

14107

No. Date 30 APR 2021

Name.....

Address..... Alokendra Choudhary

P.S..... Barasat

Dist..... Barasat

Name of Treasury :- Barrasat

Name of Vendor :- RANA S

Date of Purchase.....

Total Amount..... 210000

Signature of Vendor.....

Rana S



Additional District Sub-Registrar
Sodepur, North 24-Parganas

9 5 JUN 2021

Arishev Podder Advocate
S/o Basu Deb Podder
Brisamnagar,
P.O. Kapargach,
P.S. Ghola, Kor-113.

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2. SRI BIMAL KUMAR BISWAS (PAN NO. AEAPB6101R),
Son of Late Paresh Nath Biswas, by Nationality-Indian, By Religion-Hindu, by Occupation-Retired, residing at: Patuatola Lane, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

3. SRI AMAL KUMAR BISWAS (PAN NO. AFVPB9296B),
Son of Late Paresh Nath Biswas, by Nationality-Indian, By Religion-Hindu, by Occupation-Business, residing at: Patuatola Lane, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

4. SMT. MAYA BANERJEE (PAN NO. ACXPB5885F),
Daughter of Late Paresh Nath Biswas, by Nationality-Indian, By Religion-Hindu, by Occupation-Retired, residing at: 105, Rushikuilya, Godrej Prakriti, 187F/1, B. T. Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, do hereby jointly appoint, constitute and nominate "**M/S. PIONEER DEVELOPER**" a Partnership firm having its present place of Business at 46/A, Patuatola Lane, "**BIMALA APARTMENT**", Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN no. AANFP6542R** hereby represented by its Partners namely:

(1) SRI BISWANATH DAS (PAN no. AFDPD5167P), S/o. Late Narayan Chandra Das, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(2) SRI ARUN KUMAR JANA (PAN no. AGLPJ4226G),
Son of Late Sudhir Kumar Jana, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: N.S.D. Ghat Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(3) SRI SUBHANKAR BISWAS (PAN no. ALCPB4228Q),
Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,



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SEND GREETINGS:-

WHEREAS originally one Tarapada Biswas (Son of Late Gangadhar Biswas) in his lifetime has purchased a plot of land measuring an area about 12decimal equivalent to 7Cottahs more or less, within Mouza-Sukchar, J.L. No. 9, Re. Su. No. 14, Touzi No. 156, comprised and contained in R.S. Dag No. 3379, under R.S. Khatian no. 994, within the local limits of the Panihati Municipality, P.S. Khardah, District-North 24 Parganas, by virtue of a Registered Bengali Deed of Sale, being No. 217, from his predicesor-in-title namely Smt. Bimala Bala Debi (W/o Sri Taraknath Mukhopadhyay) and the said Bengali Deed of Sale was executed and registered on 20.02.1950 at the Office of Sub-Registrar at Barrackpore, Dist. 24 Parganas and the same was recorded in Book No. I, Vol No. 10, noted within the pages from 1 to 5, being No. 217, for the year 1950.

AND WHEREAS the said Tarapada Biswas while have been enjoying the actual physical possession of the said landed property he died intestate leaving behind him his wife namely Brajabala Biswas, one son namely Sri Paresh Nath Biswas as his legal heirs. Subsequently Brajabala Biswas was also died on 09.01.1993 leaving behind her only son namely Sri Paresh Nath Biswas as their surviving legal heirs & successors and thereafter said Sri Paresh Nath Biswas mutated his name in the Assessment Register of local Panihati Municipality, bearing Holding no. 30 (Patuatala Lane), under Ward No. 2.

AND WHEREAS the said Paresh Nath Biswas while has been enjoying the peaceful possession of the entire landed



Alokendu Bandyopadhyay

Advocate

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property he died intestate on 28.09.2006 leaving behind him his wife namely Smt. Parul Biswas (the landowner/executant no. 1 hereof) two sons namely Sri Bimal Kumar Biswas (the landowner/executant no. 2 hereof), Sri Amal Kumar Biswas (the landowner/executant no. 3 hereof) and one daughter namely Smt. Maya Banerjee (the landowner/executant no. 4 hereof) as his surviving legal heirs and successors and they inherited the said 7cottahs of landed property as undivided 1/4th share in each part as per the Law of Hindu Succession Act. 1956.

Amal Kumar Biswas

AND WHEREAS in the manner aforesaid Smt. Parul Biswas, Sri Bimal Kumar Biswas, Sri Amal Kumar Biswas and Smt. Maya Banerjee became the lawful joint owners of total 7cottahs of land togetherwith a residential structure standing thereon and enjoying the peaceful vacant possession of the said landed property as joint owners which is morefully Described in the First Schedule hereinbelow and have been possessing and enjoying the same peacefully, quietly and without interruption of others.

AND WHEREAS the Executants are desirous of developing the said land by constructed Multi Storeyed building (G+4) in accordance with the plan sanctioned by the Panihati Municipality and look for a responsible and reputed Developer/Promoter who will be able to develop the properties in conjunction with the Executants.

AND WHEREAS WE the executants hereof have entered into a **Registered Development Agreement, being no. 152403767**..... in **Book no. I**, which was executed

Amal Kumar Biswas

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Alokendu Bahdyopadhyay
Advocate

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by us and Registered on ⁽⁵⁾ 25th day of June, 2021 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas with the developer "**M/S. PIONEER DEVELOPER**" a Partnership firm having its present place of Business at 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereby represented by its Partners namely:

(1) SRI BISWANATH DAS, S/o. Late Narayan Chandra Das, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(2) SRI ARUN KUMAR JANA, Son of Late Sudhir Kumar Jana, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: N.S.D. Ghat Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(3) SRI SUBHANKAR BISWAS, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, for construction of a Multistoried Building/Complex (G+4), upon the said property consisting of several Numbers of Self Contained and Independent Flats, Garages, Shop Rooms etc. on the terms, conditions and considerations mentioned in the said Agreement.

AND WHEREAS at the treaty of the said Agreement WE have agreed to give a Power of Attorney in favour of the said Developers or as they may direct in order to enable them to get the plan sanctioned by the Panihati Municipality and other appropriate Authority to do all other acts and things.

AND WHEREAS the Developer Firm have requested us to grant the said power of Attorney in favour of "**M/S. PIONEER DEVELOPER**" a Partnership firm having its present place

Anand Kumar Biswas

A B Biswas

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of Business at 46/A, Patuatola Lane, "BIMALA APARTMENT", Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereby represented by its Partners namely:

(1) SRI BISWANATH DAS, S/o. Late Narayan Chandra Das, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(2) SRI ARUN KUMAR JANA, Son of Late Sudhir Kumar Jana, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: N.S.D. Ghat Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(3) SRI SUBHANKAR BISWAS, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, which WE hereby do:-

NOW KNOW YE AND THESE PRESENTS WITNESS that

We, **1. SMT. PARUL BISWAS**, Wife of Late Paresh Nath Biswas, by Nationality-Indian, By Religion-Hindu, by Occupation-Housewife, residing at: Patuatola Lane, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **2. SRI BIMAL KUMAR BISWAS**, Son of Late Paresh Nath Biswas, by Nationality-Indian, By Religion-Hindu, by Occupation-Retired, residing at: Patuatola Lane, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **3. SRI AMAL KUMAR BISWAS**, Son of Late Paresh Nath Biswas, by Nationality-Indian, By Religion-Hindu, by Occupation-Business, residing at: Patuatola Lane, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **4. SMT. MAYA BANERJEE**, Daughter of Late Paresh Nath Biswas, by Nationality-Indian, By Religion-Hindu, by Occupation-Retired, residing at: 105, Rushikuilya, Godrej Prakriti, 187F/1, B.T. Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, do hereby nominate, constitute and appoint


Alokendu Bandyopadhyay

Advocate

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the within named Developer to be our true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

1. To appear and represent us before the Panihati Municipality for amalgamating the separate Holdings into a single Holding by inserting our holding property and sign the relevant applications for that purpose on behalf of us AND to prepare plan on behalf of the Executants for development of the said property described in the Schedule hereunder and to submit the same to the Panihati Municipality and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building Plans to the said Municipality and other concerned authorities for the purpose of obtaining approval to such amendments.

2. To approach on behalf of Executants all the concerned authorities under the Urban Land (ceiling and Regulation) Act, 1976 for the purpose of obtaining exemption under section 20 of the said Act in respect of the property for purpose of development and/or re-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeals from any order of the Competent Authority and/or any other Authority made under the provisions of the said Act in connection with the said property.

3. To enter upon the said property either alone or along with others for the purpose of commencing construction work on the said property.

4. To supervise the development work in respect of Building on the said property and to carry out and/or to get carried out through contractors, sub-contractors and/or Departmentally and/or in such manner as may be determined

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by the said Attorney construction of the structures on the said property in accordance with the plans and specifications and specifications sanctioned by the Panihati Municipality and other concerned authorities and in accordance with all the applicable rules and regulation made by the Government of West Bengal, Panihati Municipality, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.

5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all Departments Municipality and/or Town Planning Department and other concerned authorities (in connection with the development of the said property).
6. To appear and represent us before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.
7. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personal and workmen for carrying out the development of the said property as also construction of building/s thereon and to pay their fees, consideration moneys salaries and/or wages.
8. To pay various deposits to the Panihati Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by our said Attorney and to give and effectual receipts in our name and on our behalf in connection with the refund of such deposits.
9. To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Panihati Municipality for the purpose of obtaining various permission and other services connection including water connection for carrying out and

A. B. Bandyopadhyay

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- completing the development of the said property and construction of building/s thereon and also to obtain water connections and service connection to the building constructed.
- 10.** To execute in favour of the West Bengal State Electricity Distribution Company Limited/C.E.S.C. and/or Panihati Municipality a lease in respect of any portion of the said property for the purpose of enabling the Panihati Municipality and/or the West Bengal State Electricity Distribution Co. Ltd./C.E.S.C. to put up and erect an electric Sub-Station for the supply of electricity to the said Buildings.
- 11.** To make necessary applications to the W.B.S.E.D.C.L./C.E.S.C. and other concerned authorities for obtaining electric power for the said property and the buildings constructed thereon.
- 12.** To make necessary representations including filing of complaints and appeals before the Assessor and collectors, Panihati Municipality and other concerned authorities in regard to the fixation of ratable value in respect of the building/s on the said property and/ or any portion thereof by the Assessor and Collector, Panihati Municipality.
- 13.** To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property.
- 14.** To apply for and obtaining water connection for the Buildings to be constructed on the said property and/ or occupation and Completion Certificate in respect of the said buildings or any part or parts thereof from Panihati Municipality and other concerned authorities.
- 15.** To give such letters and writings and/or undertaking as may be required from time to time by the Panihati Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/ or completion Certificate in respect of the said building/s or any part or parts thereof.

A. B. Bandyopadhyay

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- completing the development of the said property and construction of building/s thereon and also to obtain water connections and service connection to the building constructed.
- 10.** To execute in favour of the West Bengal State Electricity Distribution Company Limited/C.E.S.C. and/or Panihati Municipality a lease in respect of any portion of the said property for the purpose of enabling the Panihati Municipality and/or the West Bengal State Electricity Distribution Co. Ltd./C.E.S.C. to put up and erect an electric Sub-Station for the supply of electricity to the said Buildings.
- 11.** To make necessary applications to the W.B.S.E.D.C.L./C.E.S.C. and other concerned authorities for obtaining electric power for the said property and the buildings constructed thereon.
- 12.** To make necessary representations including filing of complaints and appeals before the Assessor and collectors, Panihati Municipality and other concerned authorities in regard to the fixation of ratable value in respect of the building/s on the said property and/ or any portion thereof by the Assessor and Collector, Panihati Municipality.
- 13.** To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property.
- 14.** To apply for and obtaining water connection for the Buildings to be constructed on the said property and/ or occupation and Completion Certificate in respect of the said buildings or any part or parts thereof from Panihati Municipality and other concerned authorities.
- 15.** To give such letters and writings and/or undertaking as may be required from time to time by the Panihati Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/ or completion Certificate in respect of the said building/s or any part or parts thereof.

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16. To give necessary letters, writings and undertakings to the Panihati Municipality Fire Brigade Department for occupying the said building/s and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said buildings.

17. To approach the Panihati Municipality and all other concerned authorities for the purpose of obtaining release of any portions of the said property and/or structures thereon from reservation (if any).

18. To approach the Government of West Bengal in all its Departments including the B.L. & L.R.O. office (BKP-II) as well as the Panihati Municipality for the purpose of mutation of the subject landed property and in all other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said building/s and completion thereof and for obtaining occupation and completion certificate in connection with the running and establishing Units thereon.

19. To do all other acts, deeds, matters and things in respect of the said property described in the Schedule hereunder written including to represent before and correspond with the Panihati Municipality and other concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining the floor space index (FSI) for the construction proposed to be carried out on the said property and many other matters pertaining to the said property.

20. (i) To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation and also for the purpose of such applications sign or execute such writings and undertaking as may be required and to prefer an appeal from the Order of the Competent Authority.


Alokendu Bandyopadhyay
Advocate

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(ii) To make applications and submit the amended or new Building Plans to the Panihati Municipality including all its Departments or any other Authorities for the purpose of getting the Building Plans, I.O.D. and Commencement Certificate sanctioned and/or revalidated and to give such other applications writings undertaking as may be required for the purpose of the Development of the said property.

(iii) To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property.

(iv) To apply to the controller of Cement and Steel and any other authorities for the purpose of making applications for Cement and Steel and other materials and procure the same and for that purpose to give such undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.

✓ 21. (i) To enter into Agreement for sale of Building (**except Owner's allocation**) as per Agreement that will be constructed on the said property in the names of Attorney or the name of the Developers or the name of Private Limited Company and to retire and appropriate the sale proceeds to themselves.

(ii) To execute Agreements for sale for the said property or any part thereof described in the Schedule hereunder the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.

(iii) The Land owners shall handover physical possession of the land with the existing structure to the developer and/or its representatives within 7 days after execution of the Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the

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(ii) To make applications and submit the amended or new Building Plans to the Panihati Municipality including all its Departments or any other Authorities for the purpose of getting the Building Plans, I.O.D. and Commencement Certificate sanctioned and/or revalidated and to give such other applications writings undertaking as may be required for the purpose of the Development of the said property.

(iii) To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property.

(iv) To apply to the controller of Cement and Steel and any other authorities for the purpose of making applications for Cement and Steel and other materials and procure the same and for that purpose to give such undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.

✓ 21. (i) To enter into Agreement for sale of Building (**except Owner's allocation**) as per Agreement that will be constructed on the said property in the names of Attorney or the name of the Developers or the name of Private Limited Company and to retire and appropriate the sale proceeds to themselves.

(ii) To execute Agreements for sale for the said property or any part thereof described in the Schedule hereunder the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.

(iii) The Land owners shall handover physical possession of the land with the existing structure to the developer and/or its representatives within 7 days after execution of the Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the

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land for the purpose of construction of the building or apartment in question as stated hereinabove.

(iv) The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the owners free of cost.

(v) The owners/executants shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer for sale of such flats, shops or Garages (**except Owner's allocation**) in respect of the building or buildings that may be constructed on the said plot and also to exercise and sign conveyance or surrender in respect of the said portion of the land and lodge the document or documents for registration and admit the execution of any such document or documents before the sub registrar of A.D.S.R.O. Sodepur, North 24 Parganas, D.R. North 24 Parganas at Barasat and the Registrar of Assurance-II at Kolkata.

✓22. To execute the conveyance or conveyances in respect of the said property and building/s constructed thereon or any part thereof (**except Owner's allocated portion**) in favour of such person as the said Attorney shall determine including in favour of any Co-operative Housing Society, Limited Company that may be formed for the purpose.

23. To lodge the Conveyance, Lease and/or other documents or transfer that may be executed by the said attorney for registration and to admit execution thereof before the concerned Sub-Registrar, Dist. Registrar or Registrar of Assurance.

24. To make application on the Panihati Municipality and other Revenue Authorities for the transfer of the said property to the

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Transferees in whose favour the Conveyance. Lease and/or other documents of transfer as aforesaid may have been executed.

25. To execute Lease in respect of the said property **(except Owner's allocated portion)** and/or portion or portions and/or structure or structures standing thereon in favour of such person or persons as the said Attorney may from time to time determine by the said Attorney.

26. To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by us of any agreement, deed, conveyance, transfer, assignment, assurances, release, indemnify or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deed, instruments and writings or any of them as fully and efficiently as we could do.

27. (a) To insure the said property against damaged fire tempest, riots, civil commotion, floods, earthquakes or otherwise as our said Attorney may think fit and proper.

(b) To receive every sum of money whatsoever which may become due and payable to us upon or by virtue of any agreement charges or other security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

28. (a) To lodge for registration the documents that may be required from time to time before the Sub-Registrar and to admit executing thereof.

(b) We do hereby agree and undertake that we shall not in any way write any letters and/or correspond with the Government of West Bengal in all its departments, the Panihati Municipality in all its Departments and other Municipality in all its Departments and other concerned local authorities counter mining any acts, deeds, matters and things done by the said Attorney pursuant to this power of Attorney. We do hereby expressly agree and undertake that if any such instructions shall be issued by us the same shall not affect

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the acts, deeds, matters and things by the said Attorney and all the concerned authorities shall be entitled to disregard all such instructions given by us.

(c) To obtain project loan from any Bank, Financial Institutions by Mortgaging the under mentioned Scheduled Property save and except the Owner's Allocation as stated in the Development Agreement.

29. For us and in our name to accept service of any write of summons or other legal process and to appear in any court and before all courts. Magistrates or Judicial or other Officer whatsoever as by the said Attorney shall deem advisable and to commence any action/ other proceedings in any Court of Law or Attorney and the same action on proceedings to prosecute or discontinue or become non-suited as the said Attorney shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall be the said Attorney be conceived to be due/owing/ belonging or payable to us by any person/firm or body corporate and also to appoint any solicitor and/ or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of the said Attorney.

30. To appoint Pleaders, Solicitors, Advocates or Attorneys or Lawyers to appear and act in any Court of Law or before any Custom or Port Trust or Revenue or other Office or Offices of any State or local Authority and to revoke such appointment and to substitute any others in their place and stead.

31. To sign, verify and execute Plaints, Written Statements, Counter-claims, Appeals, Review, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authorities and to do all acts



Alokendu Bandyopadhyay

Advocate

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and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgements or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees at the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on our behalf under the powers reserved to us under any Mortgage or Charge or by any Court or any Office thereof and to purchase any land, hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

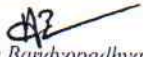
32. To receive from any Court of any Officer thereof or from any person, firm or body corporate amounts due and payable to us either alone or jointly with other on any account whatsoever including under any Deed or Mortgage or Deed of Charge or any other instrument in respect of such investments or otherwise howsoever and to give sign and execute all papers receipts releases and discharges for the same.

33. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectual as we could in our person do.

34. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to Laws and Customs of India and particularly of West Bengal.

35. AND WE HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon the Developer Firm.

36. AND WE HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND WE HEREBY DECLARE that WE shall not do anything inconsistent with this Power of Attorney.


Alokendu Bandyopadhyay
Advocate

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37. AND we hereby declare that the Powers and authorities hereby granted till the said property is fully and properly developed as per the Development Agreement as per rules and regulations of the Panihati Municipality and that the transfer and/or conveyance of the said land with building is conveyed and/or transferred in favour of ultimate transferee.

Words in this indenture importing singular shall include plural and vice-versa.


Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring more or less **7cottahs** of land classified as "**BASTU**", togetherwith a two storied residential house standing thereon, measuring more or less **2000 Sq.ft. (1000sq.ft. on the 1st Floor + 1000sq.ft. on the 2nd Floor)** with **Floor Tiles Flooring**, situates and lying at **Mouza- Sukchar, J.L. No. 9, Re. Su. No. 14, Touzi No. 156,** comprised and contained in C.S. & **R.S. Dag No. 3379**, under R.S. Khatian no. **994**, P.S. Khardah, A.D.S.R. Office at Sodepur, District-North 24 Parganas, within the local limits of the Panihati Municipality, being Municipal Holding No. 30, **Patuatola Lane**, under Ward No. 2, Kolkata-700115, **TOGETHERWITH** all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this Power of Attorney for Development.

BUTTED AND BOUNDED BY

On The North : Land of Scheme Plot No. 3.
On The South : 6ft. Wide Patuatola Bye Lane.
On The East : Land of Scheme Plot No. 5.
On The West : 20ft. Wide Patuatola Lane.


Alokendu Bandyopadhyay
Advocate

Contd...17

(17)

IN WITNESSES WHEREOF the parties/Executants hereto have hereunto set and subscribed their respective hands on this 25th day of June, 2021 A.D.

SIGNED AND DELIVERED

in presence of following

WITNESSES:

1.  Sun.

Sunil Kumar. Kot-115

2. Anurag K. Patra

Gopal Sethi R.O.

KOT-700115.

3. Arijit Kumar Das

Brijramnagar

KOT-113.

Parul Biswas

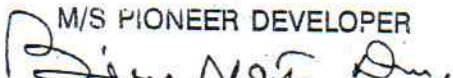
Rimal Kr. Biswas

Amal Kumar Biswas

Maya Banerjee

**SIGNATURE OF THE
EXECUTANTS/OWNERS**

M/S PIONEER DEVELOPER

 Deb. Nath Das,

Mun. Kumar Jana.

 Subhanjan Biswas
Partner

SIGNATURE OF THE ATTORNEY

Drafted by:

 Alokendu Bandyopadhyay.

Alokendu Bandyopadhyay
Enl. no-WB-570/2004 Advocate
District Judges' Court, Barasat
North 24 Parganas (W.B.)

Laser Setter:

 Prasanna Paul

Alokendu Bandyopadhyay

Advocate

ORDER RULE 44A OF THE I.R. ACT



Parul Biswas

1) Name : **SMT. PARUL BISWAS**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Parul Biswas

SIGNATURE OF THE PRESENTANT



Bimal Kumar Biswas

(2) Name : **SRI BIMAL KUMAR BISWAS**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Bimal K. Biswas

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

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

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



Amal Kumar Biswas

SRI AMAL KUMAR BISWAS

(1) Name :

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE



Amal Kumar Biswas

SIGNATURE OF THE PRESENTANT

SMT. MAYA BANERJEE

(2) Name :

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator



Maya Banerjee

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE



Maya Banerjee

SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

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



Sri Biswanath Das

Name : **SRI BISWANATH DAS**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Sri Biswanath Das

SIGNATURE OF THE PRESENTANT



Arun Kumar Jana

(2) Name : **SRI ARUN KUMAR JANA**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Arun Kumar Jana

SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

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



Name : **SRI SUBHANKAR BISWAS**

Subhankar Biswas

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE



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

Subhankar Biswas

SIGNATURE OF THE PRESENTANT

X
PHOTO
PASTED

X

(2) Name :

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB

X X X X X

RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE

X X X X X

X

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

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

Major Information of the Deed

Deed No:	I-1524-03779/2021	Date of Registration	25/06/2021
Query No / Year	1524-8001037365/2021	Office where deed is registered	
Query Date	25/06/2021 2:32:43 PM	1524-8001037365/2021	
Applicant Name, Address & Other Details	A Bandyopadhyay Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830075574, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,00,00,000/-	Rs. 1,06,50,003/-		
Stamp duty 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]:- 152403767/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Patuatala Lane, Mouza: Sukhchar, , Ward No: 2, Holding No:30 Pin Code : 700115

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3379	RS-994	Bastu	Bastu	7 Katha	85,00,000/-	87,50,003/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					11.55Dec	85,00,000 /-	87,50,003 /-	



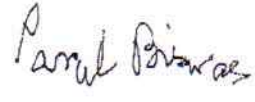
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	15,00,000/-	19,00,000/-	Structure Type: Structure
<p>Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1000 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2000 sq ft	15,00,000 /-	19,00,000 /-	



Personal Details :



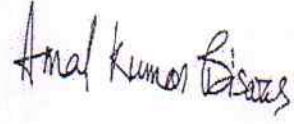
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Smt Parul Biswas Wife of Late Paresh Nath Biswas Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Office	 25/06/2021	 LTI 25/06/2021	 25/06/2021

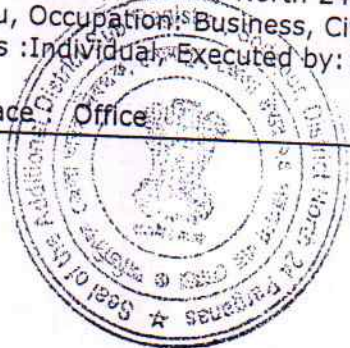
Patuatola Lane, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BQxxxxxx0C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Office



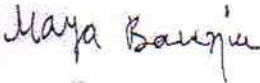
Name	Photo	Finger Print	Signature
Mr Bimal Kumar Biswas Son of Late Paresh Nath Biswas Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Office	 25/06/2021	 LTI 25/06/2021	 25/06/2021

Patuatola Lane, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx1R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mr Amal Kumar Biswas (Presentant) Son of Late Paresh Nath Biswas Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Office	 25/06/2021	 LTI 25/06/2021	 25/06/2021

Patuatola Lane, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx6B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Office



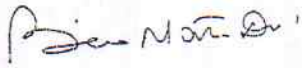


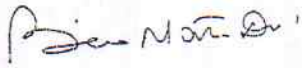


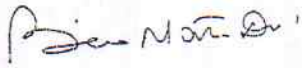


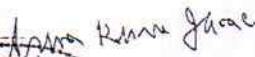


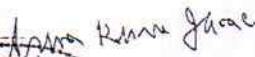


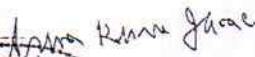


Name	Photo	Finger Print	Signature
Smt Maya Banerjee Daughter of Late Paresh Nath Biswas Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Office			
25/06/2021	LTI 25/06/2021	25/06/2021	
105, Rushikuliya, Godrej Prakriti, 187F/1, B. T. R, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxx5F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/06/2021 , Admitted by: Self, Date of Admission: 25/06/2021 ,Place : Office			

Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	PIONEER DEVELOPER 46/A, Patuatala Lane, "BIMALA APARTMENT", City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 , PAN No.:: AAxxxxx2R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr BISWANATH DAS Son of Late Narayan Chandra Das Date of Execution - 25/06/2021, , Admitted by: Self, Date of Admission: 25/06/2021, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Jun 25 2021 3:51PM</td> <td>LTI 25/06/2021</td> <td>25/06/2021</td> <td></td> </tr> </tbody> </table> <p>KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided Status : Representative, Representative of : PIONEER DEVELOPER (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr BISWANATH DAS Son of Late Narayan Chandra Das Date of Execution - 25/06/2021, , Admitted by: Self, Date of Admission: 25/06/2021, Place of Admission of Execution: Office				Jun 25 2021 3:51PM	LTI 25/06/2021	25/06/2021	
Name	Photo	Finger Print	Signature										
Mr BISWANATH DAS Son of Late Narayan Chandra Das Date of Execution - 25/06/2021, , Admitted by: Self, Date of Admission: 25/06/2021, Place of Admission of Execution: Office													
Jun 25 2021 3:51PM	LTI 25/06/2021	25/06/2021											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ARUN KUMAR JANA Son of Late Sudhir Kumar Jana Date of Execution - 25/06/2021, , Admitted by: Self, Date of Admission: 25/06/2021, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Jun 25 2021 3:51PM</td> <td>LTI 25/06/2021</td> <td>25/06/2021</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr ARUN KUMAR JANA Son of Late Sudhir Kumar Jana Date of Execution - 25/06/2021, , Admitted by: Self, Date of Admission: 25/06/2021, Place of Admission of Execution: Office				Jun 25 2021 3:51PM	LTI 25/06/2021	25/06/2021	
Name	Photo	Finger Print	Signature										
Mr ARUN KUMAR JANA Son of Late Sudhir Kumar Jana Date of Execution - 25/06/2021, , Admitted by: Self, Date of Admission: 25/06/2021, Place of Admission of Execution: Office													
Jun 25 2021 3:51PM	LTI 25/06/2021	25/06/2021											



.D. Ghat Road, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : PIONEER DEVELOPER (as Partner)

3	Name	Photo	Finger Print	Signature
	Mr SUBHANKAR BISWAS Son of Mr Madhab Chandra Biswas Date of Execution - 25/06/2021, , Admitted by: Self, Date of Admission: 25/06/2021, Place of Admission of Execution: Office			
		Jun 25 2021 3:52PM	LTI 25/06/2021	25/06/2021
2no. Subhash Nagar, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : PIONEER DEVELOPER (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Avishek Podder Son of Mr B Podder Sriramnagar, City:- , P.O:- Natagarh, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113			
	25/06/2021	25/06/2021	25/06/2021

Identifier Of Smt Parul Biswas, Mr Bimal Kumar Biswas, Mr Amal Kumar Biswas, Smt Maya Banerjee, Mr BISWANATH DAS, Mr ARUN KUMAR JANA, Mr SUBHANKAR BISWAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Parul Biswas	PIONEER DEVELOPER-2.8875 Dec
2	Mr Bimal Kumar Biswas	PIONEER DEVELOPER-2.8875 Dec
3	Mr Amal Kumar Biswas	PIONEER DEVELOPER-2.8875 Dec
4	Smt Maya Banerjee	PIONEER DEVELOPER-2.8875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Parul Biswas	PIONEER DEVELOPER-500.00000000 Sq Ft
2	Mr Bimal Kumar Biswas	PIONEER DEVELOPER-500.00000000 Sq Ft
3	Mr Amal Kumar Biswas	PIONEER DEVELOPER-500.00000000 Sq Ft
4	Smt Maya Banerjee	PIONEER DEVELOPER-500.00000000 Sq Ft



Endorsement For Deed Number : I - 152403779 / 2021

25-06-2021

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 15:19 hrs on 25-06-2021, at the Office of the A.D.S.R. SODEPUR by Mr Amal Kumar Biswas, one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,06,50,003/-

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

Execution is admitted on 25/06/2021 by 1. Smt Parul Biswas, Wife of Late Paresh Nath Biswas, Patuatola Lane, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife, 2. Mr Bimal Kumar Biswas, Son of Late Paresh Nath Biswas, Patuatola Lane, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Retired Person, 3. Mr Amal Kumar Biswas, Son of Late Paresh Nath Biswas, Patuatola Lane, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business, 4. Smt Maya Banerjee, Daughter of Late Paresh Nath Biswas, 105, Rushikulya, Godrej Prakriti, 187F/1, B. T. R, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Retired Person

Indetified by Mr Avishek Podder, , , Son of Mr B Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-06-2021 by Mr ARUN KUMAR JANA, Partner, PIONEER DEVELOPER, 46/A, Patuatola Lane, "BIMALA APARTMENT", City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Avishek Podder, , , Son of Mr B Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Advocate

Execution is admitted on 25-06-2021 by Mr SUBHANKAR BISWAS, Partner, PIONEER DEVELOPER, 46/A, Patuatola Lane, "BIMALA APARTMENT", City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Avishek Podder, , , Son of Mr B Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Advocate

Execution is admitted on 25-06-2021 by Mr BISWANATH DAS, Partner, PIONEER DEVELOPER, 46/A, Patuatola Lane, "BIMALA APARTMENT", City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Avishek Podder, , , Son of Mr B Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-



nt of Stamp Duty

ed that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
cription of Stamp

Stamp: Type: Impressed, Serial no 14106, Amount: Rs.100/-, Date of Purchase: 30/04/2021, Vendor name: R Sur



Amrita Chakravorti
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal



Date of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2021, Page from 146306 to 146350

Deed No 152403779 for the year 2021.



Digitally signed by AMRITA
CHAKRAVORTI
Date: 2021.07.05 16:55:25 +05:30
Reason: Digital Signing of Deed.

(Amrita Chakravorti) 2021/07/05 04:55:25 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)