

184

I-20A/22 I, 20/1/2022

1.00  
17/01/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 2/134386/2022


G 171471

## DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the 17<sup>th</sup>. day of January, 2022 (Two Thousand twenty Two)A.D.

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

17 JAN 2022

  
Registrar U/S 7(2)  
District Sub Registrar  
North 24 Parganas, Barasat



নং - 3762  
তারিখ - 15.01.2022

স্বাক্ষরকারীর নাম -

স্বাক্ষর -

*Kilsattomer Constantin*

স্ট্যাম্প মূল্য - 5000/-

ডেডাইট -

*Baut*

বারাসাত কোর্ট, উত্তর ২৪ পরগণা

ডেডাইট - শ্রী. হাবিবুল হক সাধু

টি.ডি. নং - 3 JAN 2022

তারিখ - 800000

মোট স্ট্যাম্প মূল্য -

ফৌজারী অফিস - বারাসাত



of Ri  
in E  
umbe  
1502

15/1/22



*[Handwritten Signature]*

Registrar U/S 7(2)  
District Sub Registrar-II  
North 24 Parganas, Barasat

17 JAN 2022

M. Jaheruddin  
S/o - M. Amzal Ali  
v - Baza, Barasat  
(N/24 P/S.  
Baza)

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, 1. **AKRITI PASWAN** ( PAN GPLPP6087L) D/O Shambhu Kumar, 2. **SAROJ VAIBHAW PASWAN** (PAN NO GPJPP2189P) S/O Shambhu Kumar 3. **SHAMBHU KUMAR PAN (CKLPK8000P) (ADHAR NO 459039613176)** S/O Lt. Ramji Paswan all are by faith – Hindu, by Nationality – Indian, by Occupation – 1 &2 Student and No 3 Service, all are residing at Vill- Navinagar Kakrar, PO- Navinagar Kakrar , PS- Ariyari, Dist. Sheikhpura, Previously Munger, Bihar, Pin 811105, hereinafter called and referred to as the “LAND OWNERS”, The land owners No 1 &2 are represented by their natural guardian as well as per order on Ld. District Judge, north 24 Parganas at Barasat, vide Misc. Case No 166 of 2021 Order Dt. 05/01/2022, **SHAMBHU KUMAR S/O Lt. Ramji Paswan** hereinafter called and referred to as the **LAND OWNER/ APPOINTER/ EXECUTANT** send greetings:-

**AND WHEREAS** a piece and parcel of land measuring 16.5 decimal or 10 Cottah 00 Chhataks more or less under Mouja- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, recorded in R.S. Khatian No. 126, R.S. Dag No. 236 under the Madhyamgram Municipality, Old Jessore Road, A.D.S.R.O. – Bidhannagar, which is at present under PO- Ganganagar, PS –Airport, Dist. North 24 Parganas, Kolkata - 700132 which is fully and particularly mentioned in scheduled bellow was belong to (a) Shri Biswanath Ghosh and (b) Shri Ajit Ghosh all are S/O Shri Bankim Bihari Ghosh by way of Deed of sale which was registered at SR Barasat being deed no 4798/1967 on 03/04/1967 from (a)



Shri Kartik Chandra Ghosh, (b) Shri Ratikanta Ghosh and (c) Shri Amal Chandra Ghosh all are S/O Lt Jyotish Chandra Ghosh.

AND WHEREAS while enjoying the said land measuring 16.5 decimal or 10 Cottah 00 Chhataks more or less, the said Shri Biswanath Ghosh and Shri Ajit Ghosh all are S/O Shri Bankim Bihari Ghosh had decided to sale out the entire property to Sri Rabindra Nath Mitra S/o Lt. Ratish Chandra Mitra and a deed of sale was executed between both the parties which was registered at SR Barasat being deed no 5028 for the year 1974 recorded in Book No 1, Volume No 73 Pages from 155 to 158 on 05/07/1974.

AND WHEREAS Sri Rabindra Nath Mitra S/o Lt. Ratish Chandra Mitra is the absolute owner of land measuring 16.5 decimal or 10 Cottah 00 Chhataks more or less and mutated his name in the concern BL & LRO at Barasat -II Vide LR Khatian No 223 LR Dag No 236. He also mutated his name at the Madhyamgram Municipality vide holding No 7, Old Jessore Rd. Ward No 26 and he is also enjoying the said land measuring 16.5 decimal or 10 Cottah 00 Chhataks more or less without any interruption which is free from all encumbrances.

WHEREAS another piece and parcel of land measuring 21.5 decimal or 13 Cottah 00 Chhataks more or less under Mouja- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, recorded in R.S. Khatian No. 126, R.S. Dag No. 236 which is fully and particularly mentioned in scheduled bellow was belong to (a) Shri Kartik Chandra Ghosh, (b) Shri Ratikanta Ghosh and (c) Shri Amal Chandra Ghosh all are S/O Lt Jyotish Chndra Ghosh by way of Deed of sale

which was registered at SR Barasat being deed no.3792/1967 dt. 16/03/1967 from Shri Anukul Chandra Ghosh and Others.

AND WHEREAS Shri Rabindra Nath Mitra son of Late Ratish Chandra Mitra also purchased the aforesaid land by way of Deed of sale which was registered at SR Barasat recorded in Book No. 1, Volume No 74, Pages from 250 to 252 being deed no 5790 in the year 1975 dt. 15/07/1975. After purchase the present land owner had mutated the aforesaid land in his name at the BL & LRO at Barasat -II in the LR Khatian No 223, LR Dag No 236 . and also mutated his land at the Madhyamgram Municipality vide Holding No. - 07 Old Jessore Road , ward No 26, A.D.S.R.O. - Bidhannagar, which is at present under PO- Ganganagar, PS -Airport, presently Narayanpur Dist. North 24 Parganas, Kol - 700132 and the land is free from all encumbrances.

AND WHEREAS Shri Rabindra Nath Mitra son of Late Ratish Chandra Mitra gifted the Shali land measuring 21.5 decimal or 13 Cottah 00 Chhataks more or less, lying and situated at Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, R.S. Khatian No. 126, R.S. Dag No. 236 LR Khatian No 223, L.R. Dag No. 236 which is lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. -- 26 , Holding No.-07 Old Jessore Road A.D.S.R.O. - Bidhannagar, P.S. - Airport, in the District of North 24 Parganas to his daughter namely Smt. Ramyani Mitra D/O Shri Rabindra Nath Mitra by a deed of gift which was registered at DSR-II at Barasat and recorded in Book No 1, Volume No 1502-2020 pages from 23474 to 23498 Vide Deed No 150200764 /2020. And now the said donee Smt. Ramyani Mitra D/O



which was registered at SR Barasat being deed no.3792/1967 dt. 16/03/1967 from Shri Anukul Chandra Ghosh and Others.

AND WHEREAS Shri Rabindra Nath Mitra son of Late Ratish Chandra Mitra also purchased the aforesaid land by way of Deed of sale which was registered at SR Barasat recorded in Book No. 1, Volume No 74, Pages from 250 to 252 being deed no 5790 in the year 1975 dt. 15/07/1975. After purchase the present land owner had mutated the aforesaid land in his name at the BL & LRO at Barasat -II in the LR Khatian No 223, LR Dag No 236 . and also mutated his land at the Madhyamgram Municipality vide Holding No. - 07 Old Jessore Road , ward No 26, A.D.S.R.O. - Bidhannagar, which is at present under PO- Ganganagar, PS -Airport, presently Narayanpur Dist. North 24 Parganas, Kol - 700132 and the land is free from all encumbrances.

AND WHEREAS Shri Rabindra Nath Mitra son of Late Ratish Chandra Mitra gifted the Shali land measuring 21.5 decimal or 13 Cottah 00 Chhataks more or less, lying and situated at Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, R.S. Khatian No. 126, R.S. Dag No. 236 LR Khatian No 223, L.R. Dag No. 236 which is lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. -- 26 , Holding No.-07 Old Jessore Road A.D.S.R.O. - Bidhannagar, P.S. - Airport, in the District of North 24 Parganas to his daughter namely Smt. Ramyani Mitra D/O Shri Rabindra Nath Mitra by a deed of gift which was registered at DSR-II at Barasat and recorded in Book No 1, Volume No 1502-2020 pages from 23474 to 23498 Vide Deed No 150200764 /2020. And now the said donee Smt. Ramyani Mitra D/O

Shri Rabindra Nath Mitra is the absolute owner measuring 21.5 decimal or 13 Cottah 00 Chhataks more or less and enjoying the said land without any interruption which is free from all encumbrances. . Presently the said property is mutated in the LR Operation at the BL & LRO at Barasat -II under LR Khatian No 1041 LR Dag 236 mutated area 21.5 decimal in the name of Ramyani Mitra. She also mutated her name in the Madhyamgram Municipality vide holding no 7/2 Old Jessore Rd, Ward No 26.

AND WHEREAS thus the Land Owners namely SRI RABINDRA NATH MITRA son of Late Ratish Chandra Mitra and SMT RAMYANI MITRA D/O Sri Rabindra Nath Mitra both are absolutely seized and possessed or otherwise well and sufficiently entitled to the said property and the same is free from all encumbrances ALL THAT piece and parcel of land measuring about 23 (twenty three) cottah 00 (Zero) Chhataks or 38 ( thirty eight) decimals more or less (hereinafter Called and referred to as the "SAID PROPERTY") with all easements and appurtenances and enjoying the same with good right, full and absolute power of Ownership by paying usual taxes and rents thereof having every right to transfer the same to anybody in any way free from all encumbrances charges, liens, litigations or action whatsoever, which is more fully described in the First Schedule herein after written.

AND WHEREAS the Appointer was desirous of developing the said premises by constructing a multi-storied building (G+4) over the said plot of land as per building plan to be sanctioned by the Madhyamgram Municipality but the



Owner due to financial stringency, it will neither be practical nor possible for him to develop the said premises by constructing a Multi Storied building there at in accordance with the building plan is in the lookout for a responsible and reputable Promoter/ Developer/ Builder /Contractor in conjunction with the Owner.

AND WHEREAS with a view to construct a Multi Storied Building (G+4) over the said FIRST SCHEDULE of property the Appointer hereto entered into a Development Agreement, being No. -150200985, dated - 18/06/2020, registered at the office of D. S. R. - II, North 24 Parganas recorded in Book No. volume No 1502-2020 Pages from 29616 to 29663 with TILOTTAMA CONSTRUCTION, a proprietorship firm, having its office at Nababharati, P. O. - Nabapally, P. S. - Barasat, District - North 24 Parganas, Kolkata - 700126, represented by its sole proprietor SRI DHIMAN DEBNATH son of Late Narayan Chandra Debnath, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Nababharati, P. O. - Nabapally, P. S. - Barasat, District - North 24 Parganas, Kolkata - 700126, under some terms and conditions embodied therein. In respect of the property which is mentioned in the Development Agreement, vide No. -150200985, dated - 18/06/2020 a development Power of Attorney was executed between the DEVELOPER and the land owners namely RABINDRA NATH MITRA and SMT. RAMYANI MITRA which was registered at DSR-II Barasat recorded in Book No-I, Volume No 1502-2020 Pages from 29664-29697 vide deed no 150200986 for the year 2020 dt. 18/06/2020.



AND WHEREAS after execution of above mentioned Development Agreement, being No. -150200985, dated – 18/06/2020, and also with above mentioned development power of attorney vide deed no 150200986 for the year 2020 dt. 18/06/2020 the developer had started to develop the property along with all necessary proceedings before the concerned office for construction of multistoried building. Suddenly one of the land owner namely **RABINDRA NATH MITRA** son of Late Ratish Chandra Mitra had died on 05/01/2021 leaving behind only daughter as legal heir namely Smt. Ramyani Mitra. The wife of Rabindra Nath Mitra namely Manju Mitra had died earlier on 22/11/2003.

AND WHEREAS the said only daughter Smt. Ramyani Mitra became the absolute owner of the entire property which is mentioned in the first schedule. Then she had also executed a new Power of Attorney vide deed no 150200564 dt. 10/02/2021 which is recorded in Book No 1 Volume No 1502-2021, Pages from 19153 to 19184 existing with development agreement vide No. - 150200985, dated – 18/06/2020. But unfortunately Smt. Ramyani Mitra died intestate on 14/05/2021 leaving behind her only two child namely Akriti Paswan ( Daughter) aged about 12 years , Saroj Vaibhaw Paswan (son) aged about 07 years and her husband namely Shambhu Kumar.

AND WHEREAS according to Hindu Succession Act both the minor Akriti Paswan and Saroj Vaibhaw Paswan, the grand daughter and grand son of **RABINDRA NATH MITRA** are jointly inherit the property of their grand father **RABINDRA NATH MITRA** which is mentioned in the B Schedule. On

the other hand Akriti Paswan , Saroj Vaibhaw Paswan and their father Shambhu Kumar are jointly inherit the property of SMT. RAMYANI MITRA which is mentioned in the C Schedule.

AND WHEREAS Akriti Paswan & Saroj Vaibhaw Paswan both are minor so for proper alienate or transfer the entire property, their natural/ biological guardian Shri Shambhu Kumar had filed a MISC case Vide no 166 of 2021 before the Ld. District & Session Judge at Barasat of North 24 Parganas. And Ld. Court was pleased and passed an order Dt. 05/01/2022 for allowing the petition. He is allowed to deal with the property inherited by his two minor Children namely Akriti Paswan ( Daughter) and Saroj Vaibhaw Paswan (son) as per order of the Ld District Judge. Now Shambhu Kumar became the legal guardian of his two minor children and also empower to execute a power of attorney on behalf of his two minors children namely Akriti Paswan & Saroj Vaibhaw Paswan.

AND WHEREAS the Development Agreement, being No. -150200985, dated - 18/06/2020 will be existing with same terms and condition at present but the Power of attorney vide deed no 150200564 for the year 2021 dt. 10/02/2021 had lapsed due to demise of SMT. RAMYANI MITRA. Now the Developer requires a fresh Power of Attorney with the same power as described the Power of Attorney vide deed no 150200564 for the year 2021 dt. 10/02/2021 from Shambhu Kumar , Akriti Paswan and Saroj Vaibhaw Paswan as executor for further progress and development of the project.



AND WHEREAS NOW THESE PRESENTS that WE, the Appointer do hereby nominate constitute and appoint: TILOTTAMA CONSTRUCTION, a proprietorship firm, having its office at Nababharati, P. O. – Nabapally, P. S. – Barasat, District – North 24 Parganas, Kolkata – 700126, represented by its sole proprietor SRI DHIMAN DEBNATH (PAN - AGGPD8448P), son of Late Narayan Chandra Debnath, by faith – Hindu, by Nationality – Indian, by Occupation - Business, residing at Nababharati, P. O. – Nabapally, P. S. – Barasat, District – North 24 Parganas, Kolkata – 700126, to be our true and lawful Attorney in our name and on my behalf and We authorize him to do the acts, deeds, matters and things in our name and on our behalf as mentioned hereinafter specifically.

AND WHEREAS it has been agreed in terms of the said Joint Venture Agreement that We shall appoint the Developer as my Attorney for the purposes herein stated.

1. To enter into hold and defend possession of the said property and every part thereof and also manage, maintain and administer the said property and every part thereof subject to a restriction of clauses regarding termination of agreement & consequences of termination.
2. To sign, execute and submit all plans, documents, statements, papers, undertaking, declarations and plans as may be required for having the plan sanctioned, modified and/or altered by the Madhyamgram Municipality.
3. To appear and represent us before the necessary authorities including the Madhyamgram Municipality, Fire Brigade, Police

Commissionerate, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976, Airport Authority, National Highway Authority, Local B. L. & L. R. O., S.D.L.R.O and/or other authorities of Government of West Bengal and/ or any other authorities in connection with the mutation, sanction, modification and/or alteration of sanctioned Plan.

4. To pay fees obtain such other orders and permission from the necessary authorities as to be expedient for sanction, modification and/or alteration of the Development plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, Sub-Contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
5. To receive the excess amount or fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plans to any authority or authorities.
6. To develop the said premises by making lawful construction of building thereon as per sanctioned plans which to be approved by the Madhyamgram Municipality and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the premises.
7. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utilities to the said premises and/or make alteration thereon and to close down and/or have



- disconnected the same and for that purpose to sign, execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney incidental to and connected with the development work.
8. To utilize or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
  9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incomings receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof or save and except the Owner's allocation, details of which is in the Second Schedule of this indenture.
  10. To appear and represent us before all authorities including those under the Madhyamgram Municipality for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said attorney may deem fit and proper.
  11. To enter into agreement for sale of flats only developer's allocation, details of which is in the Third Schedule of this indenture, with the intending purchaser/ purchasers and nominee or nominees of the attorney and to receive the earnest money or the full amount of consideration from the intending Purchasers.

12. To apply for mutation and to record the name of respective flat Owner of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.
13. To file and submit declarations statements applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
14. To commence, prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matter connecting the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said Estate is now or may hereafter be interested or concerned and if think fit to compromise settle refer to arbitration abandon submit to judgment or become or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.
15. To affix sign Board or install any Hoardings on the schedule property in the name of Attorney.
16. To advertise in the newspaper or anywhere for procuring Purchaser for selling the flats in the proposed lawful building.
17. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of us or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute writ applications in respect thereof.



18. To comprise suits, appeals or other legal proceedings in any court, Tribunal or other authority whatsoever and to sign and verify applications thereof.
19. To sign declare and/or affirm any plaint written statement, petition, affidavit, verification, Vokatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.
20. To execute and registrar any Agreement or Bainapatra in respect of Developer's allocation, details of which is in the Third Schedule of this indenture, and in that effect and to sign and execute and register the Deed of Sale/Conveyance in favour of the prospective purchaser or purchasers, nominee/nominees by writing our names thereto at its own risk and responsibilities.
21. To pay all arrears and current rents of the properties concerned and to take receipt thereof and also to any other tax or taxes or cess or rents or taxes, Income taxes if any in respect of the said properties.
22. To execute and present the document or documents as required for the transfer of the said property to properties in any Registry Office or A.D.S.R. Office, D.R. Office, ARA Office at Kolkata and to admit the Execution thereof and to take back the said document after the registration of the same.

23. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.
24. To enter into agreement for sale in respect of Developer's allocation only, details of which is in the Third Schedule of this indenture, and to receive advance/earnest money consideration in respect of the Developer's allocation and the proportionate share in the land or and to hand over the copies of the relevant documents in regard to our title of the premises to such intending Purchaser or Purchasers as the case may be. It is to be noted that in such case the advance receivable by us attorney will not be demanded by us and at the same time We shall not be liable for any such transaction.
25. To enter in to any Agreement for Sale, Memorandum of Understanding and / or to execute deed of amalgamation with neighbor's plot of land of the schedule property and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the proposed building/s in favour of the intending purchaser/s in terms of the present Agreement for Development. To take finance/loan in their names (Developer's name) or in the name of intending purchaser/s from any financial concern by depositing and mortgaging the project / flat / flats /garages/commercial areas from Developer's Allocation and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any Agreement for Sale, Memorandum of



Understanding and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flats/s, units and / or car parking spaces in the proposed building in favour of the intending purchaser/s relating to Developer's Allocation.

26. To apply, Sign, execute and submit any documents in the office at WBHIRA for registration of the project.

27. That Attorneys/Developer will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers of Developer's Allocation.

28. For all or any of the purpose herein before stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents.

29. This Power of Attorney vests the Developer with all statutory power that will be required for the development & construction of the building, sale of the developed building except the land Owner's allocation, details of which is in the Second Schedule of this indenture, within the ambit & scope of the agreement between the land Owner and the developer and shall be limited within the four corners of the agreement.

Validity of the Power of Attorney : The Power of Attorney for development of the premises shall be valid till the subsistence of the agreement and till the entire development process, recovery of the completion of financial

transaction involve thereby. This power of attorney is the part of the development agreement and for this the validity of this power of Attorney will be depended upon the fulfillment the terms and conditions of the development agreement from the part of the developer.

The Power of Attorney shall remain terminated in the event of death of any of the parties involve herein. In that event fresh Power of Attorney in the even terms will be executed by their legal Heirs with same terms and conditions.

**THE "A" SCHEDULE ABOVE REFERRED TO**  
**(Entire Land)**

**ALL THAT** piece and parcel of Bastu Land measuring an area of about 23 (twenty three) cottah or 38 ( thirty eight) decimals of land be the same a little more or less, under at Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01,RS Khatian No. 126, LR Khatian No 223, RS & LR Dag No 236 area of land 16.5 decimal and RS Khatian No. 126, LR Khatian No 1041, RS & LR Dag No 236 area of land 21.5 decimal which are under P.S.- Airport, Presently Narayanpur, A.D.S.R. Bidhannagar under Madhyamgram Municipality, Ward No. 26, Amalgamated Holding No. 7, Old Jessore Road presently Ganganagar Road, upon which the newly proposed multistoried building (G + 4) in the name and style of **TILOTTAMA NATURAL CITY** is to be constructed in accordance with the building plan sanctioned from the Madhyamgram Municipality, which is butted and bounded as follows:-



On the North : H/O Delta Co. Pvt. Ltd  
On the South : Rabindra Nath Mitra and Ramayani Mitra  
On the East : H/O Organon Ltd.  
On the West : Bapi Das

**THE "B" SCHEDULE ABOVE REFFERRED TO**  
**(land of Akriti Paswan & Saroj Vaibhaw Paswan)**

ALL THAT piece and parcel of Bastu Land measuring an area of about 16.5 decimals or 10 Cottah 00 Chhataks of land under Mouza-Ganganagar, J.L. No. 49, Touji No 1562, Re. Su. No. 01, R.S. Khatian No. 126, R.S. Dag No. 236 Corresponding LR Khatian No 223, LR Dag No 236 which is lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. - 26 , Holding No.-07 Old Jessore Road ( Ganganagar Road) A.D.S.R.O. - Bidhannagar, P.S. - Airport, in the District of North 24 Parganas.

**THE "C" SCHEDULE ABOVE REFFERRED TO**

(land of Akriti Paswan , Saroj Vaibhaw Paswan & Shambhu Kumar )

ALL THAT piece and parcel of Bastu Land measuring an area of about 21.5 decimal or 13 Cottah 00 Chhataks more or less, lying and situated at Mouza-Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, R.S. Khatian No. 126, R.S. Dag No. 236 LR Khatian No 1041, L.R. Dag No. 236 which is lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. - 26 ,

Holding No.-07/2 Old Jessore Road ( Ganganagar Road) A.D.S.R.O. -  
Bidhannagar, P.S. - Airport, in the District of North 24 Parganas.

**THE "D" SCHEDULE ABOVE REFERRED TO**  
**(Owner's Allocation in respect entire land)**

**LAND OWNERS' ALLOCATION:** The Land Owner hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows :-

It is agreed by and between the parties to this agreement that the Land Owner shall be entitled to receive the 35% (thirty five Percent) of the physical constructed area and the proposed multi storied (G + 4) building to be constructed together with proportionate undivided share of the land and common facilities and amenities as will be available in the new building Together with undivided and impartible proportionate share of land, interest inducting the facilities of enjoyment the right of all common facilities.

**THE "E" SCHEDULE ABOVE REFERRED TO**  
**(Developer's Allocation in respect of entire land )**

The Developer shall be entitled to get all Parts and portions of the proposed (G+4) multi storied building save and except the Owner's allocation mentioned in the Second Schedule and proportionate share of the said land



fully described in the first schedule TOGETHER WITH common areas and facilities.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

Signed, sealed and Delivered in Owner cum legal Guardian of  
presents of following :- AKRITI PASWAN & SAROJ  
VAIBHAW PASWAN

WITNESSES :

1. *Mt. Jahiruddin*  
*Bara, Barasat*

2. *Deleip Saha*  
*Bara, Barasat*  
*Akrapur, Barasat*  
*Kolkata - 700125*

Drafted by :

*Partha Pratim Mandal*

Partha Pratim Mandal  
Advocate  
District Judges' Court, Barasat  
Enrollment No. - WB/108/2001

*Shaybhu Kumar*

SIGNATURE OF  
THE OWNER/ APPOINTER

TILOTTAMA CONSTRUCTION  
*Shrimati Dilip*  
Proprietor

SIGNATURE OF  
THE ATTORNEY

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













(1) Name : SHAMBHU KUMAR

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	 ডান হাত
					

Shambhu Kumar  
Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : DHIMAN DEBNATH

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	 ডান হাত
					

Dhiman Debnath  
Signature of the Presentant

All the above fingerprints are of the above named 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.





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

GRN Details

GRN: 192021220163212441 Payment Mode: Online Payment  
GRN Date: 16/01/2022 09:06:32 Bank/Gateway: State Bank of India  
BRN : CKS5631595 BRN Date: 16/01/2022 09:01:21  
Payment Status: Successful Payment Ref. No: 2000134386/5/2022  
[Query No\*/Query Year]


Depositor Details

Depositor's Name: TILOTTAMA CONSTRUCTION  
Address: NABABHARATI PO NABAPALLY PS BARASAT  
Mobile: 9831103324  
Depositor Status: Buyer/Claimants  
Query No: 2000134386  
Applicant's Name: Mr Partha Pratim Mandal  
Identification No: 2000134386/5/2022  
Remarks: Sale, Development Power of Attorney

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000134386/5/2022	Property-Registration- Stamp duty	0030-02-103-003-02	35000
2	2000134386/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	7
			<b>Total</b>	<b>35007</b>

IN WORDS: THIRTY FIVE THOUSAND SEVEN ONLY.

  
 सत्यमेव जयते  
 भारत निर्वाचन आयोग  
 पहचान पत्र  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 TAK1160597

निर्वाचक का नाम शंभु कुमार  
 Elector's Name Shambhu Kumar  
 पिता का नाम रामजी पासवान  
 Father's Name Ramaji Pasavan  
 लिंग / Sex पुरुष/Male  
 जन्म तिथि  
 Date of Birth 

X	X	X	X	1	9	8	7
---	---	---	---	---	---	---	---

*Shambhu Kumar*

TAK1160597

पता : नवीनगर ककरार  
 शहर/गाँव - नवीनगर ककरार,  
 जंघल - अरियरी,  
 जिला - शेखपुरा, 811105

Address : Navinagar Kakarar  
 Town/Vill - Navinagar  
 Kakarar,  
 Anchal - Arlyari,  
 Distt. - Sheikhpura,  
 811105

दिनांक / Date : 10/8/2010

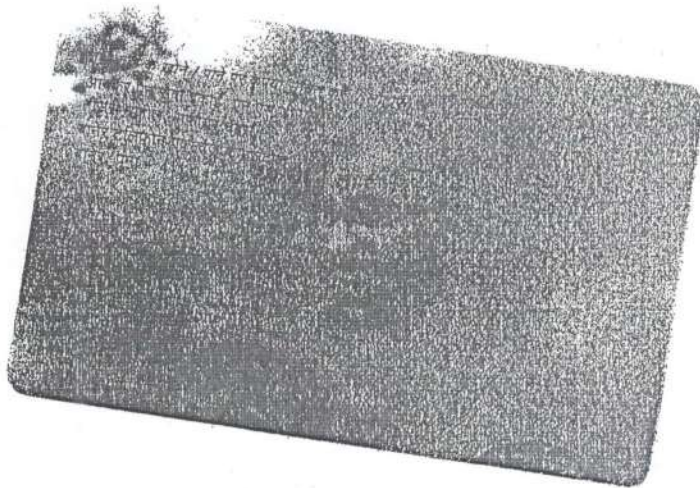
168 नवीनगर निर्वाचन क्षेत्र के निर्वाचक  
 राजशेखर सिंह के ककरार की अनुमति  
 Facsimile Signature of Electoral Registration  
 Officer 169, Sheikhpura, Constituency

If you have changed your address, please inform the Electoral Registration Officer, Sheikhpura, Constituency, Bihar.





*Shambhu Kumar*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

MINOR

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
GRUPP2184P



नाम/Name  
SAROJ VAIDHAN PASWAN

पिता/श्री/श्री/पति/पति/पति/पति  
SHAMBHU KUMAR

दिनांक/Date of Birth  
14/01/1973





भारत सरकार  
Government of India



Issue Date: 11/10/2021



सरोज वैभव पासवान  
Saroj Vaibhaw Paswan  
जन्म तिथि/DOB: 14/01/2014  
पुरुष/ MALE

6076 8589 4689

VID : 9133 6096 4068 6708

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
कुमरा: शंभु कुमार, नबिनगर ककराड़, नबीनगर ककरार,  
शेखपुरा,  
बिहार - 811105

Address:  
C/O: Shambhu Kumar, nabinagar kakrar,  
Nabinagar Kakrar, Sheikhpura,  
Bihar - 811105



Download Date: 02/12/2021

6076 8589 4689

VID : 9133 6096 4068 6708



1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

PKC  
FTN  
AKE

MINOR

संस्थापक आयकर प्रमाण  
Permanent Account Number  
GPLF8007L



नाम / Name  
AKRISH PASHAN  
पिता का नाम / Father's Name  
SHAMSHU KUMAR  
जन्म की तारीख /  
Date of Birth  
24/10/2009



 भारत सरकार  
Government of India

 आधर




अकृति पासवान  
Akriti Paswan  
जन्म तिथि/DOB: 24/10/2009  
महिला/ FEMALE


Download Date: 29/10/2020

Issue Date: 20/10/2020

2141 1624 6346  
VID : 9181 7701 7222 8363

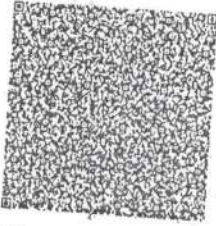
मेरा आधार, मेरी पहचान

 भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



 AADHAAR

पता:  
द्वारा: शम्भु कुमार, नवीनगर ककडार, अरियरि, नवीनगर  
ककरार, शेखपुरा,  
बिहार - 811105

Address:  
C/O: Shambhu Kumar, navinagar kakrar,  
ariari, Nabinagar Kakrar, Sheikhpura,  
Bihar - 811105



2141 1624 6346  
VID : 9181 7701 7222 8363

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

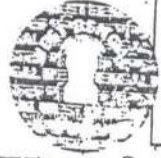


ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

CKW0397968



নির্বাচকের নাম : ধীমান দেবনাথ

Elector's Name : Dhiman Debnath

পিতার নাম : নারায়ন চন্দ্র

Father's Name : Narayan Chandra  
Debnath

লিঙ্গ/Sex : পু/ M

জন্ম তারিখ  
Date of Birth : 05/12/1968

CKW0397968

ঠিকানা:

নবভারতী, নবপল্লী, বারাসাত, উত্তর ২৪  
পরগণা-700126

Address:

NABABHARATI, NABAPALLY, BARASAT,  
BARASAT, NORTH 24 PARGANAS-700126

Date: 21/02/2014

119-বারাসাত নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral  
Registration Officer for

119-Barasat Constituency

বিষয় পরিবর্তন হলে সফল বিলম্বিত ভোটার শিট সহ ফোল্ড ও একই  
সংখ্যক সফল সঠিক পরিচয়পত্র পত্রের জন্য বিধি করে এই  
পরিচয়পত্রের নথিটি উল্লেখ করুন।

In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

2340723





*In case this card is lost / found, kindly inform / return to*  
Income Tax PAN Services Unit, UTISL  
Plot No. 3, Sector 11, CBD, Belapur,  
Navi Mumbai - 400 614.  
यह कार्ड खो जाने पर कृपया सूचित करें/सौंपाएं  
आयकर पैन सेवा यूनिट, UTISL  
प्लॉट नं. 3, सेक्टर 11, सीडीबी, बेलपुर  
नवी मुंबई - 400 614

*Dhiman Debnath*



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

CKW5299185



নির্বাচকের নাম : জাহির উদ্দিন

Elector's Name : Jahir Uddin

পিতার নাম : আমজেদ আলি

Father's Name : Amzed All

লিঙ্গ/Sex : পুং/ M

জন্ম তারিখ  
Date of Birth : 19/12/1994

CKW5299185

ঠিকানা:  
পেকে পাড়া বড়া, ছোট জাগুলিয়া, দত্তাপুকুর, উত্তর ২৪  
পরগণা-743294

Address:  
PEKE PARA, BORA, CHHOTO  
JAGULIA, DUTTAPUKUR, NORTH 24  
PARGANAS-743294

Date: 28/1/2015

119-বারাসাত নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুকৃতি  
Facsimile Signature of the Electoral  
Registration Officer for  
119-Barasat Constituency

ঠিকানা পরিবর্তন হলে সফল ঠিকানার জেটের পিঠে নাম বোঝান ও একই  
সংখ্যক সফল পিঠে পরিবর্তন সাংস্কার জন্য নির্দিষ্ট তথ্য এই  
পরিচয়পত্রের সহায়তী উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

0340636



## Major Information of the Deed

Deed No :	I-1502-00204/2022	Date of Registration	17/01/2022
Deed No / Year	1502-2000134386/2022	Office where deed is registered	
Deed Date	14/01/2022 3:21:19 PM	1502-2000134386/2022	
Applicant Name, Address & Other Details	Partha Pratim Mandal Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9831103324, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney			
Set Forth value	Market Value		
	Rs. 2,26,29,012/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 40,000/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



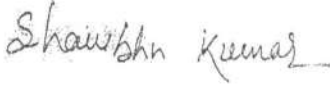
District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: Ganganagar, Mouza: Ganganagar, JI No: 49, Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-236 (RS :- )	LR-223	Bastu	Bastu	16.5 Dec		98,25,755/-	Property is on Road Adjacent to Metal Road,
L2	LR-236 (RS :- )	LR-1041	Bastu	Bastu	21.5 Dec		1,28,03,257/-	Property is on Road Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>38Dec</b>	<b>0 /-</b>	<b>226,29,012 /-</b>	
	<b>Grand Total :</b>				<b>38Dec</b>	<b>0 /-</b>	<b>226,29,012 /-</b>	

### Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Akriti Paswan</b> Daughter of Shambhu Kumar Navinagar Kakrar., City:- Not Specified, P.O:- Navinagar Kakrar, P.S:-ARIARI, District:-Munger, Bihar, India, PIN:- 811105 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: GPxxxxx7L, Aadhaar No Not Provided by UIDAI, Status :Minor, Executed by: Guardian, Executed by: Guardian
2	<b>Saroj Vaibhaw Paswan</b> Son of Shambhu Kumar Navinagar Kakrar., City:- Not Specified, P.O:- Navinagar Kakrar, P.S:-ARIARI, District:-Munger, Bihar, India, PIN:- 811105 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: GPxxxxx9P, Aadhaar No Not Provided by UIDAI, Status :Minor, Executed by: Guardian, Executed by: Guardian












Name	Photo	Finger Print	Signature
<b>Shambhu Kumar</b> <b>(Presentant)</b> Son of Late Ramji Paswan Executed by: Self, Date of Execution: 17/01/2022 , Admitted by: Self, Date of Admission: 17/01/2022 ,Place : Office			
17/01/2022	LTI 17/01/2022	17/01/2022	
Navinagar Kakrar, City:- Not Specified, P.O:- Navinagar Kakrar, P.S:-ARIARI, District:-Munger, Bihar, India, PIN:- 811105 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CKxxxxxx0P, Aadhaar No: 45xxxxxxxx3176, Status :Individual, Executed by: Self, Date of Execution: 17/01/2022 , Admitted by: Self, Date of Admission: 17/01/2022 ,Place : Office			










**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>TILOTTAMA CONSTRUCTION</b> Nababharati, City:- , P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 , PAN No.:: AGxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Guardian 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> <b>Shambhu Kumar</b>            Son of Late Ramji Paswan            Date of Execution - 17/01/2022, , Admitted by: Self, Date of Admission: 17/01/2022, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jan 17 2022 1:48PM</td> <td>LTI 17/01/2022</td> <td>17/01/2022</td> <td></td> </tr> </tbody> </table> Navinagar Kakrar, City:- Not Specified, P.O:- Navinagar Kakrar, P.S:-ARIARI, District:-Munger, Bihar, India, PIN:- 811105, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: CKxxxxxx0P, Aadhaar No: 45xxxxxxxx3176 Status : Guardian, Guardian of : Akriti Paswan, Saroj Vaibhaw Paswan	Name	Photo	Finger Print	Signature	<b>Shambhu Kumar</b> Son of Late Ramji Paswan Date of Execution - 17/01/2022, , Admitted by: Self, Date of Admission: 17/01/2022, Place of Admission of Execution: Office				Jan 17 2022 1:48PM	LTI 17/01/2022	17/01/2022	
Name	Photo	Finger Print	Signature										
<b>Shambhu Kumar</b> Son of Late Ramji Paswan Date of Execution - 17/01/2022, , Admitted by: Self, Date of Admission: 17/01/2022, Place of Admission of Execution: Office													
Jan 17 2022 1:48PM	LTI 17/01/2022	17/01/2022											

**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> <b>Shri Dhiman Debnath</b>            Son of Late Narayan Chandra Debnath            Date of Execution - 17/01/2022, , Admitted by: Self, Date of Admission: 17/01/2022, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jan 17 2022 1:48PM</td> <td>LTI 17/01/2022</td> <td>17/01/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Shri Dhiman Debnath</b> Son of Late Narayan Chandra Debnath Date of Execution - 17/01/2022, , Admitted by: Self, Date of Admission: 17/01/2022, Place of Admission of Execution: Office				Jan 17 2022 1:48PM	LTI 17/01/2022	17/01/2022	
Name	Photo	Finger Print	Signature										
<b>Shri Dhiman Debnath</b> Son of Late Narayan Chandra Debnath Date of Execution - 17/01/2022, , Admitted by: Self, Date of Admission: 17/01/2022, Place of Admission of Execution: Office													
Jan 17 2022 1:48PM	LTI 17/01/2022	17/01/2022											



abharati, City:- , P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India,  
N:- 700126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.::  
Gxxxxxx8P, Aadhaar No: 64xxxxxxxx5842 Status : Representative, Representative of : TILOTTAMA  
CONSTRUCTION (as Sole Proprietor)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Md Jahir Uddin</b> Son of Md Amzed Ali Bora, City:- , P.O:- Chhoto Jagulia, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 743294			
	17/01/2022	17/01/2022	17/01/2022
Identifier Of Shri Dhiman Debnath, Shambhu Kumar, Shambhu Kumar			

#### Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: Ganganagar, Mouza: Ganganagar,  
JI No: 49, Pin Code : 700136

Sch No.	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 236, LR Khatian No:- 223		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 236, LR Khatian No:- 1041		Seller is not the recorded Owner as per Applicant.

01-2022

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

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

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

Presented for registration at 13:00 hrs on 17-01-2022, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Shambhu Kumar, 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 2,26,29,012/-

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

Execution is admitted on 17/01/2022 by Shambhu Kumar, Son of Late Ramji Paswan, Navinagar Kakrar, P.O: Navinagar Kakrar, Thana: ARIARI, , Munger, BIHAR, India, PIN - 811105, by caste Hindu, by Profession Service Indetified by Md Jahir Uddin, , Son of Md Amzed Ali, Bora, P.O: Chhoto Jagulia, Thana: Barasat, , North 24-Parganas. WEST BENGAL, India, PIN - 743294, by caste Muslim, by profession Business

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

Execution is admitted on 17-01-2022 by Shri Dhiman Debnath, Sole Proprietor, TILOTTAMA CONSTRUCTION (Sole Proprietorship), Nababharati, City:- , P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126

Indetified by Md Jahir Uddin, , Son of Md Amzed Ali, Bora, P.O: Chhoto Jagulia, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743294, by caste Muslim, by profession Business

**Executed by Guardian**

Execution is admitted by Shambhu Kumar, , Son of Late Ramji Paswan, Navinagar Kakrar, P.O: Navinagar Kakrar, Thana: ARIARI, , Munger, BIHAR, India, PIN - 811105, by caste Hindu, by profession Service as the guardian of 1. minor Akriti Paswan Navinagar Kakrar., P.O: Navinagar Kakrar, Thana: ARIARI, , Munger, BIHAR, India, PIN - 811105. 2. minor Saroj Vaibhaw Paswan Navinagar Kakrar., P.O: Navinagar Kakrar, Thana: ARIARI, , Munger, BIHAR, India, PIN - 811105

Indetified by Md Jahir Uddin, , Son of Md Amzed Ali, Bora, P.O: Chhoto Jagulia, Thana: Barasat, , North 24-Parganas. WEST BENGAL, India, PIN - 743294, by caste Muslim, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/01/2022 9:08AM with Govt. Ref. No: 192021220163212441 on 16-01-2022, Amount Rs: 7/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKS5631595 on 16-01-2022, Head of Account 0030-03-104-001-16



of Stamp Duty

and that required Stamp Duty payable for this document is Rs. 40,000/- and Stamp Duty paid by Stamp Rs 5,000/-  
ne = Rs 35,000/-

Description of Stamp

Stamp: Type: Court Fees, Amount: Rs.10/-

Stamp: Type: Impressed, Serial no 3762, Amount: Rs.5,000/-, Date of Purchase: 15/01/2022, Vendor name: Haran  
Ch Sadhu

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/01/2022 9:08AM with Govt. Ref. No: 192021220163212441 on 16-01-2022, Amount Rs: 35,000/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. CKS5631595 on 16-01-2022, Head of Account 0030-02-103-003-02



Amitava Dutta  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II NORTH 24-  
PARGANAS  
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2022, Page from 9941 to 9978  
being No 150200204 for the year 2022.



Digitally signed by AMITAVA DATTA  
Date: 2022.01.18 12:52:41 +05:30  
Reason: Digital Signing of Deed.

(Amitava Dutta) 2022/01/18 12:52:41 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)