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F-15331/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 381207

21/12/2023

Q-8003134543/2023

District Sub-Registrar-IV  
 Registrar U/S 7(2) of  
 Registration 1908  
 Alipore, South 24 Parganas


21 DEC 2023

Certified that the document is examined the Registrar. The signature sheets and other contents are attached with the document as the part of this document.

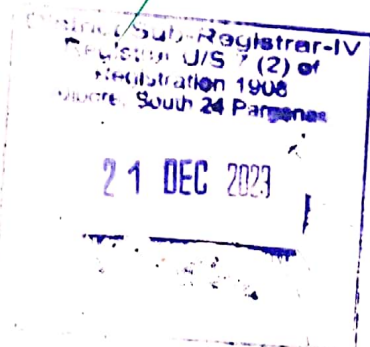
DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM BY THESE PRESENT SHALL COME WE (1) SMT. BANDANA AUDDY (PAN No. ADMPA3345F) AND (Aadhar No. 7727 4275 4726), wife of Tapan Auddy, by Faith Hindu, by Occupation Business and (2) SRI SUBHOJIT AUDDY (PAN No. AIJPA4605L)

SL. NO. 23163 DT. 20/12/23  
NAME Subhojit Ady  
ADDRESS 58/7, P.G.H. Shah Road  
Kolkata-37  
RS. 100/-

  
TANMOY KAR PURKAYASTHA  
(STAMP VENDOR)  
ALIPORE POLICE COURT  
KOLKATA-700027

Deepen Bhowmick  
S/O Ratan Bhowmick  
12/26 Padma Puker  
Road. Kol-92,  
P.S- Jadaupur  
P.O. Regent Estate  
Service



AND (Aadhar No. 5678 3432 9674), son of Tapan Auddy, by Faith Hindu, by Occupation Business, both are residing at 58/7, P.G.H. Shah Road, Jadavpur, P.O. Jadavpur University, P.S. Jadavpur, Kolkata 700032, hereinafter jointly or collectively called and referred to as the **OWNERS/ EXECUTANTS** of these presents **"SEND GREETINGS"** and We are the Joint-Owners, well and sufficiently entitled to in equity and law of **ALL THAT** piece and parcel of Bastu Land out of more or less 14 Cottahs 02 Chhittaks 23 Sq.ft. land along with 100 Sq.ft. Kancha Structure out of 71 Decimals land in R.S. & L.R. Dag No. 942; under R.S. Khanda Khatian No. 2764 coming from Khatian No. 713 (Hal L.R. Khatian No. 526 & 527); at Mouza – Rajpur; Pargana – Medanmalla; J.L. No. 55; District South 24 Parganas and also in the office of the Rajpur Sonarpur Municipality in respect of the aforesaid property and the said property known as Municipality Holding No. 266, **AGHORE SARANI (having Municipality Assessment No. 1104302133364)** within the limits of Rajpur Sonarpur Municipality Ward No. 17; P.S. and A.D.S.R.O. Sonarpur, District South 24 Parganas, Kolkata 700149, which is more fully and particularly described in the Schedule hereunder written and hereinafter called and referred to as the **"SAID PROPERTY"**.

AND WHEREAS I, the above named **OWNERS/EXECUTANTS** have entered into a Development Agreement on 21/12/2023 with **AISHANI INFRA PRIVATE LIMITED**, a company within the meaning of the Companies Act, 1956 (No. 1 of 1956), having its Corporate Identity No. **U70102WB2013PTC189779** of 2012/2013 (**PAN No. AALCA4237D**), having its registered office at 14/1A, Monahar Pukur Road, P.O. Kalighat, Police Station Tollygunge, Kolkata 700026, and represented by one of its Director **SRI SUBHOJIT AUDDY (PAN No. AIJPA4605L) (Aadhaar No. 5678 3432 9674) & (Phone No. 9831171600)**, son of Sri Tapan Auddy, by religion Hindu, by occupation Business, residing at 58/7, Prince Golam Hossain Shah Road, P.O. Jadavpur, Police Station Jadavpur, Kolkata 700032, for promotion and development by raising proposed multi-storied building on our above referred property hereinafter called and referred to as the **"SAID BUILDING"** as per rules and regulations of the Rajpur Sonarpur Municipality and the said Development Agreement was registered on 21/12/2023 in the Office of the D.S.R. **IV** at Alipore and recorded therein Being No. 160415325 for the year 2023.



সব-রেজিষ্টার'স অফিস  
আলিপুর, দক্ষিণ ২৪ পরগণা  
রেজিস্ট্রেশন ১৯০৪

21 DEC 2023

**AND WHEREAS WE**, being the **OWNERS/EXECUTANTS** herein have decided to construct the proposed multi-storied building in or upon the said property/premises and for the purpose of management of construction of the said building it has been considered essential for us to appoint and/or engage an **ATTORNEY** on our behalf and that is why We grant a **GENERAL POWER OF ATTORNEY** in favor of the said **AISHANI INFRA PRIVATE LIMITED**, a company within the meaning of the Companies Act, 1956 (No. 1 of 1956), having its Corporate Identity No. **U70102WB2013PTC189779** of 2012/2013 (**PAN No. AALCA4237D**), having its registered office at 14/1A, Monahar Pukur Road, P.O. Kalighat, Police Station Tollygunge, Kolkata 700026, and represented by one of its Director **SRI SUBHOJIT AUDDY (PAN No. AIJPA4605L) (Aadhaar No. 5678 3432 9674) & (Phone No. 9831171600)**, son of Sri Tapan Auddy, by religion Hindu, by occupation Business, residing at 58/7, Prince Golam Hossain Shah Road, P.O. Jadavpur, Police Station Jadavpur, Kolkata 700032 to be our true and lawful **ATTORNEY** for us and on our behalf to do or perform from time to time and at all times the development works and also to sell, convey and transfer the **DEVELOPER'S ALLOCATION** exclusively of the said building to be constructed and also to do or perform any of the following acts, deeds and/or things.

1. To enter upon, take charge, look after, manage, possess and occupy the said property, more fully described in the Schedule here in after written for the purposes as mentioned in the said agreement and to do deeds, matters and things as the said **ATTORNEY** shall think fit and proper under prevailing circumstances.
2. To appoint Chartered Engineers, Architects, Valuers, Surveyors, Observers, Civil Contractors, Engineers, Manager, Supervisors, Masons, Durwans, Chowkidars, Labouers and other employees and staffs for the construction of the proposed new building and discharge or release or terminate any of them at his own desire and also to pay their salaries, wages, remunerations, fees and other charges as the said **ATTORNEY** shall think fit and proper.
3. To sign and apply to the Rajpur Sonarpur Municipality and/or other equivalent Authority(ies) for Sanction of the new Building Plan(s) and any addition or alteration thereof for the Development of the said property in the



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form of proposed new building and also to prepare and submit map, drawing and design and any modification or amendment thereof for the proposed building, if necessary for the approval, sanction, certifications from the appropriate Authority(ies) like to the Rajpur Sonarpur Municipality, Fire Brigade, Health Development, Police Station(s) and/or Office(s) and other Government Authority(ies) and/or Departments for the purpose of development of the said property by raising/constructing proposed new building; and upon the said purpose to make affirm, verify and submit all necessary Application(s), Petition(s), Map(s)/Plan(s), Elevation(s), Document(s), Diagram(s), Sketch(es), Bond(s), Declaration(s), Indemnity(ies), Security(ies) and other Paper(s) and Document(s) as the said **ATTORNEY** shall think fit and proper.

4. To sign and make application(s) for Cement and Steel and other Building Materials for construction of the proposed new building and to take Delivery(ies) of the same also to apply for and to get Connection(s) of Sewerage, Water, Electricity, Telephone, Cable T.V. etc. and other necessary connections for the said building from the appropriate Authority(ies).
5. To appear before the concerned officers of the Government of West Bengal and other appropriate Government authorities and/or department and to sign, execute and submit all necessary applications, petitions, declarations, bonds and other papers and documents as may from time to time necessary.
6. To appear and present on behalf of the **OWNERS/EXECUTANTS** herein before the appropriate Police authority and other authorities and also to make or lodge complaints and diaries concerning disputes and differences arising out of the said proposed construction as may from time to time be necessary or required.
7. To appoint any Attorney(s), Solicitor(s), Advocate(s), Barrister(s), Revenue Agent(s) and to sign and delivery any warrant or warrants of Attorney, Vakalatnamas and to sign and execute all documents, returns, forms, plaints, objections, written statements, affidavits and all other papers as may be necessary to be submitted before any Authority(ies) in connection with the said property or in connection with the development thereof or for construction of the proposed new building, apartments, flats/units and other



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- spaces thereon and to pay and deposit all fees, levies, fines, penalties, municipal taxes, annual rents, and other rents and taxes, other charges and on account therefore or relating to the said property from time to time be necessary or required.
8. To enter into compromise or settlement with regard to any suit or other litigation or any dispute or differences concerning or relating to or arising out of the said property and/or development thereof and/or the construction of the proposed new building or other constructions in or upon the said property on such terms and conditions as the said **ATTORNEY** shall think fit and proper.
  9. To select prospective as well as intending Buyers and/or Purchasers only for the "**DEVELOPER'S ALLOCATION**" in terms of the aforesaid "**DEVELOPMENT AGREEMENT**" either individually or in group as the said **ATTORNEY** shall think fit and proper.
  10. To receive collect and realize payments as Advance/Earnest or Booking Money, Consideration Amount/Sale Price either in full or in part thereof for the sale of Flats/Units, Car Parking Spaces, Shops/Showrooms, Office Spaces and/or any other spaces from the intending Buyers/Purchasers in respect of the **DEVELOPER'S ALLOCATION** exclusively including the undivided proportionate share of land underneath of the proposed building and to sign, execute and make registered the Deed(s) of Agreement(s), Contract(s), Conveyance(s) or other necessary Deeds, Documents and Papers as may from time to time as necessary or required as the said **ATTORNEY** shall think fit and proper.
  11. To sign on our behalf and present any such Deed(s) or Agreement(s), Contract(s), Conveyance(s) or other necessary Deeds, Documents and papers for registration, to admit execution and receipt of consideration before the sub-registrar or the registrar having authority for and to have said Conveyance(s) registered and to do all acts, deed and things which the **ATTORNEY** shall consider necessary for conveying the Flats/Units, Car Parking Spaces, Shops/Showrooms, Office Spaces and/or any other spaces in respect of the **DEVELOPER'S ALLOCATION** exclusively of the proposed new building together with undivided proportionate share of the



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land together with equal and common rights in Common Areas and/or Common Facilities and amenities attached thereto.

12. For further and more effectually doing effecting and performing any of the several matters and things as aforesaid I do hereby give and grant unto and in favor of our said **ATTORNEY** full power and authority/authorities from time to time to appoint one or more substitute(s) and to remove such substitute(s) at his/her pleasure and to appoint other/others in his/her place/places for all or any one of them or the matters as aforesaid upon such terms and conditions as may said **ATTORNEY** shall think proper and expedient generally concerning or relating to the said property and/or development thereof and/or construction of the proposed new building and/or transfer the **DEVELOPER'S ALLOCATION** exclusively.

**AND GENERALLY**, to do and perform all and every such further and other lawful or reasonable acts, deeds and things touching and concerning the matter as aforesaid as fully and effectually to all intents and purposes as might could do if We personally were present and from our behalf and We do hereby ratify and confirms and agree to ratify and confirm whatsoever our said **ATTORNEY** to do or cause to be done by virtue of these presents.

**SCHEDULE ABOVE REFERRED TO**  
**(Description of the Property as above)**

**ALL THAT** piece and parcel of Bastu Land out of more or less 14 Cottahs 02 Chhittaks 23 Sq.ft. land along with 100 Sq.ft. Kancha Structure out of 71 Decimals land in R.S. & L.R. Dag No. 942; under R.S. Khanda Khatian No. 2764 coming from Khatian No. 713 (Hal L.R. Khatian No. 526 & 527); at Mouza – Rajpur; Pargana – Medanmalla; J.L. No. 55; District South 24 Parganas and also in the office of the Rajpur Sonarpur Municipality in respect of the aforesaid property and the said property known as Municipality Holding No. 266, **AGHORE SARANI (having Municipality Assessment No. 1104302133364)** within the limits of Rajpur Sonarpur Municipality Ward No. 17; P.S. and A.D.S.R.O. Sonarpur, District South 24 Parganas, Kolkata 700149 and the said property is butted and bounded as follows:



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ON THE NORTH: Part of R.S. dag no.942 & 1055;  
ON THE SOUTH: Part of R.S. dag no.944;  
ON THE EAST : By Part of R.S. dag no.942 & 944;  
ON THE WEST : 30ft wide road;

IN WITNESS WHEREOF I the EXECUTANT herein sign in these presents on this the 21<sup>st</sup> Day of December 2023.

SIGNED SEALED AND DELIVERED

In presence of:

WITNESSES:

1. *Delipriya Bandyopadhyay* Bandana Bandyopadhyay  
Let:- *Kastichak Bandyopadhyay*  
*75/1 Koyasobasa*  
*Main Road*  
*Kal - 78*

*S S Sit Ash*  
SIGNATURES OF THE OWNERS/  
EXECUTANTS

2. *Deepam Bhowmik*  
*12/26 Radma pukur*  
*Road, 101-92,*

Aishani Infra Pvt. Ltd.  
*S S Sit Ash*  
Director

SIGNATURE OF THE ATTORNEY.

Drafted by

*Krishann Ghosh*

Advocate

Alipore Judges Court,

Kolkata 700027.

En:- *NB/103/2003.*














District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
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Alipore, South 24 Parganas












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PHOTO		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name \_\_\_\_\_  
Signature \_\_\_\_\_

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name Bandana Auddy  
Signature Bandana Auddy

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name PUBHOSI AUDDY  
Signature PUBHOSI AUDDY



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Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8003134543/2023	Office where deed will be registered
Query Date	21/12/2023 11:23:26 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	RANA BHOWMICK Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836509674, Status :Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 2/-	Rs. 1,81,83,273/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160415325/2023	

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Aghore Sarani, Mouza: Rajpur, , Ward No: 017, Holding No:266 Pin Code : 700149

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-942	RS-526	Bastu	Bastu	14 Katha 2 Chatak 23 Sq Ft	1/-	1,81,56,273/-	Width of Approach Road: 30 Ft., , Project Name :
Grand Total :					23.359Dec	1 /-	181,56,273 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

AS- 1 of 3

**Principal Details :**

	Name & address	Status	Execution Admission Details :
1	Smt BANDANA AUDDY Wife of, Shri TAPAN AUDDY 58/7, P.G.H. SHAH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxx5F, Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Shri SUBHOJIT AUDDY Son of Shri TAPAN AUDDY 58/7, P.G.H. SHAH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Alxxxxx5L, Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Attorney Details :**

SI No	Name & address	Status	Execution Admission Details :
1	AISHANI INFRA PRIVATE LIMITED 14/1A, MONAHAR PUKUR ROAD, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxx7D, Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Shri SUBHOJIT AUDDY Son of Shri TAPAN AUDDY 58/7, P.G.H. SHAH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxx5L, Aadhaar No Not Provided	AISHANI INFRA PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name & address
Mr Deepten Bhowmick Son of Ratan Bhowmick 12/26, Padmapukur Road, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt BANDANA AUDDY, Shri SUBHOJIT AUDDY, Shri SUBHOJIT AUDDY

Transfer of property for L1		
No	From	To. with area (Name-Area)
1	Smt BANDANA AUDDY	AISHANI INFRA PRIVATE LIMITED-11.6795 Dec
2	Shri SUBHOJIT AUDDY	AISHANI INFRA PRIVATE LIMITED-11.6795 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt BANDANA AUDDY	AISHANI INFRA PRIVATE LIMITED-50.00000000 Sq Ft
2	Shri SUBHOJIT AUDDY	AISHANI INFRA PRIVATE LIMITED-50.00000000 Sq Ft

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 20-01-2024) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 20-01-2024)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

### Major Information of the Deed

Deed No :	I-1604-15331/2023	Date of Registration	21/12/2023
Query No / Year	1604-8003134543/2023	Office where deed is registered	
Query Date	21/12/2023 11:23:26 AM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	RANA BHOWMICK Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836509674, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,81,83,273/-		
Stampduty 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]:- 160415325/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



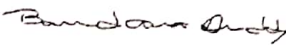



District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Aghore Sarani, Mouza: Rajpur, Ward No: 017, Holding No:266 Pin Code : 700149

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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<b>Grand Total :</b>					<b>23.359Dec</b>	<b>1 /-</b>	<b>181,56,273 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1 /-</b>	<b>27,000 /-</b>	



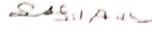
**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Smt BANDANA AUDDY</b> Wife of Shri TAPAN AUDDY Executed by: Self, Date of Execution: 21/12/2023 , Admitted by: Self, Date of Admission: 21/12/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>21/12/2023</p>	<p><b>Finger Print</b></p>  <p>Captured</p> <p>LTI 21/12/2023</p>	<p><b>Signature</b></p>  <p>21/12/2023</p>
<p>58/7, P.G.H. SHAH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/12/2023 , Admitted by: Self, Date of Admission: 21/12/2023 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Shri SUBHOJIT AUDDY (Presentant )</b> Son of Shri TAPAN AUDDY Executed by: Self, Date of Execution: 21/12/2023 , Admitted by: Self, Date of Admission: 21/12/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>21/12/2023</p>	<p><b>Finger Print</b></p>  <p>Captured</p> <p>LTI 21/12/2023</p>	<p><b>Signature</b></p>  <p>21/12/2023</p>
<p>58/7, P.G.H. SHAH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: A1xxxxxx5L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/12/2023 , Admitted by: Self, Date of Admission: 21/12/2023 ,Place : Office</p>				




**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>AISHANI INFRA PRIVATE LIMITED</b> 14/1A, MONAHAR PUKUR ROAD, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx7D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri SUBHOJIT AUDDY</b> Son of Shri TAPAN AUDDY Date of Execution - 21/12/2023, , Admitted by: Self, Date of Admission: 21/12/2023, Place of Admission of Execution: Office	<b>Photo</b>  Dec 21 2023 12:18PM	<b>Finger Print</b>  Captured LTI 21/12/2023	<b>Signature</b>  21/12/2023
58/7, P.G.H. SHAH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxx5L,Aadhaar No Not Provided Status : Representative, Representative of : AISHANI INFRA PRIVATE LIMITED (as DIRECTOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Dcepten Bhowmick</b> Son of Ratan Bhowmick 12/26, Padmapukur Road, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700092	 21/12/2023	 Captured 21/12/2023	 21/12/2023
Identifier Of Smt BANDANA AUDDY, Shri SUBHOJIT AUDDY, Shri SUBHOJIT AUDDY			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Smt BANDANA AUDDY	AISHANI INFRA PRIVATE LIMITED-11.6795 Dec
2	Shri SUBHOJIT AUDDY	AISHANI INFRA PRIVATE LIMITED-11.6795 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Smt BANDANA AUDDY	AISHANI INFRA PRIVATE LIMITED-50.00000000 Sq Ft
2	Shri SUBHOJIT AUDDY	AISHANI INFRA PRIVATE LIMITED-50.00000000 Sq Ft

**Endorsement For Deed Number : I - 160415331 / 2023**

**On 21-12-2023**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 11:35 hrs on 21-12-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri SUBHOJIT AUDDY , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,81,83,273/-

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

Execution is admitted on 21/12/2023 by 1. Smt BANDANA AUDDY, Wife of Shri TAPAN AUDDY, 58/7, P.G.H. SHAH ROAD, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 2. Shri SUBHOJIT AUDDY, Son of Shri TAPAN AUDDY, 58/7, P.G.H. SHAH ROAD, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Identified by Mr Deepten Bhowmick, , Son of Ratan Bhowmick, 12/26, Padmapukur Road, P.O: Regent Estate, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 21-12-2023 by Shri SUBHOJIT AUDDY, DIRECTOR, AISHANI INFRA PRIVATE LIMITED, 14/1A, MONAHAR PUKUR ROAD, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Identified by Mr Deepten Bhowmick, , Son of Ratan Bhowmick, 12/26, Padmapukur Road, P.O: Regent Estate, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 23163, Amount: Rs.100.00/-, Date of Purchase: 20/12/2023, Vendor name: TANMOY KAR PURAKAYASTHA

*(Signature)*

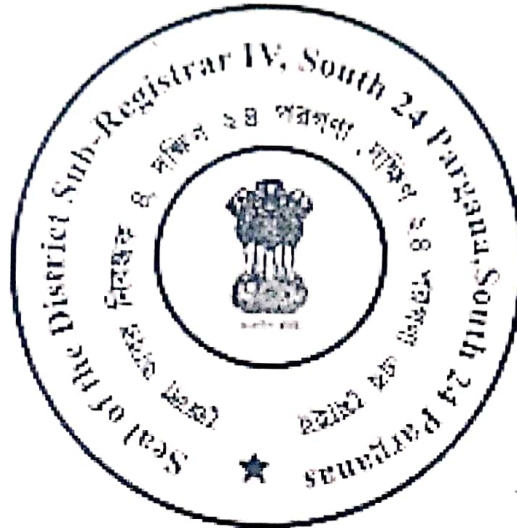
**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 468482 to 468497

being No 160415331 for the year 2023.



Digitally signed by Anupam Halder  
Date: 2023.12.21 12:36:41 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 21/12/2023

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.