

5403/23 VC-153/23 E-5249/23



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AM 902355

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

[Signature]
District Sub-Register-II
Alipore, South 24-pargana

20-04-23

[Handwritten notes]
19.4.23
4.20
e-21813679

GENERAL POWER OF ATTORNEY is made this 19th day of April, Two Thousand and Twenty-Three;

- (1) **OVERSURE INFRACON PRIVATE LIMITED (PAN:AACCO2668P)**, a Company incorporated under the Companies Act, 1956
- (2) **RISEROSE APPARTMENT PRIVATE LIMITED (PAN:AAHCR6149K)**, a Company incorporated under the Companies Act, 1956,
- (3) **LINKLIKE RESIDENCY PRIVATE LIMITED (PAN:AADCL0249E)**, a Company incorporated under the Companies Act, 1956,
- (4) **ROSELINK REISIDENCY PRIVATE LIMITED (PAN:AAHCR6617G)** a Company incorporated under the Companies Act, 1956,
- (5) **MOONTREE INFRATECH PRIVATE LIMITED (PAN:AAKC M0682M)**, a Company incorporated under the Companies Act, 1956,

395959

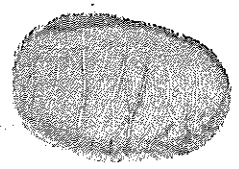
B. K. JAIN & CO.
Advocate
6A, Kiran Sarkar Roy Road
Kolkata - 700001

- 8 DEC 2022

NO.....
Name.....
Address.....
Vendor.....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001

Nahendra Annu Pandey



3487

Nahendra Annu Pandey



3495

Mayank Jajodia



3497

Rahul Bera



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
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P.T.O

Appointers no.-1 to 5 are represented by its Director **Mr. Braj Sen Jain (PAN:ACWPJ1468R) (AADHA AR:285651651634)** Son of Late Ram Ratan Jain, by faith Jain, by occupation-Service, by nationality Indian, of 20/B/1 Shrish Chandra Chowdhury Lane, P.O-Cossipore, P.S-Tala, Kolkata- 700002, **(6) SHINESTAR PROMOTERS PRIVATE LIMITED (PAN:AA WCS5797F)**, a Company incorporated under the Companies Act, 1956, **(7) SHIVMANI ESTATE PRIVATE LIMITED (PAN:AAWCS5800R)**, a Company incorporated under the Companies Act, 1956, **(8) SILVERFINE HOUSING PRIVATE LIMITED(PAN:AAW CS5796E)**, a Company incorporated under the Companies Act, 1956, **Appointers** no.-6 to 8 are represented by its Director **Mr. Sutesh Kedia (PAN:ALSPK8219L)(AADHAA R:915022767186)** Son of Sri Pradeep Kedia, residing at 34/1V, Ballygunj Circular Road, P.S- Ballygunge, P.O- Sarat Bose Road, Kolkata-700019 **(9) VIEWLINE COMPLEX PRIVATE LIMITED(PAN:AAFVCV3890D)**a Company incorporated under the Companies Act, 1956, represented by its Director **Mr. Rrahul Bengani (PAN:AGIPB3150C)(AAD HAAR:623034744109)**, son of Ashok Kumar Bengani, Residing at:- 9, Lower Rawdon Street, Flat 5F, Kolkata-700020, P.O and P.S- Ballygunge, **(10) DEVPUJAN NIKETAN PRIVATE LIMITED(PAN:AAFCD5921K)**a Company incorporated under the Companies Act, 1956, represented by its Director **Mrs. Shivani Murarka(PAN:BOKPM8782A)(AA DHAAR:581366585009)** Wife of Sri Ankit Murarka by faith Hindu, by occupation- Housewife, by nationality Indian, of No 219, Bangur Avenue, Block-A, P.O- Bangur Avenue, P.S- Laketown, Kolkata- 700055. **(11) STARPRIME CONSTRUCTION PRIVATE LIMITED (PAN:AAWCS5793B)** a Company incorporated under the Companies Act, 1956 **(12) SWARNSATHI PROJECTS PRIVATE LIMITED (PAN:AA WCS5795H)** a Company incorporated under the Companies Act, 1956, **Appointers** no.- 11 and 12 are represented one of its Director **Mr. Mayank Jajodia (PAN:AESPJ02 91G)(AADHAAR:557696248334)**Son of Sri Mahesh Kant Jajodia, residing at 5, Bentinck Street, Lalbazar, P.O- GPO, P.S- Bowbazar, Kolkata 700001, West Bengal, **(13) SHANTMAY COMPLEX PRIVATE LIMITED(PAN:AAWCS5110L)** a Company incorporated under the Companies Act, 1956, represented one of its Director **Mr. Ankit Murarka(PAN:ALYPM4770E)(AADHAAR:461157394834)** son of Sri Suresh Kumar Murarka residing at 219, Bangur Avenue, Block-A, P.O- Bangur Avenue, P.S- Laketown, Kolkata- 700055, West Bengal, All Nos. 1 to 13 abovenamed are having its registered Office at Bhasa, P.O.- Bishnupur, District- 24 Parganas (South), Pin-743503, hereinafter jointly referred to as the **"APPOINTERS"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and



3492

5 Animesh CANKIT MURARJ



3488

6 Jate M. Bedam



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7 Shivani Murarka



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R. Jais



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Identified by me

Souvik Mallik

S/o Mr. Narayan Chandan Mallik

607, Basunagar, P.O. - Udayrajpur,

Madhyampur, Kolkata - 700129

Service

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SOUTH 24 PGS., ALIPORE
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include its successor or successors-in-office and/or interest) of the **SEND GREETINGS :**

WHEREAS :

A. We, the Appointers herein alongwith **MOONTREE INFRATECH PRIVATE LIMITED (PAN:AAKCM0682M)**, a Company incorporated under the Companies Act, 1956, having its registered office at Bhasa, P.O. Bishnupur, District- 24 Parganas (South), Pin -743503 represented by its Director **Mr. Braj Sen Jain (PAN:ACWPJ1468R)(AADHAAR:285651651634)** of 20B/1 Srish Chandra Chowdhury Lane, P.O- Cossipore, P.S.- Tala, Kolkata- 700002 and **Mr. Rrahul Bengani(PAN:AGIPB3150C)(AADHAAR:623034744109)** son of Ashok Kumar Bengani, Residing at:- 9, Lower Rawdon Street, Flat 5F, P.O and P.S- Ballygunge, Kolkata-700020, are respectively the owners of pieces, parcels and plots of land collectively measuring about **96.26 Decimals Together With** asbestos shed/structure measuring about **100 Square Feet** lying erected and/or built thereat within Mouza – Bhasa, Diamond Harbour Road, P.S. Bishnupur, South 24-Parganas, more fully and particularly described in the ***First Schedule*** hereunder written (hereinafter collectively referred to as the "**Subject Land**").

B. We, the Appointers abovenamed have agreed and decided to retain appoint and constitute the said **(i) Sri Braj Sen Jain, Sri Rrahul Bengani**, both directors/nominees of the said **MOONTREE INFRATECH PRIVATE LIMITED** and **(ii) Mr. Mahendra Kumar Pandya (PAN:AFMPP1399G),(AADHAAR:2963364 83748)** Son of Sri Hira Lal Jain by faith Jain, by occupation-Business, by nationality Indian, of 34/1V, Ballygunge Circular Road, P.O- Sarat Bose Road, P.S- Ballygunge, Kolkata-700019 as our true and lawful attorneys to act jointly and/or severally in our names and on our behalf and on our account and to do all or any of the acts deeds matters and things hereafter stated.

NOW KNOW YE ALL MEN BY THESE PRESENTS that We, the **Appointers** abovenamed do hereby make nominate constitute retain and appoint and have made nominated constituted retained and appointed the said **(i) Sri Braj Sen Jain, Sri Rrahul Bengani** and **(ii) Mr. Mahendra Kumar Pandya** (hereinafter jointly referred to as the said "**Attorneys**") as our true and lawful Attorneys to act jointly or severally in our names, on our behalf and on our account and to do all or any of the acts deeds matters and things namely:

- a) To appear and represent the Appointer before the Municipality/ Municipal Corporation, Police Authorities, Fire Brigade Authority, Electricity authorities, Urban Land Ceiling Authorities, B.L. & L.R.O., Airport Authority and other Government authorities and/or



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departments, Central or State in connection with the development of the "Subject Land" and/or construction of the proposed new building complex consisting of Bungalows, Units, Flats and other spaces and further to sign execute and deliver all necessary letters, statements, applications, declarations and other papers and documents and to do all acts deeds matters and things as the said Attorneys or either of them shall think;

- b) To demolish or cause to be demolished the existing structures of the "Subject Land" or portions thereof and for the said purpose to retain and appoint any contractor and to do all acts deeds matters and things as the said Attorneys or either of them shall think proper.
- c) To bear and pay land revenue, municipal taxes and other rates, taxes and outgoings on account and in respect of the "Subject Land" at the office of the said Municipality/Municipal Corporation and other concerned authorities and departments and for the said purpose to sign, execute and deliver all papers and documents and to do all acts, deeds, matters and things as the said Attorneys or either of them shall think proper.
- d) To retain and appoint Architects, Surveyors, Engineers (Civil, Structural, Mechanical, Electrical amongst others), Specialist, Valuers, Consultants, Agencies, Service Providers and other person(s) as may from time to time be required for development of the "Subject Land" and construction of the proposed building complex consisting of Bungalows, Units, Flats and other spaces.
- e) To retain and appoint Developer and/or Contractor to undertake and carry out development of the "Subject Land" and construction of building complex consisting of Bungalows, Units, Flats and other spaces thereat as per the "said Agreement" and for the said purpose to do and carry out all or any acts, deeds, matters and things including those as herein stated and/or recorded.
- f) To do or cause to be done necessary measurement survey, soil testing and such other acts at or upon the land comprised in the "Subject Land" as our said Attorneys or either of them shall think proper;
- g) To apply for and obtain all necessary sanctions, permissions, No Objections and clearances from the appropriate Government authorities and/or departments including necessary sanction of plan from the Municipality / Municipal Corporation for development of the "Subject Land" and/or construction of new building complex in or upon the land comprised in the "Subject Land" or portion thereof and



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for the said purpose to do all acts deeds matters and things as the said Attorneys or either of them shall think proper;

- h) To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the Municipality/Municipal Corporation , Fire Brigade authorities, Police authorities and other Government authorities and/or departments as may from time to time be necessary or required for the development of the "Subject Land" and/or demolition of the existing structures comprised in the "Subject Land" and/or construction of new building complex or other structures in or upon the land comprised in the "Subject Land" and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorneys or either of them shall think proper;
- i) To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, facilities and amenities and also to construct and/or lay internal roads as be required for development of the "Subject Land" and/or the new building complex and other structures as may hereafter be erected and the same in such name or names as the said Attorneys or either of them shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters and documents, declarations, undertakings and Bonds as also to do all acts deeds matters and things as the said Attorneys or either of them shall think proper;
- j) To secure Occupancy Certificate, Completion Certificate and other approvals, certificates, consents relating to fire, savage, airport clearance, environmental clearance and all other certificates/ approvals/licences/ consents as be required for carrying out development of the "Subject Land" and construction of the proposed building complex consisting of Bungalows, Units, Flats and other spaces.
- k) To sell, lease out or otherwise deal with or dispose of the several Bungalows, Units, Flats and other spaces within the building complex to be developed at the "Subject Land" and the same at or for such consideration and on such terms and conditions as the said Attorneys or either of them shall think proper.
- l) To deposit with and/or in the accounts of the Principals/Appointers the amounts of sale proceeds and other realisation on account of sale or otherwise disposal of Bungalows, Units, Flats and other



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spaces within the building complex to be developed at the "Subject Land" and for the said purpose to do all acts as the said Attorneys or either of them shall think proper;

- m) To mortgage, create charge, lien etc. on/in respect of all or any of the land parcels and/or the "Subject Land" and/or the Bungalows, Units, Flats and other spaces of the proposed building complex and the same in order to obtain financial assistance from Bank(s) and/or Financial Institution(s) for and on account of carrying out the said Project of development of the "Subject Land" and construction of the proposed building complex consisting of Bungalows, Units, Flats and other spaces and as the said Attorneys or either of them shall think proper.
- n) To institute and/or prosecute all or any suits, appeals, Revisions, writ petitions and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the "Subject Land" and/or construction of the proposed new building complex in or upon the land comprised in the "Subject Land" as per the plan to be sanctioned by the Municipality/Municipal Corporation and for the said purpose, to do all acts deeds matters and things as the said Attorneys or either of them shall think proper;
- o) To enter into negotiations with all or any of the tenants, trespassers and unauthorized occupants in respect of portions of the "Subject Land" and further enter into compromise and/or settlement with all or any of them for realization of the arrears as also current rents, issues, profits, compensation and damages as also for eviction and recovery of vacant and peaceful possession of the portions of the "Subject Land" and the same on such terms and conditions and for such compensation and/or consideration and on such terms as the said Attorneys or either of them shall think proper.
- p) To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relating to the "Subject Land" and/or construction of the proposed new building complex and for the said purpose to do all acts deeds matters and things as the said Attorneys or either of them shall think proper;
- q) To sign execute affirm and verify all complaints, Written statements, affidavits, applications, writ petitions and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations as the said Attorneys or either of them shall think proper;



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- r) To settle and/or compromise all or any disputes or differences and/or suits or litigations and other legal proceedings concerning or relating to the "Subject Land" and/or construction of the proposed new building complex and the same on such terms and as the said Attorneys or either of them shall think proper;
- s) To pay the sanction fee and other costs charges and expenses for obtaining the sanction and/or permission and/or clearances and No Objection Certificates including the sanction of plan as also obtaining public utility services as also to do all acts deeds matters and things as the said Attorneys or either of them shall think proper;
- t) To retain and appoint Advocates and lawyers for prosecuting and/or defending all or any legal proceedings and/or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said Attorneys or either of them shall think proper;
- u) To retain and appoint Contractors, Masons, Mistries, Electricians, plumbers and Chowkidars, Durwans, Security Guards and other employees or staff for carrying out the development of the "Subject Land" and the same for such salaries or remuneration or charges and on such terms and conditions as the said Attorneys or either of them shall think proper;
- v) From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Municipality/ Municipal Corporation and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said Attorneys or either of them shall think proper;
- w) To sell, transfer or otherwise dispose of the commercial units/residential Units and other spaces of the proposed Building Complex to be erected at the "Subject Land" and for the said purposes, to sign execute and deliver the Agreement for Sale, Sale Deeds, Transfer deeds, Lease deeds and other deeds, documents and Agreements as may from time to time be required and as the said Attorneys or either of them shall think proper. All monetary consideration received shall be deposited in the principal account.
- x) To appear before the appropriate Registering authorities and to present the Agreements for Sale, Sale Deeds, lease deeds, Transfer Deeds and other deeds, documents and Agreements in respect of commercial units/residential Units and other spaces, after execution of the same and further to admit the execution of the same and do all acts, deeds matters and things for completion of Registration



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SOUTH 24 PGS., ALIPORE

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thereof and as the said Attorneys or either of them shall think proper;

- y) To receive realise and recover the amounts of earnest moneys and/or part payments and/or consideration moneys for and on account of sale and/or transfer of commercial/residential Units and other spaces of the proposed building complex and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as the said Attorneys or either of them shall think proper;
- z) To retain and appoint one or more substitute or substitutes to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said Attorneys or either of them shall think proper;
- aa) **AND GENERALLY** to do all that is or may be necessary for carrying out the development of the "Subject Land" and/or construction of the proposed building complex thereat and as the said Attorneys or either of them shall think proper;
- bb) **AND GENERALLY** to do, execute and perform any other act or acts, deeds, matter or thing whatsoever which in the opinion of our said Attorneys ought to be done executed and performed in relation to our "Subject Land" as fully and effectually as we could do the same as if personally present And we hereby agree and undertake to ratify and confirm all and whatsoever our said attorneys or any of them under this Power on our behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the Power, authorities hereby conferred to them by virtue of this Power of Attorney.
- cc) **A N D** it is clarified that nothing herein contained shall authorize the said Attorneys to represent the Appointers in the matters, where the Appointers has reserved the express right to do personally nor to give consent on behalf of the Appointers to the said Developer in respect of any matter contained in the said Joint Development Agreement which require the Developer to take consent of the Appointers nor to represent the Appointers in any claim, dispute or legal proceeding by or against the Developer or persons claiming through it.
- dd) **A N D** we, the Appointers above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorneys or either of them acting jointly or severally as aforesaid, lawfully do **AND WE DECLARE THAT** this Power of Attorney shall at all times be revocable for all purposes.



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THE FIRST SCHEDULE ABOVE REFERRED TO

Name of the Owner	R.S. Dag No.	L.R. Dag No.	Khatian No.	Area (Decimal)
Oversure Infracon Private Limited	1532	1581	4523	5
Devpujan Niketan Private Limited	1535	1584	4471	10
Riserose Apartment Private Limited	1535	1584	4467	10
Linklike Residency Private Limited	1500	1546	4421	10
Roselink Residency Private Limited	1500	1546	4418	10
Moontree Infratech Private Limited	1500	1546	4424	4
Shinestar Promoters Private Limited	1500	1546	4507	10
Shivmani Estate Private Limited	1500	1546	4442	10
Silverfine Housing Private Limited	1500	1546	4463	10
Viewline Complex Private Limited	1500	1546	4425	10
Starprime Construction Private Limited	1500	1546	4509	5
Swarnsathi Projects Private Limited	1500	1546	4465	2
Shantmay Complex Private Limited	1345(P)	1371	4436	0.26
			Total	96.26

IN WITNESS WHEREOF we, the Appointers abovenamed have hereunto set and subscribed our signature on this 11th day of April, ~~Two Thousand Twenty-Two~~ 2022

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

1) Sneha Chakraborty
C/o Sukanta Chakraborty
11 No. Panchananbala Road,
Sukchan, KOL-115.

- (1) OVERSURE INFRACON PRIVATE LIMITED
(2) RISEROSE APPARTMENT PRIVATE LIMITED
(3) LINKLIKE RESIDENCY PRIVATE LIMITED
(4) ROSELINK REISIDENCY PRIVATE LIMITED
(5) MOONTREE INFRATECH PRIVATE LIMITED

B. Sen Jain (BRAJSEN JAIN)

(Appointers no.-1 to 5 are represented by its Director Mr. Braj Sen Jain)

2) Ramandeep Kaur
C/o Gurdeep Singh
10 C Nandan Road Kol-25

- (6) SHINESTAR PROMOTERS PRIVATE LIMITED
(7) SHIVMANI ESTATE PRIVATE LIMITED
(8) SILVERFINE HOUSING PRIVATE LIMITED

Sutesh Kedia

(Appointers no.-6 to 8 are represented by its Director Mr. Sutesh Kedia)

- (9) VIEWLINE COMPLEX PRIVATE LIMITED

Rahul Bengani
Director Mr. Rahul Bengani

- (10) DEVPUJAN NIKETAN PRIVATE LIMITED

Shivani Murarka

Director Mrs. Shivani Murarka

Non judicial stamp for this deed purchased by Adv. B.K.JAIN. on behalf of purchaser

Drafted & Prepared by:- *Prakash Jain*
PRAKASH JAIN(Advocate)

Sealdah Civil Court, Kolkata.
Enrolment No. F-2027/1987/2017.

- (11) STARPRIME CONSTRUCTION PRIVATE LIMITED
(12) SWARNSATHI PROJECTS PRIVATE LIMITED

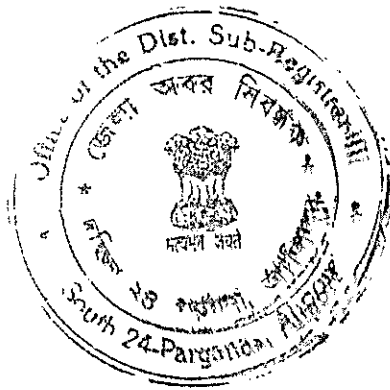
Mayank Jajodia

Appointers no.-11 and 12 are represented one of its Director Mr. Mayank Jajodia

- (13) SHANTMAY COMPLEX PRIVATE LIMITED

Ankit Murarka

Director Mr. Ankit Murarka



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

MOONTREE INFRATECH PRIVATE LIMITED
has nominated

Mahendra Kumar Pandya

(Mahendra Kumar Pandya)

Rahul Bengani

(Rahul Bengani)

Braj Sen Jain

(Braj Sen Jain)

↙

↙

Non judicial stamp for this deed purchased by Adv. B.K.JAIN. on behalf of purchaser

**Drafted & Prepared by:-
PRAKASH JAIN(Advocate)**

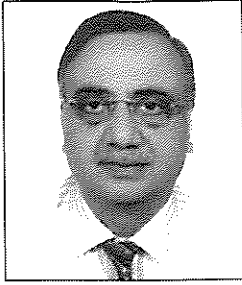
Prakash Jain Adv.

**Sealdah Civil Court, Kolkata.
Enrolment No. F-2027/1987/2017.**



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SPECIMEN FORM FOR TEN FINGERPRINTS



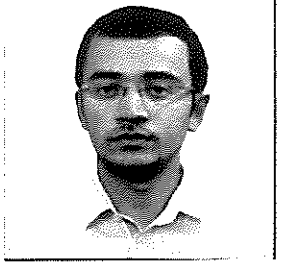
Wahrens Aun Burda

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



Meyank Tajodjo

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



Rahm Bergini

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



P. Dewi

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



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SPECIMEN FORM FOR TEN FINGERPRINTS



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



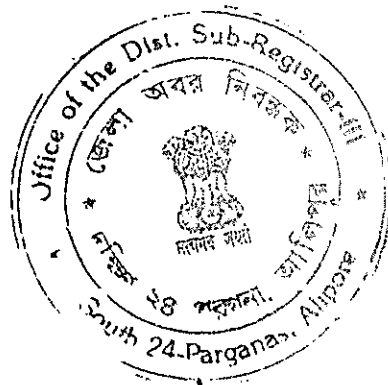
Sankar Das	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



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



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भारतीय विशिष्ट पहचान प्राधिकरण

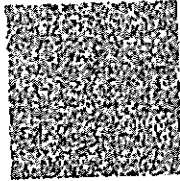
भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 0638/11502/00587

Generation Date: 31/07/2019

To
Soumik Mallick
C/O Narayan Chandra Mallick
607
BASUNAGAR
MADHYAMGRAM
UDAYRAJPUR SPORTING CLUB
Barasat - II
Udayrajpur
North 24 Parganas West Bengal - 700129
9836321860

Signature Not Verified
Date of Birth: 30/06/1987
Gender: MALE



QR Code not for printing

आपका आधार क्रमांक / Your Aadhaar No. :

8168 0113 5818

VID : 9179 6074 5554 2685

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Soumik Mallick
Date of Birth/DOB: 30/06/1987
Male/ MALE



8168 0113 5818

VID : 9179 6074 5554 2685

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

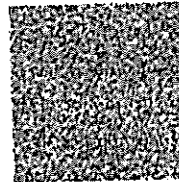
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार अविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
C/O Narayan Chandra Mallick, 607,
BASUNAGAR, UDAYRAJPUR SPORTING
CLUB, MADHYAMGRAM, Barasat - II,
North 24 Parganas,
West Bengal - 700129



QR Code not for printing

8168 0113 5818

VID : 9179 6074 5554 2685



भारत सरकार
Government of India

www.aadhaar.gov.in

Major Information of the Deed

Deed No :	I-1603-05249/2023	Date of Registration	20/04/2023
Query No / Year	1603-2000813679/2023	Office where deed is registered	
Query Date	27/03/2023 4:08:31 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	B Mandal Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9093467437, Status :Solicitor firm		
Transaction		Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value		Market Value	
		Rs. 2,79,91,774/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(d))		Rs. 39/- (Article:E, M(b), H)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: PASCHIM BISHNUPUR, Mouza: Bhasa, JI No: 20, Pin Code : 743503

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1532	RS-4523	Bastu	Shali	5 Dec		16,19,892/-	Property is on Road
L2	RS-1535	RS-4471	Bastu	Shali	10 Dec		32,39,784/-	Property is on Road
L3	RS-1535	RS-4467	Bastu	Shali	10 Dec		32,39,784/-	Property is on Road
L4	RS-1500	RS-4421	Bastu	Shali	10 Dec		27,91,512/-	Property is on Road
L5	RS-1500	RS-4418	Bastu	Shali	10 Dec		27,91,512/-	Property is on Road
L6	RS-1500	RS-4424	Bastu	Shali	4 Dec		11,16,605/-	Property is on Road
L7	RS-1500	RS-4507	Bastu	Shali	10 Dec		27,91,512/-	Property is on Road
L8	RS-1500	RS-4442	Bastu	Shali	10 Dec		27,91,512/-	Property is on Road
L9	RS-1500	RS-4463	Bastu	Shali	10 Dec		27,91,512/-	Property is on Road
L10	RS-1500	RS-4425	Bastu	Shali	10 Dec		27,91,512/-	Property is on Road
L11	RS-1500	RS-4509	Bastu	Shali	5 Dec		13,95,756/-	Property is on Road
L12	RS-1500	RS-4465	Bastu	Shali	2 Dec		5,58,302/-	Property is on Road

L13	RS-1345	RS-4436	Bastu	Shali	0.26 Dec		72,579/-	Property is on Road
		TOTAL :			96.26Dec	0 /-	279,91,774 /-	
	Grand Total :				96.26Dec	0 /-	279,91,774 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OVERSURE INFRACON PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	RISEROSE APPARTMENT PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	LINKLIKE RESIDENCY PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	ROSELINK RESIDENCY PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	MOONTREE INFRATECH PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx2M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	SHINESTAR PROMOTERS PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	SHIVMANI ESTATE PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	SILVERFINE HOUSING PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx6E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	VIEWLINE COMPLEX PRIVATE LIMIED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: aaxxxxx0d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

10	DEVPUJAN NIKETAN PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx1K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	STARPRIME CONSTRUCTION PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	SWARNSATHI PROJECTS PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	SHANTMAY COMPLEX PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx0L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MOONTREE INFRATECH PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: aaxxxxxx2m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	Mr MAHENDRA KUMAR PANDYA (Presentant) Son of Mr HIRA LAL JAIN 34/1V, BALLYGUNGE CIRCULAR ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx9G, Aadhaar No: 29xxxxxxxx3748, Status :Individual, Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Pvt. Residence

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Braj Sen Jain Son of Late Ram Ratan Jain 20/b/1, Shrish Chandra Chowdhury Lane, City:- Not Specified, P.O:- Tala, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ACxxxxxx8R, Aadhaar No: 28xxxxxxxx1634 Status : Representative, Representative of : OVERSURE INFRACON PRIVATE LIMITED (as Director), RISEROSE APPARTMENT PRIVATE LIMITED (as Director), LINKLIKE RESIDENCY PRIVATE LIMITED (as Director), ROSELINK RESIDENCY PRIVATE LIMITED (as Director), MOONTREE INFRATECH PRIVATE LIMITED (as Director)
2	Mr Sutesh Kedia Son of Shri Pradeep Kedia 34/1V, Ballygunge Circular Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ALxxxxxx9i., Aadhaar No: 91xxxxxxxx7186 Status : Representative, Representative of : SHINESTAR PROMOTERS PRIVATE LIMITED (as Director), SHIVMANI ESTATE PRIVATE LIMITED (as Director), SILVERFINE HOUSING PRIVATE LIMITED (as Director)
3	Mr Rrahul Bengani Son of Ashok Kumar Bengani 9, Lower Rowdon Street, Flat 5F, City:- Not Specified, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AGxxxxxx0C, Aadhaar No: 62xxxxxxxx4109 Status : Representative, Representative of : VIEWLINE COMPLEX PRIVATE LIMIED (as Director)

4	Mrs Shivani Murarka Wife of Shri Ankit Murarka 219, Bangur Avenue, Block-A, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: BOxxxxxx2A, Aadhaar No: 58xxxxxxxx5009 Status : Representative, Representative of : DEVPUJAN NIKETAN PRIVATE LIMITED (as Director)
5	Mr Mayank Jajodia Son of Shri Mahesh Kant Jajodia 5, Bentink Street, City:- Kolkata, P.O:- G P O, P.S:-Bowbazar, District:- Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AExxxxxx1G, Aadhaar No: 55xxxxxxxx8334 Status : Representative, Representative of : STARPRIME CONSTRUCTION PRIVATE LIMITED (as Director), SWARNSATHI PROJECTS PRIVATE LIMITED (as Director)
6	Mr Ankit Murarka Son of Shri Suresh Kumar Murarka 219, Bangur Avenue, Block A, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ALxxxxxx0E, Aadhaar No: 46xxxxxxxx4834 Status : Representative, Representative of : SHANTMAY COMPLEX PRIVATE LIMITED (as Director)
7	Mr Braj Sen Jain Son of Late Ram Ratan Jain 20B/1, Sris Chandra Chowdhury Lane, City:- Not Specified, P.O:- Cossipore, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACxxxxxx8R, Aadhaar No: 28xxxxxxxx1634 Status : Representative, Representative of : MOONTREE INFRATECH PRIVATE LIMITED (as Director)
8	Mr Rrahul Bengani Son of Ashok Kumar Bengani 9, Lower Rowdon Street, Flat 5F, City:- Not Specified, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AGxxxxxx0C, Aadhaar No: 62xxxxxxxx4109 Status : Representative, Representative of : MOONTREE INFRATECH PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Soumik Mallick Son of Narayan Chandra Mallick 607, Basunagar, City:- Not Specified, P.O:- Udayrajpur, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129			
Identifier Of Mr Braj Sen Jain, Mr Sutesh Kedia, Mr Rrahul Bengani, Mrs Shivani Murarka, Mr Mayank Jajodia, Mr Ankit Murarka, Mr Braj Sen Jain, Mr Rrahul Bengani, Mr MAHENDRA KUMAR PANDYA			

On 19-04-2023

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

Presented for registration at 16:20 hrs on 19-04-2023, at the Private residence by Mr MAHENDRA KUMAR PANDYA , one of the Claimants.

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

Execution is admitted on 19/04/2023 by Mr MAHENDRA KUMAR PANDYA, Son of Mr HIRA LAL JAIN, 34/1V, BALLYGUNGE CIRCULAR ROAD, P.O: SARAT BOSE ROAD, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr Soumik Mallick, , , Son of Narayan Chandra Mallick, 607, Basunagar, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service

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

Execution is admitted on 19-04-2023 by Mr Braj Sen Jain, Director, OVERSURE INFRACON PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, RISEROSE APPARTMENT PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, LINKLIKE RESIDENCY PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, ROSELINK RESIDENCY PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, MOONTREE INFRATECH PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Indetified by Mr Soumik Mallick, , , Son of Narayan Chandra Mallick, 607, Basunagar, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service

Execution is admitted on 19-04-2023 by Mr Sutesh Kedia, Director, SHINESTAR PROMOTERS PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, SHIVMANI ESTATE PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, SILVERFINE HOUSING PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Indetified by Mr Soumik Mallick, , , Son of Narayan Chandra Mallick, 607, Basunagar, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service

Execution is admitted on 19-04-2023 by Mr Rrahul Bengani, Director, VIEWLINE COMPLEX PRIVATE LIMIED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Indetified by Mr Soumik Mallick, , , Son of Narayan Chandra Mallick, 607, Basunagar, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service

Execution is admitted on 19-04-2023 by Mrs Shivani Murarka, Director, DEVPUJAN NIKETAN PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Indetified by Mr Soumik Mallick, , , Son of Narayan Chandra Mallick, 607, Basunagar, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service

Execution is admitted on 19-04-2023 by Mr Mayank Jajodia, Director, STARPRIME CONSTRUCTION PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, SWARNSATHI PROJECTS PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Indetified by Mr Soumik Mallick, , , Son of Narayan Chandra Mallick, 607, Basunagar, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service

Execution is admitted on 19-04-2023 by Mr Ankit Murarka, Director, SHANTMAY COMPLEX PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Indetified by Mr Soumik Mallick, , , Son of Narayan Chandra Mallick, 607, Basunagar, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service

Execution is admitted on 19-04-2023 by Mr Braj Sen Jain, Director, MOONTREE INFRATECH PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24 Parganas, West Bengal, India, PIN:- 743503

Identified by Mr Soumik Mallick, , Son of Narayan Chandra Mallick, 607, Basunagar, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service Execution is admitted on 19-04-2023 by Mr Rrahul Bengani, Director, MOONTREE INFRA TECH PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Identified by Mr Soumik Mallick, , Son of Narayan Chandra Mallick, 607, Basunagar, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, 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 20-04-2023

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 (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 395957, Amount: Rs.100.00/-, Date of Purchase: 08/12/2022, Vendor name: I Chakraborty



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 1603-2023, Page from 168664 to 168685
being No 160305249 for the year 2023.**



Dhar

Digitally signed by Debasish Dhar
Date: 2023.05.04 13:10:50 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 2023/05/04 01:10:50 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)