

1536/24

I-01338/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 577435

11-02
01/02/24

3/ 290317/24

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Certified Writings/Documents admitted to
Registration The Signature Sheet and the
enforcement sheets attached to this document
are the part of it.

Additional Registrar
of Assurances-II, Kolkata

01 FEB 2024

**DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT
AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS , I, SMT.
SAHAJANYA SAHA (PAN : AXMPS4132N & AADHAAR NO. 5733
2508 2154) daughter of Mr. Swapan Kumar Saha, by nationality-
Indian, by faith- Hindu, by occupation- Business and residing at

নম্বর: 5922
সম ও তারিখ: 29.01.24
ক্রেতার নাম: Sahayya Saha
ঠিকানা: Guntala, Kolkata
বন্দা: Hussain
ভেজার: Hussain

কোলা ১ নং ১৯ পরগণা
স্মারক নং: 11 OCT 20 23
স্ট্যাম্প খরচ: 5 1000 000
ক্রেতার নাম: শ্রী সত্যজিৎ সোহা



REGISTRAR OF ASSURANCE, KOLKATA
11 FEB 2024

1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
1 FEB 2024



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



290120242036312881

GRIPS Payment Detail

GRIPS Payment ID:	290120242036312881	Payment Init. Date:	29/01/2024 19:17:38
Total Amount:	40542	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3719531582525	BRN Date:	29/01/2024 19:19:01
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mrs SAHAJANYA SAHA
Mobile: 9230566933

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240363128828	Directorate of Registration & Stamp Revenue	40542
Total			40542

IN WORDS: FORTY THOUSAND FIVE HUNDRED FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240363128828

GRN Details

GRN: 192023240363128828 Payment Mode: SBI Epay
GRN Date: 29/01/2024 19:17:38 Bank/Gateway: SBIEpay Payment Gateway
BRN : 3719531582525 BRN Date: 29/01/2024 19:19:01
Gateway Ref ID: 608725847 Method: Union Bank Of India-Retail NB
GRIPS Payment ID: 290120242036312881 Payment Init. Date: 29/01/2024 19:17:38
Payment Status: Successful Payment Ref. No: 2000223558/1/2024
[Query No*/Query Year]

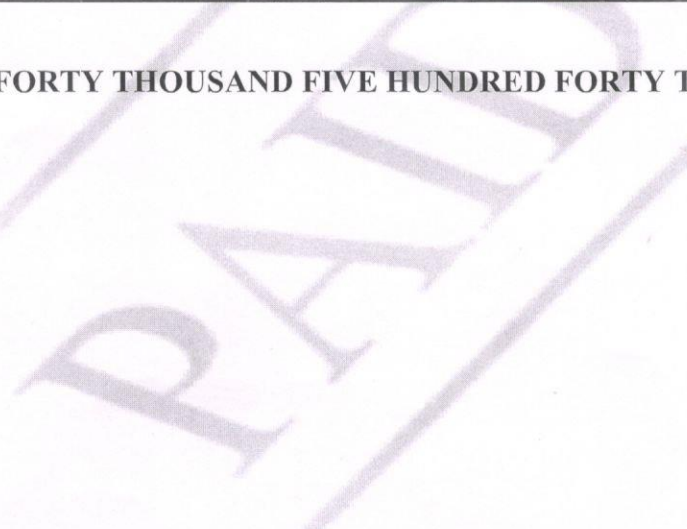
Depositor Details

Depositor's Name: Mrs SAHAJANYA SAHA
Address: 6B, Nayaratna Lane, Shyambazar Mail, City:- Kolkata, P.O:- Shyambazar, P.S:-Burtola, District:- Kolkata, West Bengal, India, PIN:- 700004
Mobile: 9230566933
EMail: info@bsengg.com
Period From (dd/mm/yyyy): 29/01/2024
Period To (dd/mm/yyyy): 29/01/2024
Payment Ref ID: 2000223558/1/2024
Dept Ref ID/DRN: 2000223558/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000223558/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	2000223558/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	521
			Total	40542

IN WORDS: FORTY THOUSAND FIVE HUNDRED FORTY TWO ONLY.

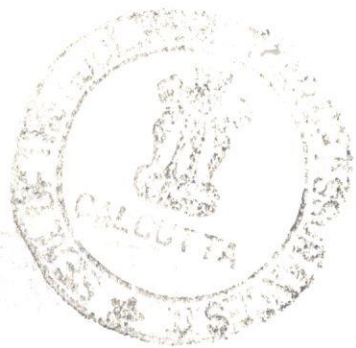


6B, Nayaratna Lane, Shyambazar Mail, P.O. Shyambazar, P.S. Burtola, Kolkata- 700 004state as follows :

WHEREAS I Smt. Sahajanya Saha am the absolute owner of a piece or parcel of Bastu Land measuring about **06 Cottah 4 Chittak 44 Sq.ft.** lying and situated within the Southern portion of Premises No. 28, Nandalal Bose Lane P.S. Shyampukur, Kolkata- 700 059 under Assessee No. **110072300336** in Ward No.007 under Kolkata Municipal Corporation alongwith a corrugated shed measuring about 200 Sq.ft. morefully and particularly described in the Schedule hereunder and hereinafter referred to as the said property.

AND WHEREAS, I have entered into a Development Agreement in respect the said Land with a Developer firm **M/S. B.S. ENGINEERING INFRACON PRIVATE LIMITED, (CIN: U70100WB2018PTC225695 & PAN : AAHCB7776Q)**, an Indian company incorporated under the Companies Act,1956 having its registered office at 117, Raja Dinendra Street, P.S. Burtolla, Kolkata- 700 004, duly represented by it's Directors namely 1. **Mr. Sanjoy Kumar Saha (DIN: 00879785, PAN:ALNPS7080E, AADHAAR NO.: 9783 2192 6792)** , 2. **Mr. Sankarsan Saha (DIN : 01303988, PAN: ALAPS7090R, AADHAAR NO. 2399 0642 8905)**, both are the sons of Late Shyamal Kumar Saha , by faith-Hindu, by Nationality-

9



RECEIVED
OFFICE OF THE
SECRETARY
1 FEB 2024

Indian, by occupation-Business and residing at 117, Raja Dinendra Street, P.O. Shyambazar, P.S. Burtolla, Kolkata-700 004 and 3. **Mr. Sanjay Bej (DIN : 07220737, PAN: AIYPB8655Q & AADHAAR NO. 8676 8741 5290)**, son of Asit Bej, by nationality- Indian, by faith-Hindu, by occupation-Business and residing at 48/1, P.C.B.Street, P.O. & P.S. Bowbazar, Kolkata- 700 012 on certain terms and conditions recorded therein and the said Development Agreement was executed on 1st day of February, 2024 and registered in the office of the Additional Registrar Of Assurances- II, Kolkata and recorded in Book No. 1. Volume No. X, Pages from X to X, Being No. 01323 for the year 2024.

AND WHEREAS I remain busy in various personal affairs and as such I am unable to attend as and when required, for looking after and to maintain the Development work on the said property described in the Schedule hereunder **AND WHEREAS** in the circumstances aforesaid it is necessary and also expedient for me to appoint agents to look after all my affairs on my behalf.

NOW KNOW YE BY THESE PRESENTS : I Smt. Sahjanya Saha do hereby and hereunder nominate Constitute and appoint **M/S. B.S. ENGINEERING INFRACON PRIVATE LIMITED, (CIN: U70100WB2018PTC225695 & PAN : AAHCB7776Q)**, an Indian company incorporated under the Companies Act, 1956 having its registered office at 117, Raja

Sahjanya Saha

Dinendra Street, P.S. Burtolla, Kolkata- 700 004, duly represented by it's Directors namely 1. **Mr. Sanjoy Kumar Saha (DIN: 00879785, PAN:ALNPS7080E, AADHAAR NO.: 9783 2192 6792)** , 2. **Mr. Sankarsan Saha (DIN : 01303988, PAN: ALAPS7090R, AADHAAR NO. 2399 0642 8905)**, both are the sons of Late Shyamal Kumar Saha , by faith-Hindu, by Nationality- Indian, by occupation-Business and residing at 117, Raja Dinendra Street, P.O. Shyambazar, P.S. Burtolla, Kolkata- 700 004 and 3. **Mr. Sanjay Bej (DIN : 07220737, PAN: AIYPB8655Q & AADHAAR NO. 8676 8741 5290)**, son of Asit Bej, by nationality- Indian, by faith-Hindu, by occupation-Business and residing at 48/1, P.C.B.Street, P.O. & P.S. Bowbazar, Kolkata- 700 012 as my true and lawful **ATTORNEY** for me, in my name and on my behalf with exclusive authority, to do and execute all or any of the following acts, deeds and things this is to say :-

1. To defend possession and to look after the immovable property described in the Schedule below, to work, Manage, protect, control and to supervise the management of all the same or to Sell it to the intending Purchaser/Purchasers in part or full.
2. To accept service of summons or legal proceedings for me and in my name and to Appear on my behalf and to represent me in all Courts Civil or Criminal, Appellate or Original Side and before all judicial, Executive and Revenue Officers and other

Tribunals and to conduct any action or proceeding or to defend and contest any Proceedings for me and on my behalf.

3. To correspond and deal with all Government Officers and public bodies and other in my name and to appear before any Revenue Officer or Corporation/Municipal Authorities for any purpose connected with tax and other matter relating to the Property and to deal with it in such manner as may be deemed fit.
4. To take effect the mutation, apportionment, separation and Amalgamation in respect of the said property before any competent authority and to pay all taxes, rent, assessments and outgoings whatsoever due and payable in respect of my said property.
5. To appear and act before the appropriate authorities in case of acquisition of our property and to receive the compensation arising there from and to grant receipt therefor.
6. To file Affidavit and verify all pleadings that may have to be filed in the Court or other Tribunals and to draw money payable to me from Courts and other public Institution and to sign receipts therefor.
7. To accept payments in full settlement or to accept part payments when necessary to compromise, withdraw and

settle suits and all other proceedings which the Attorney may consider just and proper.

8. To appoint, engage on my behalf, pleaders, advocates or solicitors whenever my said Attorney shall think proper to do so and to discharge and/ or terminate his or her or their appointment.
9. The Attorney is empowered to deal all works with regard to the Schedule Property, submission of building plan, obtaining of sanctioned building plan, application for any original or duplicate paper, water connection, electricity, application for and to obtain Occupancy Certificate and doing all related works in respect of Development, construction and Sale of constructed units upon the said property on my behalf .
10. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell **the portions** lying under **Developer's Allocation as per the aforesaid Development Agreement** in respect of the said property described in the Schedule hereunder to any purchaser or purchasers at such price which my said Attorney in it's absolute discretion, think proper and / or to cancel and/ or repudiate the same.
11. To sign and execute the Deed of Conveyance or Conveyances or any other Documents in my name and to present the

same before the Registering Authorities by accepting consideration money on my behalf and admit execution thereof and to any other act to effect due registration of such documents and things which my said Attorney shall think necessary for conveying the said property to the said Purchaser / Purchasers as fully and effectually in all respects as I could do the same myself.

12. To receive from the intending purchaser or purchasers any earnest money and / or Advance or Advances and also the balance of purchase money, and to give good, Valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money and deposit all money into any Nationalised Bank.
13. Upon such receipts as aforesaid and as I act and deed, to sign, execute and deliver any conveyance or conveyances of the said property in favour of the said purchaser or his/her / it's nominee, assignee on our behalf.
14. To mortgage, transfer, sell, lease out and assign the said property to any third party as my attorney deem fit at a consideration which the Attorney shall consider appropriate and shall receive the same in my name and give proper receipts thereof on my behalf.

15. To execute lease deed, mortgage or deeds or any other deeds or documents for the said property , to issue any Permission to Mortgage to the Financial Institutions to assist the Purchaser/ Purchasers to obtain financial assistance for purchase of the Units and to present the same for registration authorities / notary publics which are required to be registered.
16. To generally represent me before all competent authorities and/or Tribunal and / or Officer or officers thereof in the matter of disposing of the properties and all other Works incidental thereto.
17. To present, sign and execute conveyance or conveyances for registration, to admit Execution and receipt of consideration before the registering authority for and to have the said conveyance registered and to do all acts, deeds and things which my said attorney shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually in all respects as I could do the same myself. The Attorney is also empowered to issue Possession Letter to the Purchaser/Purchasers of the Units within the constructed building and to give valid peaceful possession on my behalf.

18. This power of Attorney does not create, constitute, assure, any kind of transfer or enjoyment or making profit in favour of the Attorney. All the Receivable shall be paid back to Principal and all the payable shall be borne by the Principal in respect of units under Owners Allocation.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Bastu Land measuring about 06 Cottah 4 Chittak 44 Sq.ft. lying and situated within the Southern portion of Premises No. 28, Nandalal Bose Lane P.S. Shyampukur, Kolkata- 700 059 under Assessee No. **110072300336** in Ward No.007 under Kolkata Municipal Corporation alongwith a corrugated shed measuring about 200 Sq.ft. , which is butted and bounded as follows :

In the **NORTH** : Northern portion of Premises No. 28,
Nandalal Bose Lane ;

In the **SOUTH** : -8 ft. wide passage ;

In the **EAST** : Gallif Street ;

In the **WEST** : Nandalal Bose Lane.

IN WITNESS WHEREOF I the said **Sahjanya Saha**, in my own free will and accord without any coercion or undue influence from anybody whomsoever have hereto put my signature at Kolkata on this Day of **February, 2024**.

SIGNED, SEALED AND DELIVERED

at Kolkata in the Presence of :

WITNESSES :

1. *Probal Dasgupta*
107 K.M. Das Road
Kolkata - 700065

Sahjanya Saha

SIGNATURE OF THE EXECUTANT

2. *Anup Panda*
144/1 Bidhanmohor
Road Kat - 67.

B. S. Engineering Infracon Pvt. Ltd.

Saha

B. S. Engineering Infracon Pvt. Ltd.

Saha
Director

B. S. Engineering Infracon Pvt. Ltd.

Sanjay Meher
Director

SIGNATURE OF THE ATTORNEY

Who Accepts this Power.

Drafted by me :

Advocate

P. Saha

(Adv)












High court Calcutta

Enrollment no - F/2053/2010

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name SAHAJANYA SAHA

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	THUMB	FORE	MIDDLE	RING	LITTLE	
	R.H.					


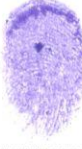



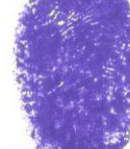
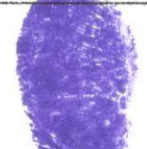
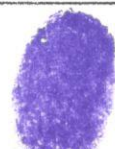
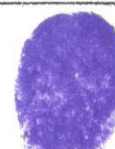


All the above fingerprints are of the abovenamed person and attested by the said person

✓ Sahajanya Saha

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name SANJOY KUMAR SAHA

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	THUMB	FORE	MIDDLE	RING	LITTLE	
	R.H.					











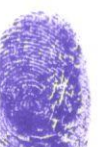
All the above fingerprints are of the abovenamed person and attested by the said person

✓ Saha

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name SANKARSAN SAHA

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	THUMB	FORE	MIDDLE	RING	LITTLE	
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person












✓ Saha

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name SANJAY BEJ

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	THUMB	FORE	MIDDLE	RING	LITTLE	
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person

Sanjay Bej
Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> PHOTO </div>	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> PHOTO </div>	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

Major Information of the Deed

Deed No :	I-1902-01338/2024	Date of Registration	01/02/2024
Query No / Year	1902-8000290317/2024	Office where deed is registered	
Query Date	01/02/2024 1:26:42 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	BISWAJIT PAUL P-16 CIT Road, Thana : Phool Bagan, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9874673130, 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. 1,61,86,398/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190201323/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



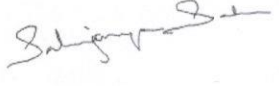
District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nandalal Bose Lane, Premises No: 28, , Ward No: 007 Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha 4 Chatak 44 Sq Ft		1,61,32,398/-	Property is on Road , Project Name :
Grand Total :				10.4133Dec	0 /-	161,32,398 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		200-sq ft	0 /-	54,000 /-	




Principal Details :







SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt SAHAJANYA SAHA Wife of Mr Sankarsan Saha Executed by: Self, Date of Execution: 01/02/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office	Photo  01/02/2024	Finger Print  Captured LTI 01/02/2024	Signature  01/02/2024
6B, Nayaratna Lane, Shyambazar Mail, City:- Kolkata, P.O:- Shyambazar, P.S:-Burtola, District:- Kolkata, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: axxxxxx2n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/02/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	B. S. ENGINEERING INFRACON PRIVATE LIMITED 117, RAJA DINENDRA STREET, City:- Kolkata, P.O:- BURTOLLA, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004 , PAN No.:: AAxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SANJOY KUMAR SAHA (Presentant) Son of Late Shyamal Kumar Saha Date of Execution - 01/02/2024 , , Admitted by: Self, Date of Admission: 01/02/2024, Place of Admission of Execution: Office	Photo  Feb 1 2024 1:56PM	Finger Print  Captured LTI 01/02/2024	Signature  01/02/2024
117, Raja Dinendra Street, City:- Kolkata, P.O:- Shyambazar, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: alxxxxx0e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : B. S. ENGINEERING INFRACON PRIVATE LIMITED (as DIRECTOR)				

2	Name	Photo	Finger Print	Signature
	Mr SANKARSAN SAHA Son of Late Shyamal Kumar Saha Date of Execution - 01/02/2024, , Admitted by: Self, Date of Admission: 01/02/2024, Place of Admission of Execution: Office	 <small>Feb 1 2024 1:57PM</small>	 <small>LTI 01/02/2024</small>	 <small>01/02/2024</small>
117, Raja Dinendra Street, City:- Kolkata, P.O:- Shyambazar, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: alxxxxx0r,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : B. S. ENGINEERING INFRACON PRIVATE LIMITED (as DIRECTOR)				
3	Name	Photo	Finger Print	Signature
	Mr SANJAY BEJ Son of Mr Asit Bej Date of Execution - 01/02/2024, , Admitted by: Self, Date of Admission: 01/02/2024, Place of Admission of Execution: Office	 <small>Feb 1 2024 1:58PM</small>	 <small>LTI 01/02/2024</small>	 <small>01/02/2024</small>
48/1, P C B Street, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Alxxxxx5Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : B. S. ENGINEERING INFRACON PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Kaushik Hossen Son of Late Sanwar Ustagar 5 Sonar Gouranga Temple Street, City:- , P.O:- Hatkhola, P.S:-Jorabagan, District:- Kolkata, West Bengal, India, PIN:- 700005	 <small>01/02/2024</small>	 <small>LTI 01/02/2024</small>	 <small>01/02/2024</small>
Identifier Of Smt SAHAJANYA SAHA, Mr SANJOY KUMAR SAHA, Mr SANKARSAN SAHA, Mr SANJAY BEJ			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt SAHAJANYA SAHA	B. S. ENGINEERING INFRACON PRIVATE LIMITED-10.4133 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt SAHAJANYA SAHA	B. S. ENGINEERING INFRACON PRIVATE LIMITED-200.00000000 Sq Ft

Endorsement For Deed Number : I - 190201338 / 2024

On 01-02-2024

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:02 hrs on 01-02-2024, at the Office of the A.R.A. - II KOLKATA by Mr SANJOY KUMAR SAHA ..

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 1,61,86,398/-

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

Execution is admitted on 01/02/2024 by Smt SAHAJANYA SAHA, Wife of Mr Sankarsan Saha, 6B, Nayaratra Lane, Shyambazar Mail, P.O: Shyambazar, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Business

Identified by Kaushik Hossen, , , Son of Late Sanwar Ustagar, 5 Sonar Gouranga Temple Street, P.O: Hatkhola, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by profession Service

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

Execution is admitted on 01-02-2024 by Mr SANJOY KUMAR SAHA, DIRECTOR, B. S. ENGINEERING INFRACON PRIVATE LIMITED, 117, RAJA DINENDRA STREET, City:- Kolkata, P.O:- BURTOLLA, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004

Identified by Kaushik Hossen, , , Son of Late Sanwar Ustagar, 5 Sonar Gouranga Temple Street, P.O: Hatkhola, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by profession Service

Execution is admitted on 01-02-2024 by Mr SANKARSAN SAHA, DIRECTOR, B. S. ENGINEERING INFRACON PRIVATE LIMITED, 117, RAJA DINENDRA STREET, City:- Kolkata, P.O:- BURTOLLA, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004

Identified by Kaushik Hossen, , , Son of Late Sanwar Ustagar, 5 Sonar Gouranga Temple Street, P.O: Hatkhola, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by profession Service

Execution is admitted on 01-02-2024 by Mr SANJAY BEJ, DIRECTOR, B. S. ENGINEERING INFRACON PRIVATE LIMITED, 117, RAJA DINENDRA STREET, City:- Kolkata, P.O:- BURTOLLA, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004

Identified by Kaushik Hossen, , , Son of Late Sanwar Ustagar, 5 Sonar Gouranga Temple Street, P.O: Hatkhola, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by profession Service


Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

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 5922, Amount: Rs.100.00/-, Date of Purchase: 29/01/2024, Vendor name: S Bose


Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 70456 to 70477
being No 190201338 for the year 2024.



fm2

Digitally signed by SATYAJIT BISWAS
Date: 2024.02.13 16:41:58 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 13/02/2024

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.