

19225/23 VC-4512/23

I-1557/24 I-1557/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 341657

29.11.23  
5-95  
10-2-2920701/23

certified that the document is admitted for registration. The signature sheets and the endroesement sheets attached with the document are the part of this document

*[Signature]*  
District Sub-Register-III  
Alipore, South 24-parganas  
31-01-24

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SUPARNA MUKHERJEE, daughter of Hemanta Kumar Mukherjee having PAN: AHEPM3574C and Aadhar No.: 9527 5077 3296 and permanently residing at 7, Lans Downe Place, Kolkata 700029, P.O. - Sarat Bose Road & P.S. - Rabindra Sarobar; hereinafter referred to as "the PRINCIPAL" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors administrators, legal representatives and permitted assigns) SEND GREETINGS:

*Suparna Mukherjee*





35906

28 NOV 2023

No..... ₹ 100/- Date.....

Name : .....

Address : .....

Vendor : .....

Alipore Collectorate, 24Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, KOJ-27



*Abhijit Chakraborty*



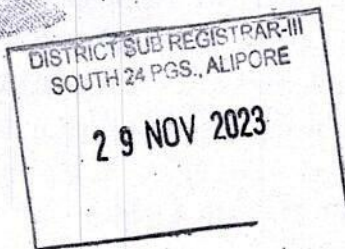
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*Abhijit Chakraborty*



15941



*Suparna Mukherjee*

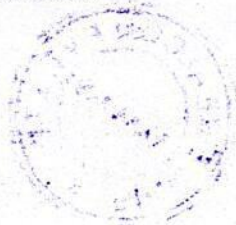
*Praavakar Das*  
**PRAVAKAR DAS**  
S/o Mr. S. Das  
Vill- Nabagram, Shyampur  
P.O.- Nabagram, P.S.-Shyampur  
Dist.- Howrah, Pin- 711315





I. **DEFINITIONS:** Unless in this power there be something contrary or repugnant to the subject or context:-

- i. "Attorney" shall mean the **Mr. ABHIJIT CHAKRABORTY** son of Late Sourindra Mohan Chakraborty of 7B, Indrani Park, Kolkata- 700033 P.S. Charu Market, P.O. Tollygunge (having PAN AEIPC9889H & ADHAAR NO. 7127 2958 2308)..
- ii. "Purchaser" shall mean **PRIME REALCON PRIVATE LIMITED**, (PAN - AAFCP7797R) (CIN U45400WB2010PTC156400), a company within the meaning of the Companies Act, 1956, as extended by the Companies Act, 2013, having its registered office at 448, Hemanta Mukhopadyay Sarani, Kolkata - 700 029 P.S. - Rabindra Sarobar and P.O. - Sarat Bose Road and include its successors or successors-in-office and/or assigns.
- iii. "Agreement for Sale" shall mean the Agreement for Sale dated 29.11.2023 executed between the Principal and the Purchaser and any other document executed/ signed/ confirmed in writing by the Principal and the Purchaser (whether registered or unregistered).
- iv. "New Building" shall mean the one building and/or other structures that may be constructed by the Purchaser from time to time at the Said Property or portions thereof.
- v. "Said Property" shall mean the pieces or parcels of Land admeasuring ALL THAT piece and parcel of land measuring 4 cottahs 4 chittaks and 15 Sq.ft with G+ 2 storied building admeasuring 1120 sq.ft. in the Ground floor , 1119 Sq.ft in the First floor , 1119 Sq.ft. in the Second floor together with a tin shed structure admeasuring an area of 1700 sq.ft area totalling to 5058 sq.ft super built up area more or less situated at Division VI, Sub Division M, Holding No. 33 (old), 632 (New) at Mouza - Chakraberia now under KMC and known as Premises No. 7/1, Chakraberia Road South P.S Bhowanipore, Ward no. 70, Kolkata - 700 025 morefully and particularly mentioned and described in the **SCHEDULE** hereunder written;
- vi. "Transfer" with its grammatical variations shall mean transfer by Sale and include transfer by possession in part performance of such sale and include any other means of transfer as decided by the Purchaser in its absolute discretion.







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**II. RECITALS:**

**A. WHEREAS** it has been agreed, by and under an Agreement for Sale dated 29.11.2023, that the Principal shall sell convey and transfer the said Property in favour of **Prime Realcon Private Limited** and accordingly, the Principal is executing this Power of Attorney in favour of the Attorney to do all acts deeds and things as and for the purposes relating to the Said Property on behalf of the Purchaser and the related purposes hereinafter contained:

**III. NOW KNOW YE BY THESE PRESENTS**, I the Principal abovenamed do hereby nominate constitute and appoint the said Attorney as the true and lawful attorney for in the name and on behalf of the Principal to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Said Property and related purposes i.e., to say:-

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Said Property and every part thereof and its equipments and installations and do all acts deeds and things in connection therewith.
2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers/occupiers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
3. To deal, negotiate and enter into contracts agreements and arrangements with the Lessees/Sub Lessees/Tenants/Occupants of certain parts and portions of Said Property and to obtain peaceful vacant possession from the same.
4. To cause survey, measurement, soil test, excavation and other works at the Said Property.
5. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or claim and receive monetary compensation or other recording in respect of the Said Property or any part thereof or the boundary of the Said Property in the records of the Kolkata Municipal Corporation Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Municipal authorities, Planning Authority,







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Development Authority, Land Acquisition Department and any other appropriate authorities and to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney.

6. To demolish, construct, reconstruct boundary walls, fencing, dividers etc., at the Said Property and/or any portion thereof for the purposes connected to development in terms of the Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.
7. To accept or object to the assessments made from time to time of land revenue or taxes or valuation or taxes in respect of the Said Property or the building that may be constructed thereon or any part or share thereof by the land authorities, municipal authorities and other authorities and to attend all hearings and have the same finalized.
8. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanctioning by the concerned municipal and other appropriate authorities and to have the same approved and/or sanctioned and if required, to have the same modified revalidated revised altered and/or renewed.
9. To process the application for the sanctioning of the plan, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the new plans for any construction at the Said Property.
10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/modification/alteration/renewal of the plans for any construction at the Said Property.
11. To give notice to the municipal and all other concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.
12. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Said Property.
13. To inform municipal and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such







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deviations in the Completion Plan in terms of the applicable rules and to get the same regularized.

14. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanical parking system, MLCP etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
15. To deal with any person owning, occupying or having any right title or interest in the said property or the property adjacent to or near the Said Property in such manner and on such terms and conditions as the said attorney may deem fit and proper.
16. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the said Property and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
17. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
18. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building at the Said Property or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes.
19. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Project or any aspect or part thereof on such terms and







DIS. No. 18  
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conditions as the attorney may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.

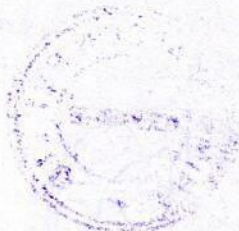
20. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the said Property.
21. To deal with any claim of any third party in respect of the Said Property and to oppose or settle the same.
22. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the said Property.
23. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Principal before the Kolkata Municipal Corporation, Kolkata Improvement Trust, and all its departments, Kolkata Metropolitan Development Authority and other authorities / officers under the Land laws, Municipality, Thika Controller, Rent Controller, Fire Brigade, Planning Authority, Development Authority and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorney may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Said Property and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.
24. To prepare sign execute submit and file all papers forms documents declarations applications and writings which may be required for the purpose of execution and registration of the aforesaid Deed of Conveyance in respect of the said property
25. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters herein stated and if thought fit, to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before







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any Court, Civil or Criminal or Revenue, Arbitration Tribunal, Debts Recovery Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney may think fit and proper.

26. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
27. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.
28. To receive all letters parcels or other postal articles and documents in respect of the Said Property and to grant proper and effectual receipt thereof.
29. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.

IV. AND be it expressly stated that this Power Of Attorney does not create, constitute or assume any transfer of share or enjoyment of profit in favour of the Attorney.

V. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Said Property and the Project and the Project and related purposes which the Principal itself could have lawfully done under its own hands and seal, if personally present.

VI. **AND** the Principal do hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney shall lawfully do or cause to be done in or about the premises aforesaid.







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**THE SCHEDULE ABOVE REFERRED TO:****(SAID PROPERTY)**

ALL THAT piece and parcel of land measuring 4 cottahs 4 chittaks and 15 Sq.ft with G+ 2 storied building admeasuring 1120 sq.ft. in the Ground floor , 1119 Sq.ft in the First floor , 1119 Sq.ft. in the Second floor together with a tin shed structure admeasuring an area of 1700 sq.ft area totalling to 5058 sq.ft super built up area more or less situated at Division VI, Sub Division M, Holding No. 33 (old), 632 (New) at Mouza - Chakraberia now under KMC and known as Premises No. 7/1, Chakraberia Road South P.S Bhowanipore, Ward no. 70, Kolkata - 700 025 and the said Property is butted and bounded as follows:

ON THE NORTH : By Premises no. 7/2, Chakraberia Road (South)  
 ON THE SOUTH : By KMC road namely Chakraberia Road (South)  
 ON THE EAST : By common passage  
 ON THE WEST : By Premises no. 7, Chakraberia Road (South)







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IN WITNESS WHEREOF the Principal has hereunto set and subscribed their respective hands and seal on this 29<sup>th</sup> day of November Two Thousand and Twenty-Three.

EXECUTED AND DELIVERED  
by the PRINCIPAL abovenamed  
at Kolkata in the presence of:

1. Ananda Saha  
82A, Beltala Road,  
Kolkata - 700026
2. Sumanta Chakraborty  
2C, Mahendra Road,  
Kolkata; 700025

*Sudhakar Mukherjee.*

PRIME REALCON PVT. LTD.

*Abhishek Chakraborty*

DIRECTOR  
WE ACCEPT

✓  
✓

Drafted by me  
*Abhishek Roy*  
Abhishek Roy  
Advocate  
Alipore Judges Court  
Enrollment No F/2047/1780/2019







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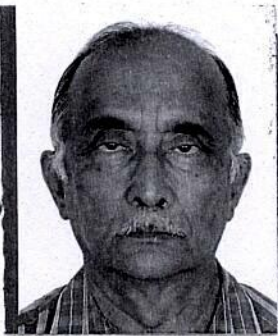


SPECIMEN FORM FOR TEN FINGERPRINTS



*Subbarao Mphojee*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



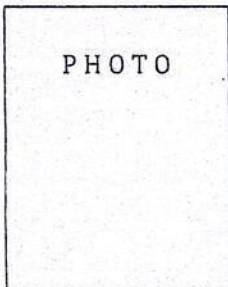
*Abhijit Chakrabarti*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



*Bevalur Das*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					







DISTRICT SOUTH 24 PGS., ALIPORE  
SOUTH 24 PGS., ALIPORE  
29 JAN 2023  
29 NOV 2023



DISTRICT SOUTH 24 PGS., ALIPORE  
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29 NOV 2023



### Major Information of the Deed

Deed No :	I-1603-01557/2024	Date of Registration	31/01/2024
Query No / Year	1603-2002920701/2023	Office where deed is registered	
Query Date	28/11/2023 4:31:28 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRAVAKAR DAS 85A, Sarat Bose Road, Jyoti Vihar, 3rd Floor, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 7501785960, Status :Solicitor firm		
Transaction	Additional Transaction		
<b>[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties</b>			
Set Forth value	Market Value		
	Rs. 2,44,78,611/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 39/- (Article:E, M(b),)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chakraberia Road (South), , Premises No: 7/1, , Ward No: 070 Pin Code : 700025

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 4 Chatak 15 Sq Ft		2,30,62,503/-	Property is on Road Encumbered by Tenant,
<b>Grand Total :</b>				<b>7.0469Dec</b>	<b>0 /-</b>	<b>230,62,503 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3358 Sq Ft.	0/-	11,06,283/-	Structure Type: Structure Tenanted, Litigated Property,
<p>Gr. Floor, Area of floor : 1120 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1119 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1119 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1	1700 Sq Ft.	0/-	3,09,825/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>5058 sq ft</b>	<b>0 /-</b>	<b>14,16,108 /-</b>	





**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SUPARNA MUKHERJEE</b> Daughter of Mr Memanta Kumar Mukherjee 7, Lans Sowne Place, City:- , P.O:- Sarat Bose Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ahxxxxx4c, Aadhaar No: 95xxxxxxxx3296, Status :Individual, Executed by: Self, Date of Execution: 29/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Pvt. Residence

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PRIME REALCON PRIVATE LIMITED</b> 448, Hemanta Mukhopadyay Sarani, City:- , P.O:- Hemanta Mukhopadyay Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr ABHIJIT CHAKRABORTY (Presentant )</b> Son of Late Sourindra Mohan Chakraborty 7B, Indrani Park, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxx9H, Aadhaar No: 71xxxxxxxx2308 Status : Representative, Representative of : PRIME REALCON PRIVATE LIMITED (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Pravakar Das</b> Son of Mr Sankar Das Nabagram, City:- , P.O:- Nabagram, P.S:- Shyampur, District:-Howrah, West Bengal, India, PIN:- 711315			
Identifier Of SUPARNA MUKHERJEE, Mr ABHIJIT CHAKRABORTY			





**Endorsement For Deed Number : I - 160301557 / 2024**

**On 29-11-2023**

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

Presented for registration at 17:05 hrs on 29-11-2023, at the Private residence by Mr ABHIJIT CHAKRABORTY .

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

Execution is admitted on 29/11/2023 by SUPARNA MUKHERJEE, Daughter of Mr Memanta Kumar Mukherjee, 7, Lans Sowne Place, P.O: Sarat Bose Road, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others

Indetified by Mr Pravakar Das, , Son of Mr Sankar Das, Nabagram, P.O: Nabagram, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Service

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

Execution is admitted on 29-11-2023 by Mr ABHIJIT CHAKRABORTY, Director, PRIME REALCON PRIVATE LIMITED, 448, Hemanta Mukhopadyay Sarani, City:- , P.O:- Hemanta Mukhopadyay Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr Pravakar Das, , Son of Mr Sankar Das, Nabagram, P.O: Nabagram, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Service

**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 31-01-2024**

**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 (d) of Indian Stamp Act 1899.

**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 35906, Amount: Rs.100.00/-, Date of Purchase: 28/11/2023, Vendor name: Subhankar Das

**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**





**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1603-2024, Page from 50278 to 50292**

**being No 160301557 for the year 2024.**



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2024.02.07 18:59:45 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 07/02/2024**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS**

**West Bengal.**

