16524/22 I-15938/22

1

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

AL 846756

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

District Sub-Registrar
Alipore, South 24-parganas

29/09/2022

29-9-22
C-8/29477/3/22

POWER OF ATTORNEY

AFTER REGISTRATION OF DEVELOPER'S AGREEMENT

TO ALL TO WHOM THESE PRESENTS SHALL COME, 1. **MR. MOHAN LAL MANNA, (PAN–BTJPM7122A),** (Mobile No. 8981180709) son of Late Sudhir Chandra Mana, By faith:- Hindu, By Occupation:- Business, By Nationality:- Indian, residing at 19/1, Kendua Main Road, Police Station:- Patuli, Kolkata:- 700 084, Post Office:- Garia, 2. **MS. ILA MANNA** daughter of Late Gour Hari Manna, Aadhaar Card No-6228 9854 3060, **PAN-CNWPM3663E**, By faith:- Hindu, By Occupation:- House wife, By Nationality:- Indian, 3. **MR. KARTICK MANNA** son of late Gour Hari Manna, Aadhaar Card No-6010 6162 1087, **PAN-AUUPM4262E**, By faith:- Hindu, By Occupation:- Business, By Nationality:- Indian, 4. **MR. RINTU MANNA** son of Late Gour Hari Manna, Aadhaar Card No-3077 6422 3231, **PAN-CGLPM8623E**, By faith:- Hindu, By Occupation:- Business, By Nationality:- Indian, 5. **MS. TULU BHATTACHARJEE** daughter of Late Gourhari Biswas, Aadhaar Card No-5811 6975 9364, **PAN-CEQPB2480B**, By faith:- Hindu, By Occupation:- House Wife, By Nationality:- Indian, 6. **Ms. BULA MANNA** daughter of Late Gour Hari Manna, Aadhaar Card No-9972 2637 7663, **PAN-HKIPM1277E**, By faith:- Hindu, By Occupation:- House wife, By Nationality:- Indian,

20657 26/9/2022

Sl. No. Shambhu Saran Singh

Sold to 22D B B Bose Rd

of

Rupees

Sd/-

Sub-Registrar
Alipore Police Court
South 24 Pgs., Kol-2

Office of the Dist. Sub-Registrar-III
জেলা উপ নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
Alipore

IDENTIFIED BY ME
Sarabindu Sardar
SARABINDU SARDAR
S/O NEMEI SARDAR
BRIJI P. N. ROAD
GARIA, KOLKATA-700 084

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
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7. **Mr. TAPANKUMAR MANNA** son of late Gour Hari Manna, Aadhaar Card No-5091 2111 5928, PAN- AFYPM5999P, By faith:- Hindu, By Occupation:- Business, By Nationality:- Indian, all are residing at 19/3, Kendua Main Road, Police Station:- Patuli, Kolkata:- 700084, Post Office:- Garia, **SEND GREETINGS.**

WHEREAS

1. That We are seized and possessed of All that the piece and parcel of land admeasuring an area of **6(Six) Cottahs 2(Two) Chittacks 0(Zero) sqft** situate at Mouza:- Baishnabghata, J.L. No. 28, R.S. No.11, Touzi. 151 and 56, Additional District Sub-Registration office at Alipore, South 24 Parganas, Police Station:- Patuli (Formerly Jadavpur), District:- 24 Parganas (South), comprised in Dag No. 672, under Khatian No. 277 Police Station:- the then Jadavpur now Patuli, Kolkata-700084, under Additional District Sub-Registrar, Alipore, District 24 Parganas South has been renumbered and recorded in the Kolkata Municipal Corporation as **Premises No. 119, Garia Park, Ward No. 110, Kolkata-700084, being Asessee No. 31-110-06-0119-2** (herein after referred to as the **1st Plot of Land**) free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions, trusts of whatsoever nature.

2. That We are seized and possessed of All that the piece and parcel of land admeasuring an area of **6(Six) Cottahs 15(Ffteen) Chittacks 0(Zero) sqft** situate at Mouza:- Baishnabghata, J.L. No. 28, R.S. No.11, Touzi. 151 and 56, Additional District Sub-Registration office at Alipore, South 24 Parganas, Police Station:- Patuli (Formerly Jadavpur), District:- 24 Parganas (South), comprised in Dag No. 672 and 673 under Khatian No. 277 Police Station:- the then Jadavpur now Patuli, Kolkata 700 084, under Additional District Sub-Registrar, Alipore, District 24 Parganas South which was known as two premises no. Bearing 251 and 249 Kendua Main Road amalgamated during course of business and has been renumbered and recorded in the Kolkata Municipal Corporation as **Premises No. 249, Kendua Main Road, Ward No. 110, Kolkata-700084, being Asessee No. 31-110-08-0249-5** (herein after referred to as the **2nd Plot of Land**) free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions, trusts of whatsoever nature.

3. That **said 1st plot of land and the 2nd plot of land** jointly herein after referred to as the **Said Premises.**

AND WHEREAS We have entered into a registered Development Agreement on 29th day of September, 2022 for construction of multi-storied building upon my said premises with **TIRUPATI ENTERPRISE** a sole proprietor firm having **PAN – ALGPS2416M,** at 22B, Baishnabghata Bye lane, Kolkata:- 700047, Police Station:- Netaji Nagar formerly Patuli, Post Office:- Naktala, represented by its sole proprietor **MR. SHAMBHU SARAN SINGH, (PAN – ALGPS2416M),** (Mobile No. 9830089560), son of Late Ramayan Singh, By faith:- Hindu, By Occupation:- Business, By Nationality:- Indian, residing at 22B, Baishnabghata Bye lane, Kolkata:- 700047, Police Station:- Netaji Nagar formerly Patuli, Post Office:- Naktala on the terms and conditions contained therein. The said Development Agreement dated 29th day of September, 2022, was duly registered at D.S.R. III, Alipore District 24 Parganas (South) and

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recorded in Book-I, Volume No. 1603-2022, pages from 520193 to 520225, Being No. 1603-15885, for the year 2022;

We are desirous of appointing some fit and proper person to look after all my immovable properties, business and other affairs and requested **TIRUPATI ENTERPRISE** a sole proprietor firm having **PAN – ALGPS2416M,** at 22B, Baishnabghata Bye lane, Kolkata:- 700 047, Police Station:- Netaji Nagar formerly Patuli, Post Office:- Naktala, represented by its sole proprietor **MR. SHAMBHU SARAN SINGH, (PAN – ALGPS2416M),** (Mobile No. 9830089560), son of Late Ramayan Singh, By faith:- Hindu, By Occupation:- Business, By Nationality:- Indian, residing at 22B, Baishnabghata Bye lane, Kolkata:- 700047, Police Station:- Netaji Nagar formerly Patuli, Post Office:- Naktala, (hereinafter called 'the **Attorney'**) to act for me and manage and look after my affairs which the Attorney has consented to do.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that We/I, the said 1. **MR. MOHAN LAL MANNA, (PAN – BTJPM7122A),** (Mobile No. 8981180709) son of Late Sudhir Chandra Mana, By faith:- Hindu, By Occupation:- Business, By Nationality:- Indian, residing at 19/1, Kendua Main Road, Police Station:- Patuli, Kolkata:- 700084, Post Office:- Garia, 2. **MS. ILA MANNA,** daughter of Late Gour Hari Manna, Aadhaar Card No-6228 9854 3060, PAN -CNWPM3663E, By faith:- Hindu, By Occupation:- House wife, By Nationality:- Indian, 3. **MR. KARTICK MANNA,** son of late Gour Hari Manna, Aadhaar Card No-6010 6162 1087, PAN- AUUPM4262E, By faith:- Hindu, By Occupation:- Business, By Nationality:- Indian, 4. **MR. RINTU MANNA,** son of Late Gour Hari Manna, Aadhaar Card No-3077 6422 3231, PAN-CGLPM8623E By faith:- Hindu, By Occupation:- Business, By Nationality:- Indian, 5. **MS. TULU BHATTACHARJEE,** daughter of Late Gourhari Manna, Aadhaar Card No-5811 6975 9364, PAN -CEQPB2480B, By faith:- Hindu, By Occupation:- House Wife, By Nationality:- Indian, 6. **Ms. BULA MANNA,** daughter of Late Gour Hari Manna, Aadhaar Card No-9972 2637 7663, PAN -HKIPM1277E, By faith:- Hindu, By Occupation:- House wife, By Nationality:- Indian, 7. **Mr. TAPAN KUMAR MANNA,** son of late Gour Hari Manna, Aadhaar Card No-5091 2111 5928, PAN-AFYPM5999P, By faith:- Hindu, By Occupation:- Business, By Nationality:- Indian, all are residing at 19/3, Kendua Main Road, Police Station:- Patuli, Kolkata:- 700084, Post Office:- Garia do hereby appoint the said **TIRUPATI ENTERPRISE** a sole proprietor firm having **PAN – ALGPS2416M,** at 22B, Baishnabghata Bye lane, Kolkata:- 700047, Police Station:- Netaji Nagar formerly Patuli, Post Office:- Naktala, represented by its sole proprietor **MR. SHAMBHU SARAN SINGH, (PAN – ALGPS2416M),** (Mobile No. 9830089560), son of Late Ramayan Singh, By faith:- Hindu, By Occupation:- Business, By Nationality:- Indian, residing at 22B, Baishnabghata Bye lane, Kolkata:- 700047, Police Station:- Netaji Nagar formerly Patuli, Post Office:- Naktala, as my true and lawful Attorney with full power and authority to do and execute all acts, deeds, and things as hereinafter mentioned.

1. To hold, defend and retain possession of the Property and every part or portion thereof and to design, plan, develop, construct, market, sell, etc. the Project and every part or portion thereof to be constructed thereon;

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2. To demolish any structures situated on the Property or any part or portion thereof and to appropriate the debris accruing therefrom in such manner as the said Attorney may deem fit and proper;

3. To cause the name of the purchaser / Owner of the Property or any part or portion to be mutated in the records of the authorities concerned including Kolkata Municipal Corporation, B L RO and for the aforesaid purpose to sign and execute all applications, papers, deeds, documents and instruments as the said Attorney in its absolute discretion may deem fit and proper;

4. To execute Agreement for Sale, Deed f Conveyance, any deed of declaration, deed of confirmation and/or any deed of modification and to register the same with the Sub-Registrar, Additional District Sub-Registrar, District Sub-Registrar, District Registrar, Additional Registrar of Assurances - Kolkata, Registrar of Assurances, Kolkata as the Attorney may at its sole discretion desire or deem fit and proper;

5. To cause conversion if any of the nature of use of the Property and for the aforesaid purpose to sign and execute all papers, applications, deeds, documents and instruments as may be necessary and/or required as the said Attorney in its absolute discretion may deem fit and proper;

6. To cause the Property or any part or portion thereof to be amalgamated with any adjoining and / or neighbouring property and/or premises and / or partition the Property or any part or portion thereof into various number of municipal holding numbers / various independent plots and for the aforesaid purpose to sign and execute all papers, applications, deeds, documents and instruments as may be necessary and/or required as the said Attorney in its absolute discretion may deem fit and proper;

7. To execute any affidavit or declaration confirming marketable title or demarcation of the boundaries in respect of the Property or any part or portion thereof as the said Attorney may desire or deem fit and proper and to register the same with the Sub Registrar, Additional District Sub-Registrar, District Sub Registrar, District Registrar, Additional Registrar of Assurances - Kolkata, Registrar of Assurances, Kolkata and to admit and execute thereof as the said Attorney may desire or deem fit and proper;

8. To appear and represent before any Notary Public, Sub Registrar, Additional District Sub-Registrar, District Sub Registrar, District Registrar, Additional Registrar of Assurances - Kolkata, Registrar of Assurances, Kolkata, Metropolitan Magistrate and other officer and/or officers, authority or authorities having jurisdiction in respect thereof and to present for registration and to acknowledge and register or have registered and perfected, all such deeds, instruments and writings executed and signed by the said Attorney concerning the Property or any part or portion thereof;

9. To obtain and give rights of way, access, rights to lay drains, water mains, electric cables, telephone, fax lines and telegraph cables etc. underground and overhead (as the case may be) and for that purpose to obtain and give and sign and execute and deliver all deeds, undertakings, writings, etc. as may be necessary or required from time to time;

10. To utilise or shift or have cancelled the existing utilities in the Property in such manner as the said Attorney may deem fit and proper;

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11. To appoint and engage architects, engineers and R.C.C. specialists, valuers and surveyors and contractors as may be required from time to time for the Project or otherwise and revoke his/their appointment and reappoint any other person in his/their place and stead for the aforesaid purposes and to settle and pay their fees;

12. To prepare, alter, modify regularise, amend and/or cause to be prepared the Master Plan, map or building plan for construction of the Project C.C. Plan, Regularise Plan, drainage plan, water plan, or any part or portion thereof on the Property or any part or portion thereof as it deem fit and proper and to submit the same to the authorities concerned for sanction and for the aforesaid purpose to sign and execute all such maps, plans, sketches, deeds, documents, declarations, including boundary declaration, forms, petitions, letters, documents relating to or in connection with applying for and obtaining sanction of plan in respect of the development of the Property and instruments as may be necessary and/or required from time to time;

13. To submit to all Revenue Authorities, Kolkata Municipal Corporation, Concerned Municipality, Town and Country Planning Department, Zila Parishad, concerned Panchayat, KMDA, Calcutta Electric Supply Corporation (CESC), PWD, Fire Department or such other competent authority and all its/ their departments and other concerned authorities in accordance with their laws for the time being in-force, bye-laws, rules and regulations, such plans of the Property or any part or portion thereof in respect of separation and/or sub-division and/or amalgamation of the Property or of the Project comprising of building or buildings proposed to be constructed on the Property and for the aforesaid purposes,to sign and execute all applications, plans, specification, documents, writings, affidavits, undertakings, indemnities etc. as may be required by any or all of the aforesaid authorities, their officers and departments and carry on correspondence with them for sanction of the said Plans thereof and for issue of IOD/s and commencement certificate/s for and in respect of development of the Property or any part or portion thereof and the proposed construction of Project and / or building or buildings thereon and for occupation or part occupation certificates and to take necessary and incidental steps including making applications for water connection, electric supply, drainage and other incidental matters and works which are normally required to be carried out and/or done for becoming eligible for grant of building completion certificate/s;

14. To approach and represent before Kolkata Municipal Corporation, concerned Municipality, KMDA, BL & LRO, Town and Country Planning Department, Zila Parishad, concerned Panchayat and any Government and/or Semi Government Authorities including all revenue authorities like Collector, Additional Collector including all revenue Authorities and all departments thereof City Survey Authorities, Town Planning Authorities under the Urban Land (Ceiling and Regulation) Act 1976 or any other authorities appointed under the law for the time being in force for the purpose of all matters connected with the development of the Property and / or Project or any part or portion thereof inclusive of but not restricted for getting the plans and amendments and revisions passed for the proposed construction of the Project comprising of building or buildings on the Property and for the aforesaid purposes to sign all letters, applications, agreements, documents, court proceedings, affidavits and papers as may be necessary or required from time to time in this regard;

15. To pay fees, obtain sanctions and/or approvals/ consents and such other orders and/or permissions from the necessary authorities as may be expedient for sanction, modification and/or

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alteration of the existing Sanction Plan, building plan and also to receive and/or refund of the excess amount of fees (if any) paid for the purpose of sanction or modification and/or alteration of the building plans to any authority and/or authorities;

16. To make necessary applications or pursue and follow up all applications already made and/or to be hereafter made to the Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 including those for NOCs/permissions under Sections 8,9,10,20,21 or 22 and/or any other Sections of the said Act or the statutory amendments thereof and the guidelines, directives and notifications issued thereunder by the appropriate authorities and for obtaining further or additional or consequential NOCs/permissions under the said Act, including extensions, revisions, modifications, amendments, clarifications, reviews and to make such other applications and take all necessary steps under the said Act;

17. To apply to the Bengal Police Authorities, and/or the Kolkata Police, Fire Brigade Department, PWD, West Bengal Pollution Control Board (WBPCB), and other competent authorities for completion certificate and to obtain all sanctions, permissions, NOCs, clearances, consents, approvals for drainage sewerage water, tubewell, generator, lift, pollution control and environment clearances and to sign all necessary applications, papers and documents in relation thereto.

18. To apply to the relevant officers and departments of the aforesaid authorities for certified copies of plan/s to obtain satisfaction of the areas, survey, measurements, demarcation of boundaries, area certificates, extracts etc. and to make such applications or to write and execute such applications, letters or documents as may be required by such authorities or any of them for any work regarding survey measurement, demarcation of boundaries, areas, certificates extracts etc. of the Property or any part or portion, thereof;

19. To negotiate and to execute and enter into any agreement for sale or any other agreement for transfer in such manner as it deem, fit and proper also receive all the sale proceeds of the Developers Allocation including but not limited to sale, transfer, convey, assign lease, sub-lease, let out, gift etc., in respect of the Property or any part or portion thereof or any building or buildings comprised in the Project proposed to be constructed' thereat, on such basis as the Attorney may desire or deem fit and to lodge the same for registration with the Sub-Registrar, Additional District Sub-Registrar, District Sub Registrar, District Registrar, Additional Registrar of Assurances - Kolkata, Registrar of Assurances, Kolkata and to receive consideration in respect thereof and to credit/deposit the same in such manner as it deems fit and proper at its sole and absolute discretion;

20. To execute the deeds of conveyances or such other deeds of sale, transfer, lease, sub - lease, let out, gift and / or otherwise deal with the Project/ Said Property/Saleable Space as per the terms of this Agreement and to lodge them for registration with the Sub Registrar, Additional District Sub-Registrar, District Sub Registrar, District Registrar, Additional Registrar of Assurances - Kolkata, Registrar of Assurances, Kolkata and to receive, realise, collect and appropriate in such manner as it deems fit and proper all moneys in respect thereof;

21. To file and prosecute or appear and defend any suit, writ petitions actions or legal proceedings in any Court of Law or before any quasi-judicial authority tribunal or any other forum in any way concerning the Property and / or Project or any part or portion thereof and for the aforesaid purpose to appoint and engage advocates solicitors counsels and to settle and pay

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their fees and to sign in our name and on our behalf all plaints, petitions, written statements, affidavits and applications, vakalatnamas etc. and to compromise such suits, writ petitions actions or legal proceedings upon such terms and conditions as the said Attorney may deem fit and proper and to abide by and observe perform and carry out all obligations under the suits and other legal proceedings and consent decrees and orders passed thereunder. To receive notices/demands relating to the Property/Project and reply to or deal with the same on our behalf in such manner as the Attorney may deem fit;

22. To appoint advocates, solicitors and other legal advisors and experts to get the title to the Property or any part or portion thereof scrutinised and investigated and to invite from public, claims (if any) to the Property or any part or portion thereof by publishing notices of intended development and by other modes, and to take steps to get the title to the Property or any part or portion thereof completed in favour of the Developer/ Purchasers or their respective nominee/s and (if required) for all the aforesaid purposes to get all and necessary deeds, documents assurances etc. made and executed by the concerned parties;

23. For us and on our behalf and in our name to accept service of any writ or summons or other legal process and to enter an appearance in the defense or oppose any action or other legal proceedings and to make any counter claim therein and to commence any action or other legal proceedings for such reliefs as the said Attorney or its advisers shall think necessary for the recovery or protection of the Property or any part or portion thereof and/or rights and to prosecute discontinue of compromise any such action or proceedings and to appeal against any judgment or decision of any Court or tribunal in any such action or proceedings;

24. To make and sign applications to the appropriate Government Departments, local authorities or other competent authorities for all and any; licences, permissions and consents required as per, Applicable Laws or/otherwise in connection with the management and improvement of the Property, including the recovery of compensation where such is recoverable with power to give receipts and full discharges thereof;

25. To ask, demand, sue for recovery and receive of and from all persons and bodies corporate for any claims or demands, actions or rights or otherwise of or relating to or concerning with the said Property and/or the proposed development of the Project thereof howsoever with arising and whether past or present or future or against the Government of India or Government of West Bengal or Kolkata Municipal Corporation or concerned Municipality, or any other body or authority respectively, and to commence, carry on and prosecute any motion, suit, writ, petition or other proceedings whatsoever for recovering and compelling payment transfer or thereof respectively and for that purpose sign and execute all plaints, written statements, affidavits and applications and to engage solicitors and advocates and to settle and pay their fees;

26. To settle, adjust, compound, submit to arbitration or compromise all actions, suits, accounts, reckonings, claims and demands whatsoever between ourselves and any person or persons whomsoever and in any way connected with the Property or the sale of the Property or any part thereof and/or in respect of the said proposed Project or part thereof thereat in such manner and in all respects as the said Attorney shall think fit and proper;

27. To do and carry out all acts, deeds, matters and things as may be found necessary and expedient for the purpose of effective transfer and/or development of the Project on the Property or any part or portion thereof and for completion of transaction in respect of the Property and/or

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Project and / or any part or portion thereof in favour of the various intending buyers or their nominee and/or nominees of the intending buyers who have purchased or agreed to purchase a space in the proposed Project as the said Attorney may desire;

28. To sign, verify, affirm, file and submit all statements, affidavits, undertakings, plaints, petitions, and any other document or documents which may become necessary to be executed for the development and promotion of the Project on the Property or any part or portion thereof and represent before any Notary Public, Metropolitan Magistrate or any other statutory authorities;

29. To apply to the Tahsildar, City Survey officer, and Country Planning Officer, Assessor and Municipal Authorities, BL&LRO, and all other public or private body or authority for the purpose of making necessary mutation entries in respect of the Property or any part or portion thereof including the proposed building/s and to transfer and mutate the Property or any part or portion thereof in favour of the various intending buyers of the space in the proposed Project or their nominee or nominees as the said Attorney may desire and for that purpose to make all correspondence including making any application, petition, representation, and prefer an appeal, reference, review in that behalf as the said Attorney may deem fit and proper or if so desired;

30. The Attorney shall be entitled and is hereby authorised to create a charge or mortgage in respect of the Property by depositing the original title deeds and also to sign and execute Memorandum, agreements and such, other documents as may be necessary for evidencing creation or mortgage. The Attorney is also entitled to create any mortgage, Encumbrance or charge over any right, title or interest relating to or arising out of the Property/Project, including the Gross Receipts and sign all agreements including an escrow agreement;

31. To commence carryout and complete and/or cause to be commenced carried out and completed the proposed construction work on the Property or any part or portion thereof in accordance with the sanctioned plans or as the same be got modified changed or altered by the said Attorney and so far as any proposed construction work is concerned to see that all Applicable Laws are observed and for that purpose/s to do all acts and deeds and things as the said Attorney may desire or deem fit;

32. To appoint, substitute or substitutes with all or any of the powers contained herein with similar powers to delegate and to revoke such appointment and reappointment of any other person if the said Attorney so desires without reference or recourse to us;

AND GENERALLY to do all such other acts, deeds, matters and things relating to or concerning the said Property and/or the Project or any part or portion thereof concerning the authority granted herein in respect of the Property which the Owner could itself have lawfully done under its own hand and seal if personally present AND ALL and whatsoever the said Attorney shall lawfully do or cause to be done in or about the Property or any part or portion thereof the Owner do hereby for ourselves and our respective successors allow, ratify and confirm and the same shall be binding upon us to the same extent and in the same manner as if the same are done by the Owner and personally present.

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29 SEP 2022

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals to those presents on the 29th day of, September, Two Thousand & Twenty Two.

SIGNED, SEALED AND DELIVERED by the within-named **OWNERS** at Kolkata in the presence of :

1. Mohanlal Manna.
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. BULO MONDO
7. Tapan Kr Hamer

WITNESSES:

1. Biswajit Manna.
   19/1, Kendua Main Road.
   Kolkata: 700084

2. Pareshi Bhattacharjee
   Burma. Calcutta
   Sukhchar Garden
   Kol 147

SIGNATURE OF THE OWNER/EXECUTORS

SIGNED, SEALED AND DELIVERED by the within-named **DEVELOPER** at Kolkata in the presence of :

For TIRUPATI ENTERPRISE

Shambhu Saran Singh

Proprietor

WITNESSES:

1. Biswajit Manna.
   19/1, Kendua Main Road.
   Kolkata: 700084.

SIGNATURE OF THE DEVELOPER/ATTORNEY

2. Pareshi Bhattacharjee
   Burma. Calcutta
   Sukhchar Garden
   Kol. 147

Drafted by me

Prem Kumar Singh
Advocate,
WB-1309/2004
5 th Floor, 2 No. Garstin Place,
Kolkata- 700 001

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SPECIMEN FORM TEN FINGER PRINTS

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAN	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HA	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

LEFT HAN	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HA	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HA	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

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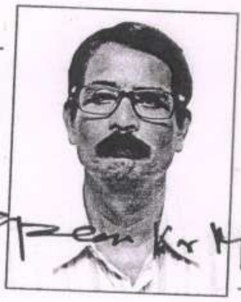
29 SEP 2022

SPECIMEN FORM TEN FINGER PRINTS

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
					
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
					
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					



Tapan Kr Hazra

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
					
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					

PHOTO

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

PHOTO

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Office of the Dist. Sub-Registrar-III
জেলা উপ নিবন্ধক
South 24 Parganas

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE

29 SEP 2022

सत्यमेव जयते
भारत सरकार

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0630/01345/29213

To
Sarabindu Sardar
31NO
BRIJI PRANABANANDA ROAD
GARIA
Srirampur
South Twenty Four Parganas West Bengal - 700084
8582895280

Signature Not Verified
Digitally signed by DS UNIQUE IDENTIFICATION AUTHORITY OF INDIA DS
Date: 2021.11.21 04:24:48 UTC

आपका आधार क्रमांक / Your Aadhaar No. :

4804 3542 6707

VID : 9131 4972 3868 4491

मेरा आधार, मेरी पहचान

सत्यमेव जयते
Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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

- आधार देश भर में मान्य है ।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है ।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

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

भारत सरकार
Government of India

आधार

Issue Date: 02/11/2012

Sarabindu Sardar
Date of Birth/DOB: 01/06/1998
Male/ MALE

4804 3542 6707

VID : 9131 4972 3868 4491

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

AADHAAR

Download Date: 21/11/2021

Address:
31NO, BRIJI PRANABANANDA ROAD, GARIA,
Srirampur, South Twenty Four Parganas,
West Bengal - 700084

4804 3542 6707

VID : 9131 4972 3868 4491

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

Sarabindu Sardar

Major Information of the Deed

Deed No :	I-1603-15930/2022	Date of Registration	29/09/2022
Query No / Year	1603-8002947713/2022	Office where deed is registered	
Query Date	29/09/2022 2:55:31 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PREM KUMAR SINGH Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831779278, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 1,49,36,563/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160315885/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Garia Park, , Premises No: 119, , Ward No: 110 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		6 Katha 2 Chatak		53,25,401/-	Width of Approach Road: 12 Ft., , Project Name :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kendua Mair Road, , Premises No: 249, , Ward No: 110 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu		6 Katha 15 Chatak		95,50,412/-	Width of Approach Road: 14 Ft., , Project Name :
	Grand Total :				21.5531Dec	0 /-	148,75,813 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	0/-	60,750/-	Structure Type: Structure
	Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: No door and windows				
	Total :	100 sq ft	0 /-	60,750 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Mohan Lal Manna Son of Late Sudhir Chandra Manna Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office	 29/09/2022	 LTI 29/09/2022	Mohan Lal Manna 29/09/2022
	19/1, Kendua Main Road,, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: btxxxxxx2a,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Ms Ila Manna Daughter of Late Gour Hari Manna Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office	 29/09/2022	 LTI 29/09/2022	Ila Manna 29/09/2022
	19/3, Kendua Main Road, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cnxxxxxx3e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office			
3	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Kartick Manna Son of Late Gour Hari Manna Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office	 29/09/2022	 LTI 29/09/2022	Kartick Manna 29/09/2022
	19/3, Kendua Main Road,, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: auxxxxxx2e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Mr Rintu Manna Son of Late Gour Hari Manna Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office	 29/09/2022	 LTI 29/09/2022	Rintu Manna 29/09/2022

19/3,kendua Main Road,, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: cgxxxxxx3e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/09/2022
, Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office

5	Name	Photo	Finger Print	Signature
	Ms Tulu Bhattacharjee Daughter of Late Gour Hari Manna Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office	 29/09/2022	 LTI 29/09/2022	29/09/2022

19/3 Kendua Main Road,, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cexxxxxx0b,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/09/2022
, Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office

6	Name	Photo	Finger Print	Signature
	Ms Bula Manna Daughter of Late Gour Hari Manna Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office	 29/09/2022	 LTI 29/09/2022	29/09/2022

19/3 Kendua Main Road,, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: hkxxxxxx7e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/09/2022
, Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office

7	Name	Photo	Finger Print	Signature
	Mr Tapan Kumar Manna Son of Late Gour Hari Manna Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office	 29/09/2022	 LTI 29/09/2022	Tapan Kr Manna 29/09/2022

	19/3, Kendua Main Road,, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx9p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**TIRUPATI ENTERPRISE** 22B, BAISHNABAGHATA BYE LANE,, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: ALxxxxxx6M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr SHAMBHU SARAN SINGH (Presentant) Son of Late RAMAYAN SINGH Date of Execution - 29/09/2022, , Admitted by: Self, Date of Admission: 29/09/2022, Place of Admission of Execution: Office			Shambhu Saran Singh
		Sep 29 2022 3:32PM	LTI 29/09/2022	29/09/2022
	22B, BAISHNABAGHATA BYE LANE,, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx6M,Aadhaar No Not Provided Status : Representative, Representative of : TIRUPATI ENTERPRISE (as SOLE PROPRIETOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SARABINDU SARDAR Son of Mr NEMAI SARDAR 31, BRIJI PRANABANANDA ROAD, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084			Sarabindu Sardar
	29/09/2022	29/09/2022	29/09/2022
Identifier Of Mr Mohan Lal Manna, Ms Ila Manna, Mr Kartick Manna, Mr Rintu Manna, Ms Tulu Bhattacharjee, Ms Bula Manna, Mr Tapan Kumar Manna, Mr SHAMBHU SARAN SINGH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Mohan Lal Manna	TIRUPATI ENTERPRISE-5.86163 Dec
2	Ms Ila Manna	TIRUPATI ENTERPRISE-0.707438 Dec
3	Mr Kartick Manna	TIRUPATI ENTERPRISE-0.707438 Dec
4	Mr Rintu Manna	TIRUPATI ENTERPRISE-0.707438 Dec
5	Ms Tulu Bhattacharjee	TIRUPATI ENTERPRISE-0.707438 Dec
6	Ms Bula Manna	TIRUPATI ENTERPRISE-0.707438 Dec
7	Mr Tapan Kumar Manna	TIRUPATI ENTERPRISE-0.707438 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Mohan Lal Manna	TIRUPATI ENTERPRISE-6.63919 Dec
2	Ms Ila Manna	TIRUPATI ENTERPRISE-0.801281 Dec
3	Mr Kartick Manna	TIRUPATI ENTERPRISE-0.801281 Dec
4	Mr Rintu Manna	TIRUPATI ENTERPRISE-0.801281 Dec
5	Ms Tulu Bhattacharjee	TIRUPATI ENTERPRISE-0.801281 Dec
6	Ms Bula Manna	TIRUPATI ENTERPRISE-0.801281 Dec
7	Mr Tapan Kumar Manna	TIRUPATI ENTERPRISE-0.801281 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Mohan Lal Manna	TIRUPATI ENTERPRISE-58.00000000 Sq Ft
2	Ms Ila Manna	TIRUPATI ENTERPRISE-7.00000000 Sq Ft
3	Mr Kartick Manna	TIRUPATI ENTERPRISE-7.00000000 Sq Ft
4	Mr Rintu Manna	TIRUPATI ENTERPRISE-7.00000000 Sq Ft
5	Ms Tulu Bhattacharjee	TIRUPATI ENTERPRISE-7.00000000 Sq Ft
6	Ms Bula Manna	TIRUPATI ENTERPRISE-7.00000000 Sq Ft
7	Mr Tapan Kumar Manna	TIRUPATI ENTERPRISE-7.00000000 Sq Ft

On 29-09-2022

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

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

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

Presented for registration at 14:58 hrs on 29-09-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SHAMBHU SARAN SINGH ,.

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 1,49,36,563/-

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

Execution is admitted on 29/09/2022 by 1. Mr Mohan Lal Manna, Son of Late Sudhir Chandra Manna, 19/1, Kendua Main Road,, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Ms Ila Manna, Daughter of Late Gour Hari Manna, 19/3, Kendua Main Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 3. Mr Kartick Manna, Son of Late Gour Hari Manna, 19/3, Kendua Main Road,, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 4. Mr Rintu Manna, Son of Late Gour Hari Manna, 19/3,kendua Main Road,, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 5. Ms Tulu Bhattacharjee, Daughter of Late Gour Hari Manna, 19/3 Kendua Main Road,, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 6. Ms Bula Manna, Daughter of Late Gour Hari Manna, 19/3 Kendua Main Road,, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 7. Mr Tapan Kumar Manna, Son of Late Gour Hari Manna, 19/3, Kendua Main Road,, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr SARABINDU SARDAR, , , Son of Mr NEMAI SARDAR, 31, BRIJI PRANABANANDA ROAD, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Others

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

Execution is admitted on 29-09-2022 by Mr SHAMBHU SARAN SINGH, SOLE PROPRIETOR, TIRUPATI ENTERPRISE, 22B, BAISHNABAGHATA BYE LANE,, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr SARABINDU SARDAR, , , Son of Mr NEMAI SARDAR, 31, BRIJI PRANABANANDA ROAD, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 20657, Amount: Rs.100.00/-, Date of Purchase: 26/09/2022, Vendor name: Samiran Das

Dhar

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 1603-2022, Page from 523040 to 523059

being No 160315930 for the year 2022.

Seal of the District Sub-Registrar III, South 24 Parganas, South 24 Parganas

Digitally signed by Debasish Dhar
Date: 2022.10.19 11:22:45 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/10/19 11:22:45 AM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)