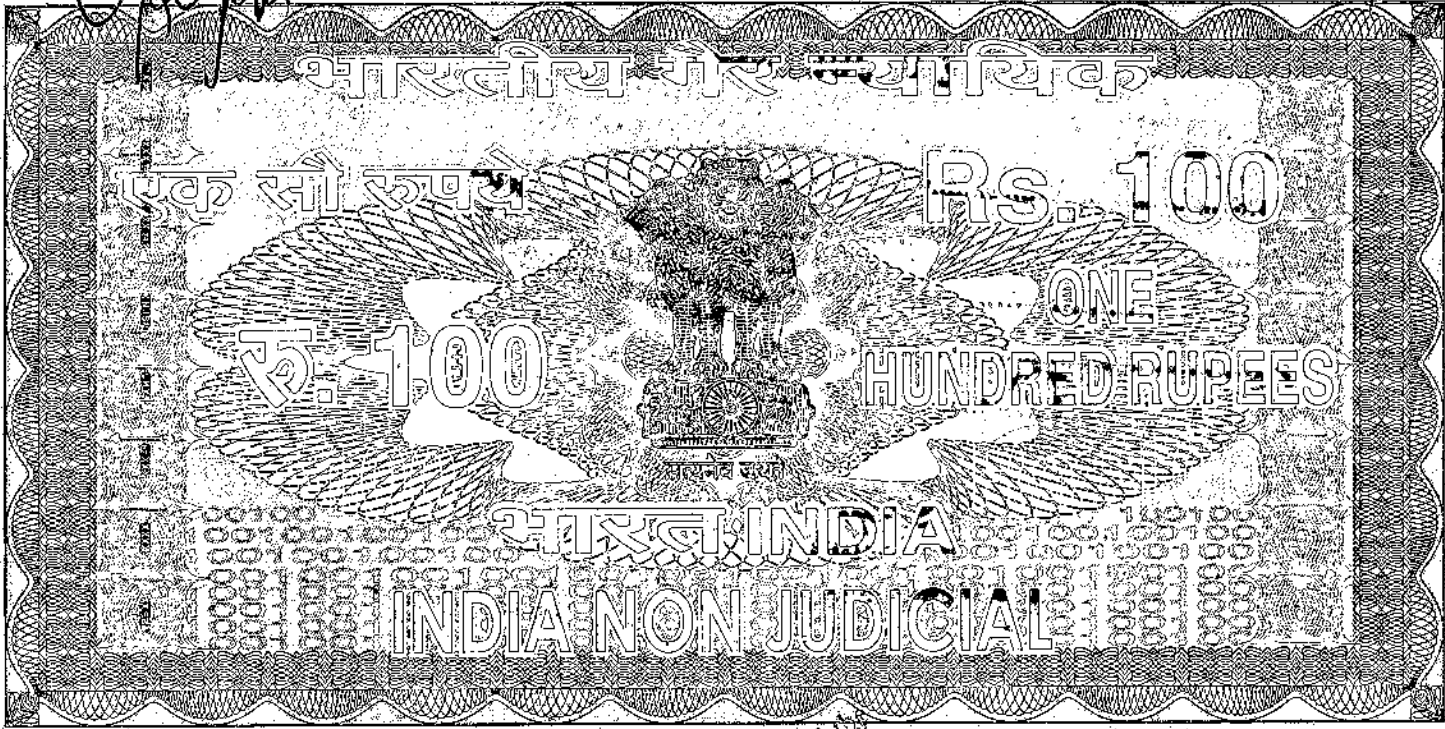


09/30/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

21/07/2023

8001861420/2023

I certify that the document is registered for Registration. The signature attached with the document is the part of this document.

AP 355540
 District Sub-Registrar
 Registrar U/S 7 (2) of
 Registration 1908
 Allpore, South 24 Parganas
 21 JUL 2023

SUPPLEMENT DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED SUPPLEMENT DEVELOPMENT

AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that I, **SRI DIPANKAR JAISWAL**, (PAN - ADRPJ9936G) (Aadhaar - 9863 6034 8241), son of Pradip Kumar Jaiswal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 432, James Long Sarani, Naba Pally, Post Office - Joka, Police Station - Haridevpur, Kolkata - 700104, hereinafter called and referred as to the **"OWNER/PRINCIPAL"** do hereby **SEND GREETINGS**:-

WHEREAS Mr. Dipankar Jaiswal purchased from Smt. Maya Shikdar wife of Sri Susanta Sikdar ALL THAT piece and parcel of demarcated Bastu land measuring an area of 04 Cottahs more or less, along with tile shaded structure, in the portion of R.S Dag No. 2550 under R.S. Khatian No. 400, of Mouza - Purba Barisha Gram, J.L. No. 23, R.S. No. 43, Touzi Nos. 1-6, 8-10 & 12-16, within the limits of the then Joka - II Anchal Panchayet now Kolkata Municipal Corporation through one Registered Deed of Conveyance written in Bengali, duly registered on 10/09/2001 in the office of the Addl. District Sub Registrar at Behala, District South 24 - Paraganas and recorded in Book No. I, Volume No. 81, Pages 85 to 94, Being No. 3380 for the year 2001.

AND WHEREAS one Mr. Dipak Jaiswal, son of Sri Pradip Kumar Jaiswal purchased from one Sri Susanta Sikdar son of Late Sashi Sikdar ALL THAT piece and parcel of demarcated Bastu land measuring an area of 04 Cottahs more or less, with tile shaded structure, in the portion of R.S. Khatian No. 400, R.S Dag No. 2550 under R.S. Khatlan No. 43, of Mouza - Purba Barisha Gram, J.L. No. 23, R.S. No. 43, Touzi Nos. 1-6, 8-10 & 12- 16, within the limits of the then Joka II Anchal Panchayet now Kolkata Municipal Corporation through one Registered Deed of Conveyance written in Bengali, duly registered on 10/09/2001 in the office of the Addl.

District Sub Registrar at Behala, District South 24 -Paraganas and recorded in Book No. I, Volume No. 80, Pages 131 to 140, Being No. 3381 for the year 2001.

AND WHEREAS during peaceful enjoyment over the schedule property by Mr. Dipankar Jaiswal and Mr. Dipak Jaiswal both of them mutated their name in the records of the Kolkata Municipal Corporation and the property owned by Dipankar Jaiswal was numbered as Premises No. 31, Nabapally Main Road, having corresponding mailing address 31, Nabapally Main Road, Post Office - Joka, Police Station - Haridevpur, Kolkata - 700104, under Municipal Ward No. 143, District South 24 - Paraganas and the property owned by Dipak Jaiswal was numbered as Premises No. 31/1, Nabapally Main Road and having corresponding mailing address 31/1, Nabapally Main Road, Post Office - Joka, Police Station - Haridevpur, Kolkata - 700104, under Municipal Ward No. 143, District South 24 - Paraganas, the said Sri Dipak Jaiswal executed a Deed of Gift registered on 17/03/2015 in the office of the A.R.A - I, at Kolkata and recorded in Book No. 1, C.D. Volume No. 6, Pages 6442 to 6451, being No. 02198 for the year 2015, in favour of Mr. Dipankar Jaiswal and thus said Dipankar Jaiswal became the absolute sole Owner of bastu land measuring an area of 08 Cottahs more or less, in the portion of R.S Dag No. 2550, under R.S. Khatian

No. 400, of Mouza - Purba Barisha Gram, J.L. No. 23, R.S. No. 43, Touzi Nos. 1-6, 8-10 & 12-16, being Premises No. 31 and 31/1, Nabapally Main Road, having corresponding mailing address 31 and 31/1, Nabapally Main Road, Post Office - Joka, Police Station - Haridevpur, Kolkata - 700104, under Municipal Ward No. 143, District South 24 - Paraganas.

AND WHEREAS during his stay over the premises the Dipankar Jaiswal herein applied for amalgamation of Premises No. 31 and 31/1, Nabapally Main Road, Post Office - Joka, Police Station - Haridevpur, Kolkata - 700104, under Municipal Ward No. 143, District South 24 - Paraganas, into a single property and single Assessee Number as such the two separate premises was amalgamated into one single property and was recorded in his name and the same plot of land measuring an area of 08 Cottahs more or less, along with tile shaded structure, in the portion of R.S. Dag No. 2550 under R.S. Khatian No. 400, of Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi Nos. 1-6, 8-10 & 12-16, was renumbered as K.M.C. Premises No. 31, Nabapally Main Road, Post Office - Joka, Police Station - Haridevpur, Kolkata - 700104, under Municipal Ward No. 143, District South 24 - Paraganas and paying the relevant rates and taxes to the concerned authority under Assessee No. 711431701101 regularly.

AND WHEREAS the Dipankar Jaiswal is the absolute owner of ALL THAT the piece and parcel of land measuring an area of 08 Cottahs more or less, along with tile shaded structure, in the portion of R.S. Dag No. 2550 under R.S. Khatian No. 400, of Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi Nos. 1-6, 8-10 & 12-16, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 31, Nabapally Main Road, under Ward No. 143, Post Office - Joka, Police Station - Haridevpur, Kolkata - 700104, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Paraganas.

AND WHEREAS the said Dipankar Jaiswal transferred of ALL THAT the piece and parcel of 09 Chittacks land, out of 08 Cottahs with 100 Square Feet of tile shaded structure, in the portion of R.S. Dag No. 2550, under R.S. Khatian No. 400, of Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi Nos. 1-6, 8-10 & 12-16, being K.M.C. Premises No. 31, Nabapally Main Road, under Ward No. 143, Post Office - Joka, Police Station - Haridevpur, Kolkata - 700104, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Paraganas, in favour of Sri Raj Kumar Shaw, son of Sri Lalji Shaw. By way of Deed of Gift dated 18/06/2016 in the Office of A.R.A. - I, Kolkata and recorded in Book No. I, Volume No. 1901-

2016, Page from 158773 to 158793, Being No. 190104687 for the year 2016.

AND WHEREAS thus the said Dipankar Jaiswal has become the absolute sole Owner of ALL THAT the piece and parcel of 07 Cottahs, 07 Chittacks & 00 Square Feet more or less, along with 100 Square Feet of tile shaded structure, in the portion of R.S. Dag No. 2550, under R.S. Khatian No. 400, of Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi Nos. 1-6, 8-10 & 12-16, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 31, Nabapally Main Road, under Ward No. 143, Post Office - Joka, Police Station - Haridevpur, Kolkata - 700104, under Municipal Ward No. 143, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Paraganas. The said Dipankar Jaiswal prepared and produce one plan before Kolkata Municipal Corporation and got sanctioned G+IV building plan vide B.S. Plan No. 2017160193 dated 30.08.2017 from Borough No. XVI approved by the Kolkata Municipal Corporation.

AND WHEREAS during peaceful enjoyment over the said ALL THAT the piece and parcel of land measuring an area of 07 Cottahs, 07 Chittacks & 00 Square Feet more or less, along with 100 Square Feet of tile shaded structure, in the portion of R.S. Dag No. 2550, under

R.S. Khatian No. 400, of Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi Nos. 1-6, 8-10 & 12-16, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 31, Nabapally Main Road, under Ward No. 143, Post Office - Joka, Police Station - Haridevpur, Kolkata - 700104, under Municipal Ward No. 143, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Paraganas, by Mr. Dipankar Jaiswal (the Owner herein), being desired to exploit the said property, by way of developing G+IV storied building as per aforesaid sanctioned building plan, hereinafter for the sake of brevity referred to as the "**said Property**" more fully and particularly described in the **SCHEDULE** hereunder written.

AND WHEREAS the said Dipankar Jaiswal (the Owner/Principal herein) in search of a Developer/s having sufficient funds and lot of experience who would be capable and interested to promote and develop the said property by constructing a new building after demolishing the structure by investing necessary funds required for the purpose of construction and other incidental purposes.

AND WHEREAS the said Developers namely DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED, a Private Limited Company, registered under the Companies Act, 2013, represented by its

Authorized representatives (1) MR. PIYUSH KUMAR DHANDHANIA, son of Binod Kumar Dhandhanian and Director (2) MRS. PRIYANKA TARAFDER, wife of Rajesh Tarafder therein approached the aforesaid Dipankar Jaiswal (the Owner/Principal herein) with the proposal that they would construct a new building upon the said land consisting of several flats as per Rules and Regulations of the K.M.C. and the above mentioned sanctioned building plan, with their own funds and resources on the terms and conditions as hereinafter mentioned.

AND WHEREAS accordingly the said Dipankar Jaiswal (the Owner/Principal herein) and the aforesaid DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED, a Private Limited Company, registered under the Companies Act, 2013, represented by its Authorized representatives (1) MR. PIYUSH KUMAR DHANDHANIA, son of Binod Kumar Dhandhanian and Director (2) MRS. PRIYANKA TARAFDER, wife of Rajesh Tarafder (the Developers herein), jointly entered into a registered Development Agreement dated 17th day of August, 2022 to construct, erect new residential building on the said property under certain share of ratio in between them and other terms and conditions mentioned therein, which was duly registered in the office of the D.S.R. – III, at Alipore and recorded in Book No. I,

Volume No. 1603-2022, Page from 447507 to 447548, Being No. 160312825, for the year 2022.

AND WHEREAS the said Dipankar Jaiswal (the Owner herein) duly execute a registered Development Power of Attorney dated 17th day of August, 2022 unto and in favour of DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED, a Private Limited Company, registered under the Companies Act, 2013, represented by its Authorized representatives (1) MR. PIYUSH KUMAR DHANDHANIA, son of Binod Kumar Dhandhanian and Director (2) MRS. PRIYANKA TARAFDER, wife of Rajesh Tarafder (the Developers herein), to sale and transfer the Developer's Allocated portion with right sign by attending any registration office of offices for the purpose to transfer the Developer's Allocation to the intending buyer or buyers, along with receiving the construction cost from the intending buyer or buyers as per their own choice and accord, which was duly registered in the office of the D.S.R. - III, at Alipore and recorded in Book No. I, Volume No. 1603-2022, Page from 468717 to 468737, Being No. 160312829, for the year 2022.

AND WHEREAS during the promotion work on the said property, some typographical mistakes were found in the said Development

Agreement, accordingly the said Owners and the aforesaid Developers decided to execute a Supplementary Development Agreement and a supplementary development Power of Attorney, without violation of the said registered Development Agreement and development Power of Attorney dated 17th day of August, 2022.

AND WHEREAS accordingly the said Owner/Principal and the aforesaid Developer jointly decided to execute a Supplementary Development Agreement without any materials change to the said property transferred in the said registered Development Agreement.

AND WHEREAS the said Owner/Principal therein entered into one registered Supplementary Agreement dated 21.07.23, duly registered in the office of the D.S.R. -IV, at Alipore and recorded in Book No. I, Being Deed No. 9129, for the year 2023 to continue the project and the said Owner/Principal shall execute the fresh Development Power of Attorney in favour of DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED, a Private Limited Company, registered under the Companies Act, 2013, represented by its Authorized representatives (1) MR. PIYUSH KUMAR DHANDHANIA, son of Binod Kumar Dhandhanian and Director (2) MRS. PRIYANKA TARAFDER, wife of Rajesh Tarafder (the Developers herein) for the

Dipankar Ghosh

purpose to sale the Developer's Allocation, together with undivided proportionate share of land and the Owner/Principal herein hereby declared and confirmed that he shall abide by all the terms and conditions of the said Principal Development Agreement dated 17/08/2022, and he shall always co-operate with the Developer herein for the Development of the project whenever he shall be called for by the Developer for the interest of this project.

AND WHEREAS for the purpose of construction of the proposed G+4 storied building on the said land and to sell and/or transfer of the said Developer's Allocation in the proposed building, together with undivided proportionate share in the land and to appear before any office and places, the Owner/Principal herein do hereby nominate, constitute, authorize and appoint the said Developers namely **DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED**, (PAN - AAICD7411M), a Private Limited Company, registered under the Companies Act, 2013, having its registered office at New Alipore Residency, Genia-4D, 45A, Buroshibtala Main Road, Post Office - Sahapur, Police Station - Behala, Kolkata - 700038, District South 24 - Parganas, represented by its Authorized representatives (1) **MR. PIYUSH KUMAR DHANDHANIA**, (PAN - AJYPD2049R) (Aadhaar - 8954 0055 6211), son of Binod Kumar Dhandhanian, by faith -

Hindu, by occupation - Business, by Nationality - Indian, residing at New Alipore Residency Genia-4D, 45A, Buroshibtala Main Road, Post Office - Sahapur, Police Station - Behala, Kolkata - 700038, District - South 24-Parganas and Director (2) **MRS. PRIYANKA TARAFDER**, (PAN - ATPPT6763R) (Aadhaar - 6220 9579 4571), wife of Rajesh Tarafder, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 24, Roy Bahadur Road, Post Office and Police Station - Behala, Kolkata - 700034, as my true and lawful Attorney to do and execute inter alia the following acts, deeds and things:

1. On my behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said building on the said K.M.C. Premises No. 31, Nabapally Main Road, under Ward No. 143, Post Office - Joka, Police Station - Haridevpur, Kolkata - 700104, under Municipal Ward No. 143, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Paraganas.
2. To prepare any revise and/or modify plan for any deviation in the construction (if any would be made) and shall submit the same to the Kolkata Municipal Corporation, Building

Department for regularization and also appear before the K.M.C. Building Tribunal for hearing and obtain the same from the Kolkata Municipal Corporation, Building Department, on my behalf and in my name.

3. To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.
4. To negotiate for sale, transfer, lease, the Developer's Allocation of the proposed multi-storied building to be constructed on the Schedule mentioned land with any person, firm, association, financial Institution at such rate my said Attorney shall deem fit and proper.
5. My Attorney shall be entitled to inter into agreement for sale in respect of the flats and spaces out of Developer's Allocation of the proposed building, together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.
6. To execute and register the deeds of sale in favour of the intending purchaser or purchasers of the flat or flats or spaces out of the Developer's Allocation together with undivided

proportionate share of the Schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering Authority within the territory of Indian Union, either District Sub-Registrar, Addl. Sub-Registrar and Registrar of Assurances, and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by my Attorney and the said intending purchaser and to grant valid receipt and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on my behalf.

7. To commence, prosecute, defend all suits, actions, applications references or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statement, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.
8. To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

9. To appear before the Land Ceiling Department, West Bengal and sign all the papers, forms and documents on my behalf for obtaining no-objection Certificate from K.M.C. related to my property on my behalf and pay the necessary fees to the concerned Department for the same.
10. To appear in the Court on my behalf if any case is cropped up during the project period and sign all the documents i.e. Written Statement, Plaint, application/petition and memorandum of Appeal and Revision on my behalf in respect of the property.
11. To sign and execute all the documents, forms and papers related to the connection of electric and to install the transfer on the project on my behalf for the proposed project.

AND GENERALLY to do, all other acts, deeds and things, which will be required in connection with the management and sale and transfer of the flats and spaces out of Developer's Allocation of the proposed multi-storied building to be constructed on the Schedule mentioned land and all acts, deeds by my said Attorney shall be taken any acts, deeds and things as I was personally present and done the same myself.

AND I do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of my said Attorney which will be done by virtue of this Power of Attorney.

SCHEDULE OF THE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu Land measuring an area of **07** Cottahs, **07** Chittacks and **00** Square Feet be the same a little more or less, along with 100 Square Feet of tile shed structure thereon, lying and situated at Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi Nos. 1-6, 8-10 & 12-16, comprised in R.S. Dag No. 2550 (Portion), appertaining to R.S. Khatian No. 400, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 31, Nabapally Main Road, under Ward No. 143, Post Office - Joka, Police Station - Haridevpur, Kolkata - 700104, under Municipal Ward No. 143, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Paraganas, having Assessee No. 711431701101, along with all rights, paths, passages, ways, easement right and interest thereon and the said premises, being butted and bounded in the following manner:

ON THE NORTH : 8' Feet Wide Common Passage;
ON THE SOUTH : 25' Feet Wide Nabapally Road;
ON THE EAST : Land of Raj Kumar Shaw;
ON THE WEST : Land of Sudhir Lal Patra.

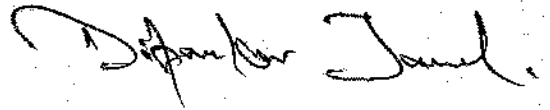
IN WITNESS WHEREOF I the Principal/Owner named above, have hereunto set and subscribed my hands on the 21st day of July, 2023.

SIGNED AND DELIVERED

In presence of:-

WITNESSES:

1. Bahad Dhor
Noy Nagar
kol-75
2. Ajay Des
Noy
kol-22



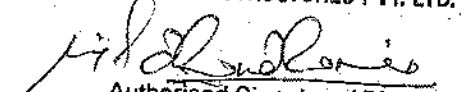
**SIGNATURE OF THE
PRINCIPAL/OWNER**

WE ACCEPT THIS POWER

DHANDHANIA INFRASTRUCTURES PVT. LTD.

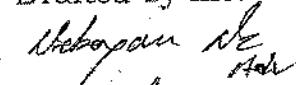

Authorised Signatory / Director

DHANDHANIA INFRASTRUCTURES PVT. LTD.


Authorised Signatory / Director

SIGNATURE OF ATTORNEYS

Drafted by me:


F-1776/03

Printed In:

PRINT ZONE,
Alipore Police Court,


Sarfaraz Ahmed.

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Dipak Kumar Jaiswal*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Prakash Chandra*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Prityamka Sarabder*



12

Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8001861420/2023	Office where deed will be registered
Query Date	21/07/2023 12:07:24 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	RAHUL DHAR Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836926280, Status :Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 37,00,000/-	Rs. 48,35,155/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160409129/2023	

Land Details :

District: South 24-Parganas, P.S.- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nabapally, , Premises No: 31, , Ward No: 143 Pin Code : 700104

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	7 Katha 7 Chatak	36,00,000/-	47,35,155/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				12.2719Dec	36,00,000 /-	47,35,155 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1,00,000 /-	1,00,000 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr DIPANKAR JAISWAL Son of Mr PRADIP KUMAR JAISWAL 432 JAMES LONG SARANI NABA PALLY, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx6G,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED NEW ALIPORE RESIDENCY GENIA 4D 45A BUROSHIBTALA MAIN ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 , PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr PIYUSH KUMAR DHANDHANIA Son of Mr BINOD KUMAR DHANDHANIANEW ALIPORE RESIDENCY GENIA 4D 45A BUROSHIBTALA MAIN ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx9R,Aadhaar No Not Provided	DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED (as AUTHORIZED REPRESENTATIVE)
2	Mrs PRIYANKA TARAFDER Wife of Mr RAJESH TARAFDER 24 ROY BAHADUR ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx3R,Aadhaar No Not Provided	DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED (as AUTHORIZED REPRESENTATIVE)

Identifier Details :

Name & address
Mr RAHUL DHAR Son of Late R DHAR AJAY NAGAR, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr DIPANKAR JAISWAL, Mr PIYUSH KUMAR DHANDHANIA, Mrs PRIYANKA TARAFDER

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr DIPANKAR JAISWAL	DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED-12.2719 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr DIPANKAR JAISWAL	DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED-100.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 20-08-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 20-08-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Major Information of the Deed

Deed No :	I-1604-09132/2023	Date of Registration	21/07/2023
Query No / Year	1604-8001861420/2023	Office where deed is registered	
Query Date	21/07/2023 12:07:24 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	RAHUL DHAR Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836926280, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 37,00,000/-	Rs. 48,35,155/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160409129/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



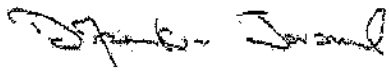
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nabapally, , Premises No: 31, , Ward No: 143 Pin Code : 700104

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	7 Katha 7 Chatak	36,00,000/-	47,35,155/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				12.2719Dec	36,00,000 /-	47,35,155 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1,00,000 /-	1,00,000 /-	



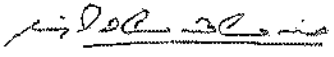
Principal Details :



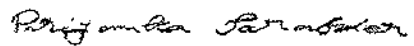
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DIPANKAR JAISWAL Son of Mr PRADIP KUMAR JAISWAL Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office	 21/07/2023	 LTI 21/07/2023	 21/07/2023
432 JAMES LONG SARANI NABA PALLY, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx6G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office				

Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED NEW ALIPORE RESIDENCY GENIA 4D 45A BUROSHIBTALA MAIN ROAD, City:- , P.O:- SAHAPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 , PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PIYUSH KUMAR DHANDHANIA Son of Mr BINOD KUMAR DHANDHANIA Date of Execution - 21/07/2023, , Admitted by: Self, Date of Admission: 21/07/2023, Place of Admission of Execution: Office	 Jul 21 2023 12:18PM	 LTI 21/07/2023	 21/07/2023
NEW ALIPORE RESIDENCY GENIA 4D 45A BUROSHIBTALA MAIN ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx9R,Aadhaar No Not Provided Status : Representative, Representative of : DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED (as AUTHORIZED REPRESENTATIVE)				

Name	Photo	Finger Print	Signature
Mrs PRIYANKA TARAFDER (Presentant) Wife of Mr RAJESH TARAFDER Date of Execution - 21/07/2023, , Admitted by: Self, Date of Admission: 21/07/2023, Place of Admission of Execution: Office	 <small>Jul 21 2023 12:18PM</small>	 <small>LTI 21/07/2023</small>	 <small>21/07/2023</small>
24 ROY BAHADUR ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx3R,Aadhaar No Not Provided Status : Representative, Representative of : DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED (as AUTHORIZED REPRESENTATIVE)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAHUL DHAR Son of Late R DHAR AJAY NAGAR, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	 <small>21/07/2023</small>	 <small>21/07/2023</small>	 <small>21/07/2023</small>
Identifier Of Mr DIPANKAR JAISWAL, Mr PIYUSH KUMAR DHANDHANIA, Mrs PRIYANKA TARAFDER			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr DIPANKAR JAISWAL	DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED-12.2719 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr DIPANKAR JAISWAL	DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160409132 / 2023

On 21-07-2023

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:15 hrs on 21-07-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mrs PRIYANKA TARAFDER ..

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 48,35,155/-

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

Execution is admitted on 21/07/2023 by Mr DIPANKAR JAISWAL, Son of Mr PRADIP KUMAR JAISWAL, 432 JAMES LONG SARANI NABA PALLY, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu. by Profession Business

Indetified by Mr RAHUL DHAR, , Son of Late R DHAR, AJAY NAGAR, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 21-07-2023 by Mr PIYUSH KUMAR DHANDHANIA, AUTHORIZED REPRESENTATIVE, DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED, NEW ALIPORE RESIDENCY GENIA 4D 45A BUROSHIBTALA MAIN ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Indetified by Mr RAHUL DHAR, , Son of Late R DHAR, AJAY NAGAR, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Execution is admitted on 21-07-2023 by Mrs PRIYANKA TARAFDER, AUTHORIZED REPRESENTATIVE, DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED, NEW ALIPORE RESIDENCY GENIA 4D 45A BUROSHIBTALA MAIN ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Indetified by Mr RAHUL DHAR, , Son of Late R DHAR, AJAY NAGAR, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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 1969, Amount: Rs.100.00/-, Date of Purchase: 20/07/2023, Vendor name: JAYANTA DEY

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 283848 to 283874
being No 160409132 for the year 2023.



Digitally signed by Anupam Halder
Date: 2023.07.21 13:29:09 +05:30
Reason: Digital Signing of Deed.

Anupam Halder

(Anupam Halder) 2023/07/21 01:29:09 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)