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

District Sub-Registrar II
Alipore, South 24 Parganas

04 NOV 2020

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, I, SMT. MADHURI SINHA, (PAN- BFWPS8065R), (Aadhaar No. 6570-3086-3241), wife of Soumitra Sinha, daughter of Amita Bose, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at 25, Chakraberia Lane, Post Office and Police Station- Ballygunge, Kolkata- 700020, hereinafter called and referred to as the **OWNER/ PRINCIPAL** (which terms or expression shall

unless excluded by or repugnant to the subject or context shall be deemed to mean and include her legal heirs, successors, executors, administrators, legal representatives, nominees and/or assigns) of the ONE PART;

AND

BUILDS REALITY CONSTRUCTION (PAN- AAVFB7400J), a Partnership Firm, having its Office at 41, Lake Place, Kolkata- 700029, now known as 41, Jyotish Chandra Guha Sarani, Police Station- Tollygunge, Kolkata- 700029 and also its administrative office at 367, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045, represented by its Partners namely- (1) BIDHAN RUDRA, (PAN- AGOPR8800K), (Aadhaar No. 4025-2563-0800), son of Late N. C. Rudra, by faith- Hindu, by occupation- Business, by nationality- Indian, of 757, Jogendra Garden, Post Office- Kasba, Police Station- Kasba, Kolkata- 700078, (2) JOYDEEP MUKHERJEE, (PAN- AIOPM3834C), (Aadhaar No. 9885-5318-8521), son of Dr. N. G. Mukherjee, by faith- Hindu, by occupation- Business, by nationality- Indian, of 367, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045, (3) ASOKE RAKSHIT (PAN- ACYPR2763H), (Aadhaar No. 9273-3755-0259) and (4) DEBASISH RAKSHIT (PAN- ACYPR2657J), (Aadhaar No. 2300-0309-5245), both

sons of Late Aswini Kumar Rakshit, both by faith- Hindu, both by occupation- Business, both by nationality- Indian, both are residing at N-238/3, Fathepur 2nd Lane, Post Office and Police Station- Garden Reach, Kolkata- 700024, hereinafter called and referred to as the **'DEVELOPER/ ATTORNEY'** (which terms or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor-in-office, executor-in-office, administrators, legal representatives, nominee/ nominees and/or assigns) of the **OTHER PART**;

SEND GREETINGS :

WHEREAS Natulal Choudhury and Chatulal Choudhury, both sons of Late Sitanath Choudhury were the lawful joint owners and occupiers by way of inheritance ALL THAT piece and parcel of land measuring an area 6 (six) Cottahs be the same a little more or less, together with structures standing thereon, lying and situated in Premises No. 25, Chakraberia Lane, Division- VI, Sub-Division K, of Mouza- Chakraberia, Post Office and Police Station- Ballygunge, Kolkata- 700020, within the limits of the Kolkata Municipal Corporation, under Ward No. 69, in the District of South 24-Parganas;

AND WHEREAS the said Chatulal Choudhury while seized and possessed of his undivided $\frac{1}{2}$ (half) share in the said property sold, transferred and conveyed the aforesaid property to his brother Natulal Chowdhury, by virtue of a registered Deed of Sale, dated 20th August 1928, registered in the Office of District Sub-Registrar of Alipore Sadar and recorded in Book No. 1, Volume No. 55, Pages 190 to 196, Being No. 3816 for the year 1928 free from all encumbrances;

AND WHEREAS said Natulal Choudhury son of Sitanath Choudhury thus became the sole absolute and sixteen annas owner, occupier and title holder in respect of ALL THAT piece and parcel of land measuring an area 6 (six) Cottahs be the same a little more or less, together with a structure standing thereon, lying and situated in Premises No. 25, Chakraberia Lane, Division- VI, Sub-Division K, of Mouza- Chakraberia, Post Office and Police Station- Ballygunge, Kolkata- 700020, within the limits of the Kolkata Municipal Corporation, under Ward No. 69, under A.D.S.R. and D.S.R.-I, Alipore, in the District of South 24-Parganas, hereinafter called and referred to as the '*said property*', by way of purchase from the then legal owner and occupier namely Sri Chatulal Choudhury by virtue of a registered Deed, dated 28th August 1928, registered in the Office of District Sub-Registrar of Alipore Sadar and recorded in Book No. 1, Volume No. 55, Pages 190

to 196, Being No. 3816 for the year 1928 and also by way of inheritance and had been in peaceful possession and enjoyment of the same free from all encumbrances and charges;

AND WHEREAS the said Natulal Choudhury son of Sitanath Choudhury while had been in peaceful possession and enjoyment of his aforesaid property died intestate leaving behind him surviving his only one daughter namely- Amita Bose (nee Choudhury) as his only legal heir and successor who inherited the aforesaid property left by Natulal Choudhury, since deceased, as per Hindu law of Succession;

AND WHEREAS thus the said Amita Bose became the sole and absolute sixteen annas owner and while had been in peaceful possession and enjoyment of the said property duly mutated her name in the Office of the then Calcutta Municipal Corporation being Premises No. 25, Chakrabere Lane, mailing address Premises No. 25, Chakraberia Lane, Kolkata- 700020, at present within the limits of the Kolkata Municipal Corporation, under Ward No. 69, having Assessee No. 110691000760, Post Office and Police Station- Ballygunge, Kolkata- 700020, in the District of South 24-Parganas, by paying taxes and other outgoings and had been enjoying the said property free from all encumbrances;

AND WHEREAS the said Smt. Amita Bose while had been in peaceful possession and enjoyment of the said property being **ALL THAT** piece and parcel of land measuring an area 6 (six) Cottahs be the same a little more or less which is physically measuring an area **6 (six) Cottahs** be the same a little more or less, together with a old dilapidated structure standing thereon measuring about 2640 Square Feet in the Ground Floor, 2124 Square Feet in the First Floor and 1230 Square Feet in the Second Floor, totaling **5994 Square Feet** be the same a little more or less, lying and situated at Premises No. 25, Chakrabere Lane, mailing address Premises No. 25, Chakraberia Lane, Kolkata- 700020, at present within the limits of the Kolkata Municipal Corporation, under Ward No. 69, having Assessee No. 110691000760, Post Office and Police Station- Ballygunge, Kolkata- 700020, in the District of South 24-Parganas, gifted the same to her only daughter namely Smt. Madhuri Sinha, by virtue of a registered Deed of Gift, dated 28.09.2020, registered in the Office of the District Sub-Registrar-II, Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1602-2020, Pages from 203126 to 203154, Being No. 160205267 for the year 2020 and also delivered khas possession thereon free from all encumbrances and charges;

AND WHEREAS thus the said Madhuri Sinha became the lawful owner and occupier of **ALL THAT** piece and parcel of land physically measuring an area **6 (six) Cottahs** be the same a little more or less, together with a old dilapidated structure standing thereon measuring about 2640 Square Feet in the Ground Floor, 2124 Square Feet in the First Floor and 1230 Square Feet in the Second Floor, totaling **5994 Square Feet** be the same a little more or less, lying and situated at Premises No. 25, Chakrabere Lane, mailing address Premises No. 25, Chakraberia Lane, Kolkata- 700020, at present within the limits of the Kolkata Municipal Corporation, under Ward No. 69, having Assessee No. 110691000760, Post Office and Police Station- Ballygunge, Kolkata- 700020, in the District of South 24-Parganas, which is more fully and particularly described in the *Schedule-'A'* hereunder written and hereinafter called and referred to as the '*said property*', free from all encumbrances;

AND WHEREAS thus the Smt. Madhuri Singha, the Owner/First Party herein became the owner, occupier and title holder by way of Gift being seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land physically

measuring an area **6 (six) Cottahs** be the same a little more or less, together with a old dilapidated structure standing thereon measuring about 2640 Square Feet in the Ground Floor, 2124 Square Feet in the First Floor and 1230 Square Feet in the Second Floor, totaling **5994 Square Feet** be the same a little more or less, lying and situated at Premises No. 25, Chakrabere Lane, mailing address Premises No. 25, Chakraberia Lane, Kolkata- 700020, at present within the limits of the Kolkata Municipal Corporation, under Ward No. 69, having Assessee No. 110691000760, Post Office and Police Station- Ballygunge, Kolkata- 700020, in the District of South 24-Parganas, which is more fully and particularly described in the *Schedule-'A'* hereunder written and hereinafter called and referred to as the '*said property*' and by paying all taxes and outgoings enjoying the said property, free from all encumbrances;

AND WHEREAS the said Smt. Madhuri Sinha, the Owner/ Principal herein had been in peacefully possession and enjoyment of the said property by paying all taxes and outgoings and enjoying the said property, free from all encumbrances;

AND WHEREAS the Owner/Principal herein with an intention to develop her entire property being ALL THAT piece and parcel of land physically measuring an area **6 (six) Cottahs** be the same a little more or less, together with a old dilapidated structure standing thereon measuring about 2640 Square Feet in the Ground Floor, 2124 Square Feet in the First Floor and 1230 Square Feet in the Second Floor, totaling **5994 Square Feet** be the same a little more or less, lying and situated at Premises No. 25, Chakrabere Lane, mailing address Premises No. 25, Chakraberia Lane, Kolkata- 700020, at present within the limits of the Kolkata Municipal Corporation, under Ward No. 69, having Assessee No. 110691000760, Post Office and Police Station- Ballygunge, Kolkata- 700020, in the District of South 24-Parganas, which is more fully and particularly described in the *Schedule-'A'* hereunder written, had entered into a Development Agreement, dated 14.10.2020 with the Developer/Attorney herein and the said Development Agreement was registered in the office of the District Sub-Registrar-II, at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1602-2020, Pages from 219389 to 219454, Being No. 160205728 for the year 2020;

AND WHEREAS the Principal is absolutely seized and possessed of the *Schedule-'A'* property and by virtue of a Development Agreement,

dated 14.10.2020 the Principal have already granted exclusive right of Development of said *Schedule-'A'* property in favour of **BUILDS REALITY CONSTRUCTION** (PAN- AAVFB7400J), a Partnership Firm, having its Office at 41, Lake Place, Kolkata- 700029, now known as 41, Jyotish Chandra Guha Sarani, Police Station- Tollygunge, Kolkata- 700029 and also its administrative office at 367, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045, represented by its Partners namely- (1) **BIDHAN RUDRA**, (PAN- AGOPR8800K), (Aadhaar No. 4025-2563-0800), son of Late N. C. Rudra, by faith- Hindu, by occupation- Business, by nationality- Indian, of 757, Jogendra Garden, Post Office- Kasba, Police Station- Kasba, Kolkata- 700078, (2) **JOYDEEP MUKHERJEE**, (PAN- AIOPM3834C), (Aadhaar No. 9885-5318-8521), son of Dr. N. G. Mukherjee, by faith- Hindu, by occupation- Business, by nationality- Indian, of 367, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045, (3) **ASOKE RAKSHIT** (PAN- ACYPR2763H), (Aadhaar No. 9273-3755-0259) and (4) **DEBASISH RAKSHIT** (PAN- ACYPR2657J), (Aadhaar No. 2300-0309-5245), both sons of Late Aswini Kumar Rakshit, both by faith- Hindu, both by occupation- Business, both by nationality- Indian, both are residing at N-238/3, Fathepur 2nd Lane, Post Office and Police Station- Garden Reach, Kolkata- 700024, in consideration of the *Schedule-'C'*

hereunder written and the Owner will liable to get the *Schedule-'B'* property hereunder written;

AND WHEREAS for the purpose of development of the said *Schedule-'A'* property and for the purpose of giving effect to implementation of the said Development Agreement the Principal is desirous of appointing, nominating and constituting the said Attorney **BUILDS REALITY CONSTRUCTION** (PAN- AAVFB7400J), a Partnership Firm, having its Office at 41, Lake Place, Kolkata- 700029, now known as 41, Jyotish Chandra Guha Sarani, Police Station- Tollygunge, Kolkata- 700029 and also its administrative office at 367, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045, represented by its Partners namely- **(1) BIDHAN RUDRA**, (PAN- AGOPR8800K), (Aadhaar No. 4025-2563-0800), son of Late N. C. Rudra, by faith- Hindu, by occupation- Business, by nationality- Indian, of 757, Jogendra Garden, Post Office- Kasba, Police Station- Kasba, Kolkata- 700078, **(2) JOYDEEP MUKHERJEE**, (PAN- AIOPM3834C), (Aadhaar No. 9885-5318-8521), son of Dr. N. G. Mukherjee, by faith- Hindu, by occupation- Business, by nationality- Indian, of 367, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045, **(3) ASOKE RAKSHIT** (PAN- ACYPR2763H), (Aadhaar No. 9273-3755-0259) and **(4) DEBASISH**

RAKSHIT (PAN- ACYPR2657J), (Aadhaar No. 2300-0309-5245), both sons of Late Aswini Kumar Rakshit, both by faith- Hindu, both by occupation- Business, both by nationality- Indian, both are residing at N-238/3, Fathepur 2nd Lane, Post Office and Police Station- Garden Reach, Kolkata- 700024, to do the following acts, deeds and things on behalf of the Principal;

NOW KNOWN YE BY THESE PRESENTS I, SMT. MADHURI SINHA, (PAN- BFWPS8065R), (Aadhaar No. 6570-3086-3241), wife of Soumitra Sinha, daughter of Amita Bose, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at 25, Chakraberia Lane, Post Office and Police Station- Ballygunge, Kolkata- 700020, do hereby and hereunder nominate, appoint and constitute **BUILDS REALITY CONSTRUCTION** (PAN- AAVFB7400J), a Partnership Firm, having its Office at 41, Lake Place, Kolkata- 700029, now known as 41, Jyotish Chandra Guha Sarani, Police Station- Tollygunge, Kolkata- 700029 and also its administrative office at 367, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045, represented by its Partners namely- **(1) BIDHAN RUDRA**, (PAN- AGOPR8800K), (Aadhaar No. 4025-2563-0800), son of Late N. C. Rudra, by faith- Hindu, by occupation- Business, by nationality- Indian, of 757, Jogendra Garden, Post Office- Kasba,

Police Station- Kasba, Kolkata- 700078, (2) **JOYDEEP MUKHERJEE**, (PAN- AIOPM3834C), (Aadhaar No. 9885-5318-8521), son of Dr. N. G. Mukherjee, by faith- Hindu, by occupation- Business, by nationality- Indian, of 367, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045, (3) **ASOKE RAKSHIT** (PAN- ACYPR2763H), (Aadhaar No. 9273-3755-0259) and (4) **DEBASISH RAKSHIT** (PAN- ACYPR2657J), (Aadhaar No. 2300-0309-5245), both sons of Late Aswini Kumar Rakshit, both by faith- Hindu, both by occupation- Business, both by nationality- Indian, both are residing at N-238/3, Fathepur 2nd Lane, Post Office and Police Station- Garden Reach, Kolkata- 700024, to be my true and Lawful ATTORNEY for me, in my name and on my behalf, to do and execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things, that is to say;

- 1) To construct a new building on the said property according to the sanctioned and/or modified building plan as to be granted by the Kolkata Municipal Corporation in and upon the said property being K.M.C. Premises No. 25, Chakraberia Lane, Post Office and Police Station- Ballygunge, Kolkata- 700020 as described in the *Schedule-'A'* hereunder written.

- 2) To apply, submit, sign, issue and receive from the Kolkata Municipal Corporation/Kolkata Improvement Trust (KIT)/KMDA/CESC and/or any other Authority or Authorities concerned for such or relevant applications, maps, sanction plans in building department, modification plans U/R-26 of KMC, completion plan U/R-27 of K.M.C., under Section/Sub-Section 400, 401, including for additional floor of the K.M.C. Act including all the sub-sections and papers related to additional floors, writings, drawings, design, forms and/or any representation or representations, too, as or may be required in respect of the Premises by the said Attorney at his/their discretion shall think fit and proper for and on behalf of me in my name.
- 3) To deposit any fees, charges or any other amount on behalf of me which may have to be paid to the Kolkata Municipal Corporation and/or any other Authorities in respect of the said premises or at the *Schedule-'A'* mentioned property written hereunder.
- 4) To appoint Architect or Architects, Contractors, Masons, Labours, Plumbers, Engineers, Painters, Electricians, etc for the purpose of executing the construction of the proposed building

on the Said Property of the premises according to the sanctioned building plan and to terminate their service or services as and when required.

- 5) To apply before Electricity, Telephone, Water (KMC), Sewerage (KMC), Gas and Drainage, Lift installation (Directorate of Electricity Government of West Bengal), Government of West Bengal Fire and Emergency Services, Kolkata Police and any other connections of whatsoever manner or nature and for that purpose to sign, issue and receive all papers and/or documents and/or plans and/or Drawings and/or Designs and/or Sketches and/or Undertaking and/or Representations and/or all relevant documents etc of whatsoever manner of nature or may be thought to be necessary by the said Attorney before the various Department or Departments of the Kolkata Municipal Corporation and/or proper Authority or Authorities of various Public and/or Private and/or Government or Semi-Government organization and/or Autonomous Body or Bodies.
- 6) To sign and apply for and obtain necessary permissions and/or approvals and/or sanctions and/or licence from any statutory authority including the Fire Brigade and Authorized Officer

under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act and the West Bengal (Regulations of Promotion of Construction & Transfer by Promoters) Rules 1995 as well as appear and represent myself before the necessary authorities including Land Acquisition Department, District South 24-Parganas (South), P.W.D. Department, the Kolkata Metropolitan Development Authority and concerned Kolkata Police Station, South 24-Parganas and all other local authority or authorities in connection with the sanction, modification and/or alteration of plans, construction and development in respect of the above said property.

- 7) To supervise, manage, control and conduct all sorts of administration in respect of said premises fully described in the *Schedule-'A'* hereunder written and to handle all sorts of official matters, letters and correspondences arising in course of or in relation to all matters concerned with my said premises and for the purpose to sign and execute all papers, documents and application in my name and on my behalf for the purpose of construction and development on the *Schedule-'A'* mentioned hereunder.

- 8) To apply before Government of West Bengal, License Department to make application for permission of installation of lift and other allied works.

- 9) To sign, letters, correspondence and documents and to give and receive all papers, documents for sanction building Plan or Maps from the Kolkata Municipal Corporation, Urban Land Ceiling, KIT, Chief Valuer & Surveyor Department, Tax Assessment Department, West Bengal Fire & Emergency Service Department, Land Acquisition department and all other authority or authorities of Public and Private Sector and for that purpose to sign and grant proper effectual receipts and discharges thereof.

- 10) To sign application or applications and submit the same before the Kolkata Municipal Corporation for the purpose of mutation, assessment and regularization at tax related matters and to receive revenue, clearance certificate, tax clearance from the K.M.C. and all other concern department, to appear before the Hearing Officer for the purpose of hearing, to collect the K.M.C. mutation certificate and all other relevant documents in connection with mutation of the said premises and for that

purpose to sign and grant proper effectual receipts and discharges thereof.

- 11) To prepare, sign, execute, apply, submit plans or maps and to sign my name on the proposed building plans/maps in respect of the *Schedule-'A'* mentioned property and also authorized to revised or regularize the Building Sanctioned Plan from Kolkata Municipal Corporation, within the territorial limits of Kolkata Municipal Corporation, in its Ward No. 69, Kolkata and to sign and execute all papers, documents and application in my name and on my behalf.

- 12) For the aforesaid purpose to sign and to make and execute all application to the appropriate Government Department, Kolkata Municipal Corporation, Urban Land Ceiling, KIT approval, Chief Valuer & Surveyor Department, Tax Assessment Department, West Bengal Fire & Emergency Service Department and/or other authority or authorities competent for granting necessary Licenses, KMC Engineer Department for internal drainage sanction and external drainage connection and/or permission for sewerage, drainage, fire license, CESC electric connection in

the *Schedule-'A'* below property or any part thereof and to apply for and obtain necessary permission, if required in future.

13) To make affidavits and declaration, Indemnity Bonds and other writings before the Kolkata Municipal Corporation or before any other authority for the purpose of development on the *Schedule-'A'* mentioned property or any other Government department, if required.

14) To deposit any fees or any other charges which may has to be paid to the Kolkata Municipal Corporation and to any other authorities before starting and/or while in course of construction of the building mentioned in the *Schedule-'A'* hereunder and/or in any such other period of time.

15) To appoint engineers, architects and their agents and sub-contractors as the said Attorney shall think fit and proper and to make payment of their fees, charges of such Architects, Engineers and their agents and/or sub-contractor.

- 16) To pay all cost and expenses for the development of the said land and for construction and completion of the flats/units according to the said sanction plan from their fund.
- 17) To apply for drainage, sewerage, water supply, electric and telephone and any other connection and will sign all papers and/or documents and/or shall present as may be necessary by the said Attorney before the proper authority or authorities.
- 18) To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning my said property or any part thereof or concerning any thing in which I am the Owner before Government offices or in any civil, criminal, revenue, revisional jurisdiction including special jurisdiction of the High Court, Article 226 of the Constitution of India and to sign and verify all complaints, statements, accounts, notices and other judicial process, to execute any judgment and to appoint and engage any advocate at its cost and to sign and execute any vakalatnama and to act and plead.
- 19) To do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the said

property for the purpose of sanction of the Building Plan which I could have done lawfully under my own hands and seal, if I personally present.

20) To apply and obtain Sanctioned Building Plan or other permissions from the Kolkata Municipal Corporation and/or from other Public or Private Authorities for the purpose of construction of said multistoried building upon the *Schedule-'A'* property on my behalf.

21) To sell flats, units to any intending purchaser or purchasers after completion of the building and to receive sale proceeds from the said purchaser/s at the discretion of my said Attorney in respect of Developer's Allocation which is more fully and particularly mentioned in the *Schedule-'C'* hereunder written of newly proposed Multistoried building to be constructed on the *Schedule-'A'* property on our behalf and to execute and sign any Agreement for Sale and Deed of Conveyance in favour of the intending Purchaser/s and to grant money receipts on my behalf.

22) To sign, execute, appear, present and register, any deed of conveyance, agreement for sale, in favour of the intending purchaser/s, be present for registration in the registration offices viz. District Sub-Registrar at Alipore i.e. D.S.R.-I, Alipore, D.S.R.-II, Alipore, D.S.R.-III, Alipore, D.S.R.-IV, Alipore, D.S.R.-V, Alipore, South 24-Parganas and Additional District Sub-Registrar, Alipore, Additional Registrar of Assurance, Calcutta or any other Jurisdictionary registration offices and to sign and execute on my behalf in respect of the **Developer's Allocation** as described in the Schedule-'C' hereunder written and to sign IGR receipt on behalf of the Principal or my behalf.

23) To compromise all suits, appeals or any other legal proceedings of whatsoever manner or nature in any Court of law, Tribunal authority or whatsoever manner and of jurisdiction and to sign and verify all such applications and solemn thereof provided they do not cause any prejudice to the Principal.

24) To sign and receive and registered letter and/or letters, articles and/or any other documents in respect of the property mentioned in the Schedule-'A' written hereunder and to grant proper and effectual receipts in respect thereof.

- 25) To sign and execute all agreements and documents by the Attorney on behalf of the Principal as and when required and the same to be presented and registered before the concerned Registered office in respect of *Schedule-'C'* property hereunder written.
- 26) To make payment of the Municipal rates and taxes and other outgoings in respect of the property mentioned in the *Schedule* and/or any building or building to be constructed thereon and in that event the said Attorney shall incur any loss, liability or liabilities shall be recover from the fund/s of the attorney.
- 27) To give undertaking for tenants' rehabilitation to all concerned authorities including K.M.C. and to make tenants settlement with the existing tenants and to obtain NOC from the existing tenants on my behalf.

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the authorities herein contained which I could have lawfully do under my own hand and seal, if I personally present.

AND I HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever my said Attorney under this **POWER OF ATTORNEY** shall do in that behalf herein before contend shall lawfully do or perform or exercise, authorities and liberties hereby conferred upon, under and by virtue of this presents.

THE SCHEDULE-'A' ABOVE REFERRED TO

(Description of the Principal's/Owner's Property to be developed)

ALL THAT piece and parcel of land measuring an area **6 (six) Cottahs** be the same a little more or less, together with a old dilapidated structure standing thereon measuring about 2640 Square Feet in the Ground Floor, 2124 Square Feet in the First Floor and 1230 Square Feet in the Second Floor, totaling **5994 Square Feet** be the same a little more or less, lying and situated at Premises No. 25, Chakrabere Lane, mailing address Premises No. 25, Chakraberia Lane, Kolkata- 700020, at present within the limits of the Kolkata Municipal Corporation, under Ward No. 69, having Assessee No. 110691000760, Post Office and Police Station- Ballygunge, Kolkata- 700020, in the District of South 24-Parganas, together with all easement rights over, through and along with 26.7' feet wide Road

adjacent to the said Plot of Land, including all rights, title, interest, shares and possession in respect of the said Plot of Land and the said property is butted and bounded in the manner as follows :-

On the NORTH : By 16'-5" feet wide K.M.C. Road;

On the SOUTH : By Khirod Bhawan, Premises No. 24, Chakraberia Lane;

On the EAST : By 26'-7" feet wide Chakraberia Lane;

On the WEST : By Premises No. 26, Chakraberia Lane;

SCHEDULE-"B" ABOVE REFERRED TO

(Description of the Principal's/Owner's Allocation)

ALL THAT piece and parcel of one self contained Flat measuring about 800 (eight hundred) Square Feet of built-up area be the same a little more or less, on the **First Floor**, of the Southern Block, Back portion along with one Car Parking space on the Ground Floor, out of the total constructed area available in the said newly constructed multistoried building, excluding the staircase, lift area, lift lobby of the proposed building to be constructed as per building plan to be sanctioned regularized/ altered by the K.M.C. together with the common right of user of all common service areas, amenities and facilities of the proposed building together with undivided proportionate share in the land with the right to the remaining

constructed area constructed building on the *Schedule "A"* property, together with all right, title, interest and right of easement attached thereto forming out of the *Schedule-'A'* property AND apart from the above mentioned area, the Owner/ Principal herein is further entitled to get a non-refundable forfeit money in terms of the Development Agreement.

SCHEDULE-"C" ABOVE REFERRED TO


(Description of the Developer's Allocation)

ALL THAT piece and parcel of entire remaining total FAR or the total constructed area available according to Sanctioned Building Plan of the said newly constructed multistoried building in two phases/ blocks save and except the Flat on the First Floor measuring about 800 (eight hundred) Square Feet of built-up area and one Car Parking space on the Ground Floor under Owner's allocation of the said newly constructed multistoried building to be constructed in accordance with the Building Sanction Plan revised and/or altered plan obtained from the K.M.C., together with undivided proportionate share in the land with the right to the remaining constructed area constructed building on the *Schedule-"A"* property, together with all right, title, interest and right of easement attached thereto forming out of the *Schedule-'A'* property.

IN WITNESSES WHEREOF the PARTIES hereto signed, sealed and subscribed their respective hand and seal on this day 4th of November, 2020 (Two Thousand Twenty).

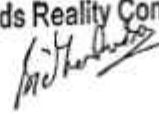
SIGNED AND DELIVERED by
the **PARTIES** at Kolkata
in presence of :

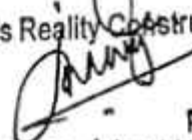
WITNESSES: -

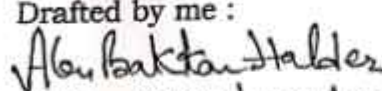
1) 
(S. K. Sinha)
25, Chakraborty Lane KOLKATA-700020

Madhuri Sinha
Signature of the **EXECUTANT/
OWNER/PRINCIPAL**

2) Bannali Ghosh
25, U. U. DUTTA Road
Behala Kol-700060.

Buils Reality Construction

Partner

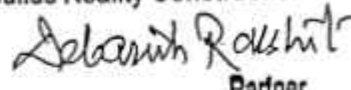
Buils Reality Construction

Partner
JOYDEEP MUKHERJEE.

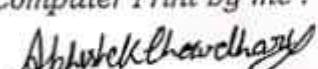
Drafted by me :

Emol No - P 1825/1821 of 2001
(Abu Bakkar Halder)
Advocate
Alipore Judges' Court,
Kolkata- 700 027

Buils Reality Construction

Partner

Signature of the **ATTORNEY/DEVELOPER**

Buils Reality Construction

Partner

Computer Print by me :

(ABHISHEK CHOWDHARY)
Alipore Judges' Court, Kol- 27



Name MADHURI SINHA..

Signature Madhuri Sinha

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



Name BIDHAN RUDRA...

Signature Bidhan Rudra

hi

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



Name JOYDEEP MUKHERJEE

Signature Joydeep Mukherjee

Joydeep

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













Name ASOKE RAKSHIT

Signature Asoke Rakshit

Asoke

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

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

Name ... DEBASISH RAKSHIT
 Signature ... Debasish Rakshit

		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
PHOTO	left hand					
	right hand					

Name
 Signature

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

Name
 Signature

आयकर विभाग
INCOME TAX DEPARTMENT

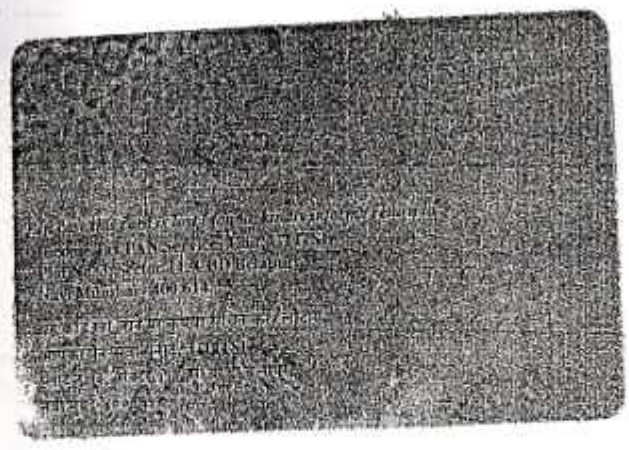
भारत सरकार
GOVT. OF INDIA

MADHURI SINHA
RABINDRA NATH BOSE
24/07/1996
Permanent Account Number
BFWPS8065R



Signature

Madhuri Sinha





ভারত সরকার
Government of India



মধুরী সিনহা
Madhuri Sinha
পিতা : রবীন্দ্র নাথ বোস
Father : Rabindra Nath Bose
জন্মতারিখ / DOB : 24/07/1956
মহিলা / Female



6570 3086 3241

স্বাধীনতা - সাধারণ মানুষের অধিকার

Madhuri Sinha



ভারতীয় পরিচয় পরিচয়: সাধিকরণ
Unique Identification Authority of India

ঠিকানা:
25, চক্রবর্তীনা পেন,
এল.আর.সারনী, কোলকাতা,
এল.আর.সারনী, পশ্চিম বঙ্গ,
700020

Address:
25, CHAKRABERIA LANE,
L.R.Sarani, Kolkata, L.r.sarani,
West Bengal, 700020

6570 3086 3241

1947
1408 300 1947

help@uidai.gov.in

www
www.uidai.gov.in



Buids Reality Construction
[Signature]
Partner

Buids Reality Construction
[Signature]
Partner

Buids Reality Construction
[Signature]
Partner

Buids Reality Construction
[Signature]
Partner



भारत सरकार
GOVERNMENT OF INDIA



জনকোষ মুখার্জী
Joydeep Mukherjee
পিতা : নিত্যগোপাল মুখার্জী
Father : NITYAGOPAL MUKHERJEE
জন্ম তারিখ - Year of Birth : 1967
পুরুষ / Male



9885 5318 8521



ভারতীয় পরিচয় প্রমাণকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা
১৫/১২, প্রিন্স গোলাম মফতাজ রোড
১৫/১২, গোল্ড গ্রীন, কোলকাতা
কলিকতা, ৭০০০৭৫

Address
25/12 PRINCE GOLAM
MAHAMMAD SHAH ROAD
Golf Green S O, Golf Green,
Kolkata, West Bengal
700095



১৫৭ ১২১ ১১৫



১৫৭০ ১৫৬ ৫১



১৫১ ১৫০ ৫১



১৫১ ১৫০ ৫১

১৫১৫১৫ - সাধারণ মানুষের অধিকার

Joydeep Mukherjee



भारत सरकार
GOVT. OF INDIA
भारत सरकार
GOVT. OF INDIA
INCOME TAX DEPARTMENT
JOYDEEP MUKHERJEE
NITYAGO PAL MUKHERJEE
22/07/1967
Permanent Account Number
AIOPM3834C
Signature

Joydeep Mukherjee



ভারত সরকার
Unique Identification Authority of India
Government of India

ভারত সরকার আই ডি/Enrollment No.: 1040/15530/29206

To
 বিধান রুদ্র
 Bidhan Rudra
 757 JOGENDRAMATH GARDEN SOUTH
 HALTU, HALTU S.O
 Haldia, Kolkata
 West Bengal 700078
 9433021902



আপনার অ্যাড্রেস সংখ্যা/ Your Aadhaar No. :

4025 2563 0800

আধার - সাধারণ মানুষের অধিকার

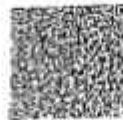


ভারত সরকার
 GOVERNMENT OF INDIA



বিধান রুদ্র
 Bidhan Rudra
 পিতা : বিধান রুদ্র
 Father : BIDHAN RUDRA
 জন্ম তারিখ : Year of Birth : 1960
 রাজ্য : State

4025 2563 0800



আধার - সাধারণ মানুষের অধিকার

Handwritten signature



Bidhan Rudra



सत्यमेव जयते

ভারত সরকার

Government of India

ভরসেলকৃত্বের অধিষ্ / Enrollment No. : 1040/20040/26359

To
Asoke Rakshit
বাবার ঠিকতা
N-238/3
FATHEPUR 2ND LANE
Garden Reach S.O
Garden Reach, Kolkata
West Bengal - 700024

18/02/2019



KL182983408DF
18298340



আপনার আধার সংখ্যা/ Your Aadhaar No. :

9273 3755 0259

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



বাবার ঠিকতা
Asoke Rakshit
পিতা : অস্বিনী কুমার রাক্ষিত
Father : ASVINI KUMAR RAKSHIT

জন্ম তারিখ/Year of Birth: 1951
পুংসু/Male

9273 3755 0259



আধার - সাধারণ মানুষের অধিকার

Asoke Rakshit

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

ASOKE RAKSHIT
ASWINI KUMAR RAKSHIT
06/02/1964
Permanent Account Number
ACYPR2763H

Asoke Rakshit
Signature



Income Tax PAN Service
Sector 11, GIDC, Gandhinagar,
Mumbai - 400 614

आयकर पैन सेवा केंद्र
अपेक्षित आयकर विभाग, मुंबई

Asoke Rakshit



ভারত সরকার

Government of India

ভাষিকাত্তির আই ডি / Enrollment No.: 1040/19640/63093

To
দেবশিথ রক্ষিত
Debasish Rakshit
N-238/3 FATHEPUR 2ND LANE
Garden Reach S.O
Garden Reach
Kolkata
West Bengal 700024

30/06/2013
27499733



MN274997337FT



আপনার অধার সংখ্যা / Your Aadhaar No. :

2300 0309 5245

অধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

দেবশিথ রক্ষিত
Debasish Rakshit
পিতা : অশ্বিনী কুমার রক্ষিত
Father : ASWINI KUMAR RAKSHIT
জন্ম সাল / Year of Birth : 1966
পুরুষ / Male



2300 0309 5245

অধার - সাধারণ মানুষের অধিকার

Debasish Rakshit

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER



ACYPR2657J



नाम / NAME

DEBASISH RAKSHIT

पिता का नाम / FATHER'S NAME

ASWINI KUMAR RAKSHIT

जन्म तिथि / DATE OF BIRTH

18-06-1966

हस्ताक्षर / SIGNATURE

Debasish Rakshit

B. Das

आयकर अधिकारी, प.सं. XI

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

Debasish Rakshit

इस कार्ड के लो / प्राप्त करने पर तुरन्त जारी करने वाले अधिकारी को सूचित / ध्यान देना है
संयुक्त आयकर अधिकारी (सॉफ्टवेयर एवं तकनीकी),
पी-7,
चौमलिंग्हेर स्क्वायर,
कलकत्ता - 700 066.

In case this card is lost/damaged, kindly inform it to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta - 700 066.



BAR COUNCIL OF WEST BENGAL
 (STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)
 2 & 3, KRANSAIKAR ROY ROAD - CALCUTTA-700 001
 PHONY 2-93254/253
IDENTITY CARD



Name ABU BAKKAR HALDER Advocate

Father's/Husband's Name ABDUL KADER HALDER

[Signature]
 CHAIRMAN EX-COMMITTEE

[Signature]
 CHAIRMAN

Card No. B-2226

Address Recorded on the Roll Vill-Jalkhura,
P.O.+P.S.-Mahestala, Dist-24pgs(S).

Present Address Do.

Enrolment No F-1825/1821/2001

Date of Enrolment 15.01.2002 Date of Birth 18.04.74

Date 11.3.02

[Signature]
 Secretary/Assistant Secretary

Abu Bakkar Halder

Major Information of the Deed

Deed No :	I-1602-05850/2020	Date of Registration :	04/11/2020
Query No./Year :	1602-8001396014/2020	Office where deed is registered	
Query Date :	02/11/2020 11:27:12 AM	1602-8001396014/2020	
Applicant Name, Address & Other Details	Abu Bakkar Halder Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830413252, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 4,92,11,289/-		
Stamp duty/Paid(SD)	Registration Fee/Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160205728/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chakraberia Lane, , Premises No: 25, , Ward No: 069 Pin Code : 700020

Sch No	Plot Number	Khatlan Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha	1,00,000/-	4,64,01,602/-	Width of Approach Road: 27 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				9.9Dec	1,00,000 /-	464,01,602 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5994 Sq Ft.	1,00,000/-	28,09,687/-	Structure Type: Structure
Gr. Floor, Area of floor : 2640 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 55 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2124 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 55 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1230 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 55 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5994 sq ft	1,00,000 /-	28,09,687 /-	





Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Madhuri Sinha Wife of Soumitra Sinha Executed by: Self, Date of Execution: 04/11/2020 , Admitted by: Self, Date of Admission: 04/11/2020 ,Place : Office			Madhuri Sinha 04/11/2020
25, Chakraberia Lane, P.O:- Ballygunge, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BFxxxxxx5R, Aadhaar No: 65xxxxxxxx3241, Status :Individual, Executed by: Self, Date of Execution: 04/11/2020 , Admitted by: Self, Date of Admission: 04/11/2020 ,Place : Office				



Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	BUILDS REALITY CONS 41, Lake Place,, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.:: AXxxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			



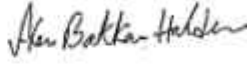
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Bidhan Rudra Son of Late N C Rudra Date of Execution - 04/11/2020 , Admitted by: Self, Date of Admission: 04/11/2020, Place of Admission of Execution: Office			Bidhan Rudra 04/11/2020
757, Jogendra Garden, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx0K, Aadhaar No: 40xxxxxxxx0800 Status : Representative, Representative of : BUILDS REALITY CONS (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mr Joydeep Mukherjee (Presentant) Son of Dr N G Mukherjee Date of Execution - 04/11/2020 , Admitted by: Self, Date of Admission: 04/11/2020, Place of Admission of Execution: Office			Joydeep Mukherjee 04/11/2020

367, Lake Gardens,, P.O:- Lake Gardens, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxx4C, Aadhaar No: 98xxxxxxx8521 Status : Representative, Representative of : BUILDS REALITY CONS (as Partner)

3	Name	Photo	Finger Print	Signature
	Mr Ashoke Rakshit Son of Late Aswini Kumar Rakshit Date of Execution - 04/11/2020, , Admitted by: Self, Date of Admission: 04/11/2020, Place of Admission of Execution: Office			
		Nov 4 2020 1:08PM	LTI 04/11/2020	04/11/2020
	N-238/3, Fathepur 2nd Lane,, P.O:- Garden Reach, P.S:- Garden Reach, District:-South 24-Parganas, West Bengal, India, PIN - 700024, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3H, Aadhaar No: 92xxxxxxx0259 Status : Representative, Representative of : BUILDS REALITY CONS (as Partner)			
4	Name	Photo	Finger Print	Signature
	Mr Debasish Rakshit Son of Late Aswini Kumar Rakshit Date of Execution - 04/11/2020, , Admitted by: Self, Date of Admission: 04/11/2020, Place of Admission of Execution: Office			
		Nov 4 2020 1:08PM	LTI 04/11/2020	04/11/2020
	N-238/3, Fathepur 2nd Lane,, P.O:- Garden Reach, P.S:- Garden Reach, District:-South 24-Parganas, West Bengal, India, PIN - 700024, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7J, Aadhaar No: 23xxxxxxx5245 Status : Representative, Representative of : BUILDS REALITY CONS (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abu Bakkar Halder Son of Mr . Alipore Judges Court, P.O:- Allpore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
	04/11/2020	04/11/2020	04/11/2020
Identifier Of Mrs Madhuri Sinha, Mr Bidhan Rudra, Mr Joydeep Mukherjee, Mr Ashoke Rakshit, Mr Debasish Rakshit			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Madhuri Sinha	BUILDS REALITY CONS-9.9 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs Madhuri Sinha	BUILDS REALITY CONS-5994.00000000 Sq Ft

On 02-11-2020

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 4,92,11,289/-

Sa

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 04-11-2020

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) 45(1) W.B. Registration Rules, 1962)

Presented for registration at 12:40 hrs on 04-11-2020, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by Mr Joydeep Mukherjee .

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

Execution is admitted on 04/11/2020 by Mrs Madhuri Sinha, Wife of Soumitra Sinha, 25, Chakraberia Lane, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession House wife

Identified by Mr Abu Bakkar Halder, . . . Son of Mr . . . Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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

Execution is admitted on 04-11-2020 by Mr Bidhan Rudra, Partner, BUILDS REALITY CONS, 41, Lake Place,, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Identified by Mr Abu Bakkar Halder, . . . Son of Mr . . . Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 04-11-2020 by Mr Joydeep Mukherjee, Partner, BUILDS REALITY CONS, 41, Lake Place,, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Identified by Mr Abu Bakkar Halder, . . . Son of Mr . . . Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 04-11-2020 by Mr Ashoke Rakshit, Partner, BUILDS REALITY CONS, 41, Lake Place,, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Identified by Mr Abu Bakkar Halder, . . . Son of Mr . . . Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 04-11-2020 by Mr Debasish Rakshit, Partner, BUILDS REALITY CONS, 41, Lake Place,, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Identified by Mr Abu Bakkar Halder, . . . Son of Mr . . . Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

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 125451, Amount: Rs.100/-, Date of Purchase: 07/08/2020, Vendor name: I CHAKRABORTY

Sa

**Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1602-2020, Page from 226782 to 226831
being No 160205850 for the year 2020.



Sa

Digitally signed by SAMAR KUMAR PRAMANICK
Date: 2020.11.04 14:19:22 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2020/11/04 02:19:22 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)