value	
		Rs. 42,75,009/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020304408/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W14, Mouza: Balidanga, , Ward No: 14, Holding No:134, CNP WEST PARA Pin Code : 713103

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-1206	LR-3293	Bastu	Bastu	1887.12 Sq Ft	20,00,000/-	22,40,959/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1206	LR-3294	Bastu	Bastu	1712.88 Sq Ft	18,00,000/-	20,34,050/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			8.25Dec	38,00,000 /-	42,75,009 /-	
	Grand Total :				8.25Dec	38,00,000 /-	42,75,009 /-	

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr PRADIP KUMAR CHANDRA (Presentant) Son of Late BALARAM CHANDRA CHANDRA Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office	 27/06/2023	 LTI 27/06/2023	Pradip Kr. Chandra 27/06/2023
	BARANILPUR ROAD, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ACxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mrs SHYAMA CHANDRA Wife of Mr PRADIP KUMAR CHANDRA Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office	 27/06/2023	 LTI 27/06/2023	Shyamachandra 27/06/2023
	BARANILPUR ROAD, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AGxxxxxx4M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**JAI MATA DI CONSTRUCTION** KALIBAZAR WEST LANE, WARD NO. 9 OF THE BURDWAN MUNICIPALITY, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 , PAN No.:: AAxxxxxx6B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl. No.	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr BISWAJIT SARKAR Son of Late HIREN SARKAR Date of Execution - 27/06/2023, , Admitted by: Self, Date of Admission: 27/06/2023, Place of Admission of Execution: Office	 Jun 27 2023 3:55PM	 LTI 27/06/2023	27/06/2023
	CHOTONILPUR,CHOTOBALIDANGA, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKxxxxxx5Q,Aadhaar No Not Provided Status : Representative, Representative of : JAI MATA DI CONSTRUCTION (as PARTNER)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr SUVAJIT GHOSH DASTIDAR Son of Mr SANKAR GHOSH DASTIDAR Date of Execution - 27/06/2023, , Admitted by: Self, Date of Admission: 27/06/2023, Place of Admission of Execution: Office	 Jun 27 2023 3:55PM	 LTI 27/06/2023	27/06/2023
	BARANILPUR GOVERNMENT COLONY, NEAR JAGARANI SANGHA CLUB, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BPxxxxxx5R,Aadhaar No Not Provided Status : Representative, Representative of : JAI MATA DI CONSTRUCTION (as PARTNER)			
3	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr AMIT KUMAR SONKAR Son of Mr DILIP KUMAR SONKAR Date of Execution - 27/06/2023, , Admitted by: Self, Date of Admission: 27/06/2023, Place of Admission of Execution: Office	 Jun 27 2023 3:55PM	 LTI 27/06/2023	27/06/2023
	BOHILAPARA, BURDWAN, PRESENTLY OF KALIBAZAR WEST LANE, BURDWAN, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx2D,Aadhaar No Not Provided Status : Representative, Representative of : JAI MATA DI CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIBYENDU BHUIMALI Son of Mr DILIP BHUIMALI ICHALABAD, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103			
	27/06/2023	27/06/2023	27/06/2023

Identifier Of Mr PRADIP KUMAR CHANDRA, Mrs SHYAMA CHANDRA, Mr BISWAJIT SARKAR, Mr SUVAJIT GHOSH DASTIDAR, Mr AMIT KUMAR SONKAR

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs SHYAMA CHANDRA	JAI MATA DI CONSTRUCTION-4.32466 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr PRADIP KUMAR CHANDRA	JAI MATA DI CONSTRUCTION-3.92536 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W14, Mouza: Balidanga, , Ward No: 14, Holding No:134, CNP WEST PARA Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1206, LR Khatian No:- 3293	Owner:শ্যামা চন্দ্র, Gurdian:প্রদীপ কুমার চন্দ্র, Address:নিজ , Classification:বাস্তু, Area:0.04200000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1206, LR Khatian No:- 3294	Owner:প্রদীপ কুমার চন্দ্র, Gurdian:বলরাম চন্দ্র চন্দ্র, Address:নিজ , Classification:বাস্তু, Area:0.03800000 Acre,	Owner Name not selected by applicant.

On 22-06-2023

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 42,75,009/-

Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

On 27-06-2023

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 14:00 hrs on 27-06-2023, at the Office of the A.D.S.R. Bardhaman by Mr PRADIP KUMAR CHANDRA , one of the Executants.

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

Execution is admitted on 27/06/2023 by 1. Mr PRADIP KUMAR CHANDRA, Son of Late BALARAM CHANDRA CHANDRA, BARANILPUR ROAD, P.O: SRIPALLY, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Professionals, 2. Mrs SHYAMA CHANDRA, Wife of Mr PRADIP KUMAR CHANDRA, BARANILPUR ROAD, P.O: SRIPALLY, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Others

Indetified by Mr DIBYENDU BHUIMALI, , , Son of Mr DILIP BHUIMALI, ICHALABAD, P.O: SRIPALLY, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business

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

Execution is admitted on 27-06-2023 by Mr BISWAJIT SARKAR, PARTNER, JAI MATA DI CONSTRUCTION, KALIBAZAR WEST LANE, WARD NO. 9 OF THE BURDWAN MUNICIPALITY, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr DIBYENDU BHUIMALI, , , Son of Mr DILIP BHUIMALI, ICHALABAD, P.O: SRIPALLY, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business

Execution is admitted on 27-06-2023 by Mr SUVAJIT GHOSH DASTIDAR, PARTNER, JAI MATA DI CONSTRUCTION, KALIBAZAR WEST LANE, WARD NO. 9 OF THE BURDWAN MUNICIPALITY, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr DIBYENDU BHUIMALI, , , Son of Mr DILIP BHUIMALI, ICHALABAD, P.O: SRIPALLY, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business

Execution is admitted on 27-06-2023 by Mr AMIT KUMAR SONKAR, PARTNER, JAI MATA DI CONSTRUCTION, KALIBAZAR WEST LANE, WARD NO. 9 OF THE BURDWAN MUNICIPALITY, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr DIBYENDU BHUIMALI, , , Son of Mr DILIP BHUIMALI, ICHALABAD, P.O: SRIPALLY, Thana: Bardhaman
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 20691, Amount: Rs.50.00/-, Date of Purchase: 21/06/2023, Vendor name: Sanjay Acharyya

Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2023, Page from 139508 to 139544

being No 020305234 for the year 2023.

Seal of the Additional District Sub Registrar, Burdwan, District Burdwan

Digitally signed by SANJIT SARDAR
Date: 2023.07.10 14:52:33 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 2023/07/10 02:52:33 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Bardhaman

West Bengal.

(This document is digitally signed.)