

3518/22

I-3485/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 202792

8/1197152/22

I, **SRI ARUN KUMAR GHOSH** (PAN: AEAPG9069B), Son  
 of Late Kanailal Ghosh, by Nationality-Indian, by Religion-  
 Hindu, by Occupation-Business, Residing at: Ghoshpara road,  
 Sodepur, North 24-Parganas

**POWER OF ATTORNEY FOR DEVELOPMENT**

Additional District Sub-Registrar  
 Sodepur, North 24-Parganas  
 20 APR 2022

**TO ALL TO WHOM THESE :**

I, **SRI ARUN KUMAR GHOSH (PAN: AEAPG9069B)**, Son  
 of Late Kanailal Ghosh, by Nationality-Indian, by Religion-  
 Hindu, by Occupation-Business, Residing at: Ghoshpara road,

Contd...2

**Alokendu Bandyopadhyay**  
 Advocate

(2)

P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, do hereby appoint, constitute and nominate **"M/S. PIONEER DEVELOPER"** a Partnership firm having its present place of Business at 46/A, Patuatala Lane, "BIMALA APARTMENT", P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN: AANFP6542R** hereby represented by its Partners namely:

**(1) SRI BISWANATH DAS**, Son of 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,



Alokendu Bandyopadhyay  
Advocate

Contd...3

(3)

**SEND GREETINGS:**

**WHEREAS:**

**A.** I am the lawful and sole owner of **ALL THAT** the piece and Parcel of land measuring more or less **5Cottahs 7Chittaks 15Sq.ft.** classified as "**BASTU**", situates and lying at Mouza: Sukchar, J.L. 9, Re Su 14, Touzi 156, comprised in **R.S. Dag No. 2405**, under **R.S. Khatian No. 476**, A.D.S.R.O. Sodepur, P.S. Khardah, District- North 24 Parganas, under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, within the local limits of Panihati Municipality, bearing Holding No. 9 Ghosh Para Road, under Ward No. 1, hereinafter referred to as the "Said Land".

**B.** By a registered Development Agreement, dated 20th **.....day of April, 2022** made between me therein referred to as the Owner of the One Part and "**M/S. PIONEER DEVELOPER**" therein referred to as the Developer of the Other Part, registered in the **Office of A.D.S.R. Sodepur, North 24 Parganas, being no. 152403460**, **....., in Book no. I, for the year 2022** whereby the I have been appointed the Developer to develop my Said Land on the terms and conditions therein mentioned (hereinafter referred to as the "said Development Agreement") and I agreed to grant power of attorney in favour of the said Developer.

  
Alokendu Bandyopadhyay  
Advocate

Contd...4

*Am Kumar Ghosh*

(4)

C. In terms of the said Development Agreement, I am desirous of appointing "**M/S. PIONEER DEVELOPER**" to be my true and lawful attorney in my place and stead to do, perform, sell and execute all or any acts, deeds and things relating to or concern with the Said Land on the terms and conditions hereinafter mentioned.

**NOW THEREFORE KNOW YE AND THESE PRESENTS**

**WITNESSETH** that I, **SRI ARUN KUMAR GHOSH**, Son of Late Kanailal Ghosh, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Ghoshpara road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, doth hereby nominate, constitute and appoint the said "**M/S. PIONEER DEVELOPER**" a Partnership firm having its present place of Business at 46/ A, Patuatala Lane, "BIMALA APARTMENT", P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, to be my true and lawful Attorney, in my name and/or on my behalf to execute and perform or cause to be done executed and performed all or any of the following acts, deeds, matters and things as mentioned hereinafter:

1. To maintain, manage and administer the Said Land and every part thereof fully mentioned in the Schedule hereunder written in accordance with the terms and conditions mentioned in the said Development Agreement.
2. To enter into and defend the possession of the Said Land and every part thereof.



Alokendu Bandyopadhyay  
Advocate

Contd...5

(5)

- 3.** To sign and submit all papers, applications and documents for having the separation, amalgamation of the Said Land along with other lands and mutation, conversion if necessary, and record the same in all public records and with all authorities B.L & L.R.O, including the Municipality, in respect of the Said Land and to deal with such authority and authorities in any manner to have such separation, amalgamation, mutation and conversion effected.
- 4.** To engage and appoint Architects and Consultants, cause preparations of building plans, sign such plan or plans and appear before the Municipality and other authorities and Government Department and/or Officers for sanction of the said plan and all amendments thereof.
- 5.** To sign all the relevant papers and documents including all plans and designs to develop the Said Land and to appear before all necessary authorities, including Municipalities , Fire Brigade and/or any other Competent Authority/ies, B.L. & L.R.O., Courts of any jurisdiction and Police etc.
- 6.** To apply for and obtain electricity, water, gas, sewerage and/or connections of any other utilities, permits for lifts and also the completion and other certificates from the Municipalities and or other authorities.
- 7.** To negotiate for sale and/or transfer of the Said Land with buildings and structures or portions thereof together with the undivided proportionate share in the Said Land from the Developer's Allocation at such price and on such terms and conditions as our said attorney may deem fit and proper.
- 8.** To execute Agreement for Sale, Deed of Exchange, Deed of Lease, Deed of Conveyance or other necessary papers/



Alokendu Bandyopadhyay  
Advocate

Contd...6

(6)

documents relating to transfer of the Said Land with buildings and structures and to receive the earnest/rent/premium/entire consideration amount and to give a proper and valid discharges for the same from the Developers' allocation.

**9.** To appear before any Registrar or Sub-Registrar of Assurances or any other registering authority having jurisdiction, to present for registration, admit execution, acknowledge and register according to the provisions of the law for the time being in force the Agreement for Sale, Deed of Lease, Deed of Conveyance and other necessary papers/documents related with the transfer of the Developer's Allocation (Except Owner's Allocation) signed by the said attorney and to endorse the receipt for such Agreement for Sale, Deed of Lease, Deed of Conveyance and other necessary papers/documents and to do all things necessary for completing registration of such Deed or Deeds.

**10.** To appear before Notary Public, District Registrars, Sub-Registrars, Registrar of Assurances and Executive Magistrate, any courts and all other officer or officers and authority or authorities in connection with enforcement of all powers and authorities as contained herein and also defend all suits, cases, appeals and applications whatsoever in nature.

**11.** To appoint any solicitor, advocate, pleader or counsel as may be necessary for prosecuting and defending any suit or proceedings in the matters relating to the Said Land.

**12.** To commence, prosecute, enforce, defend or oppose all actions or other legal proceedings including arbitration proceedings and to demand, touching any of the matters



*Alokendu Bandyopadhyay*

*Advocate*

Contd...7

(7)

aforesaid and also if think fit, to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid, before any Court, Civil, Criminal or Revenue, including Rent Controller and Small Causes Court.

**13.** To accept notice and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons.

**14.** To receive and pay and/or deposit all moneys, including Court fees and receive, refunds and to receive and grant valid receipts and discharges in respect thereof.

**15.** To pay all outgoing, including Municipal Tax, Urban Land Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the Said Land as occupier and receive refunds and other moneys, including compensation of any nature and to grant valid receipt and/or discharge therefore.

**16.** To give undertakings, assurance and indemnities, as be required for the purposes aforesaid.

**17.** To appear and represent us before all semi-government or government authorities, make commitments and execute undertakings, affidavit, declaration and other necessary papers and register the same according to law as may be required for all or any of the purposes herein contained, including the process of usage of the passage already marked in the title of the said land as mentioned in the schedule.

**18.** To advertise in different news papers and display hoarding in different places, engage agency for selling of the



Alokendu Bandyopadhyay  
Advocate

Contd...8

(7)

aforesaid and also if think fit, to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid, before any Court, Civil, Criminal or Revenue, including Rent Controller and Small Causes Court.

**13.** To accept notice and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons.

**14.** To receive and pay and/or deposit all moneys, including Court fees and receive, refunds and to receive and grant valid receipts and discharges in respect thereof.

**15.** To pay all outgoing, including Municipal Tax, Urban Land Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the Said Land as occupier and receive refunds and other moneys, including compensation of any nature and to grant valid receipt and/or discharge therefore.

**16.** To give undertakings, assurance and indemnities, as be required for the purposes aforesaid.

**17.** To appear and represent us before all semi-government or government authorities, make commitments and execute undertakings, affidavit, declaration and other necessary papers and register the same according to law as may be required for all or any of the purposes herein contained, including the process of usage of the passage already marked in the title of the said land as mentioned in the schedule.

**18.** To advertise in different news papers and display hoarding in different places, engage agency for selling of the



Alokendu Bandyopadhyay  
Advocate

Contd...8



(8)

Said development on the said land and whatever structures facilities as my said Attorney shall think fit and proper.

**AND GENERALLY** to do all other deeds and things concerning the same and I do hereby agree and undertake to ratify and confirm all and whatsoever my said Attorney shall or may lawfully do, execute or perform or cause to be done, executed or performed in connection with the Said Land by virtue of the power or authority hereunder conferred upon.

I do hereby further declare and confirm that this Power of Attorney is and shall not be revoked or cancelled save with the consent in writing of our said Attorney or unless the said Development Agreement is cancelled.

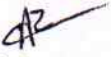
**THE SCHEDULE ABOVE REFERRED TO:**

**(SAID LAND)**

**ALL THAT** the piece and Parcel of land measuring more or less **5Cottahs 7Chittaks 15Sq.ft.** classified as "**BASTU**", togetherwith 100 sq.ft. R.T. Shed standing thereon which is situates and lying at Mouza: Sukchar, J.L. 9, Re Su 14, Touzi 156, comprised in **R.S. Dag No. 2405**, under **R.S. Khatian No. 476**, A.D.S.R.O. Sodepur, P.S. Khardah, District- North 24 Parganas, under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, within the local limits of Panihati Municipality, bearing Holding No. 9 Ghosh Para Road, under Ward No. 1, is the subject property of this Power of Attorney for Development.

**BUTTED AND BOUNDED**

On the North : Land of Dag No. 2402 & 2404.  
On the South : 10ft. Wide Ghosh Para Road.  
On the East : Land of Dag no. 2406,  
On the West : Land of Dag no. 2392,

  
Alokendu Bandyopadhyay  
Advocate

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(9)

**IN WITNESSES WHEREOF** the parties/Executants hereto have hereunto set and subscribed his respective hands on this 20th day of April, 2022 A.D.

**SIGNED AND DELIVERED**

**in presence of following**

**WITNESSES:**

1. Anup Kumar Ghosh,  
40, Sukchar Ghoshpara,  
Kalt-700115,

2. Gopal An.  
Mukhi Mudir  
Sukchar. K.V. 115

Anup Kumar Ghosh.

**SIGNATURE OF THE  
EXECUTANT/OWNER**

MS POWER DEVELOPER  
Dipu N. Ch. Dm.  
Anup Kumar Ghosh  
Sushant Singh Biswas  
Partner

**SIGNATURE OF THE ATTORNEY**

**Drafted by:**

Alokendu Bandyopadhyay.

**ALOKENDU BANDYOPADHYAY**  
Advocate  
Calcutta High Court, District Judge's Court Baraat,  
Barrackpore Court  
Enl. No.-WB-570/2004

**Laser Setter:**

Preetam Das  
**Preetam Das**

Alokendu Bandyopadhyay  
Advocate

Anup Kumar Ghosh

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



(1) 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. Nar. Das*

**SIGNATURE OF THE PRESENTANT**



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

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

*Arun Kumar Jana*

**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.

*Arun Kumar Jana*

**SIGNATURE OF THE PRESENTANT**

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

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



*Subhankar Biswas*

(1) Name : **SRI SUBHANKAR BISWAS**

**LEFT HAND FINGER PRINT**

LITTLE RING MIDDLE FORE THUMB



**RIGHT HAND FINGER PRINTS**

THUMB FORE MIDDLE RING LITTLE



*Subhankar Biswas*  
SIGNATURE OF THE PRESENTANT



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

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

*Arun Kumar Ghosh*

**LEFT HAND FINGER PRINTS**

LITTLE RING MIDDLE FORE THUMB



**RIGHT HAND FINGER PRINTS**

THUMB FORE MIDDLE RING LITTLE



*Arun Kumar Ghosh*  
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.

## Major Information of the Deed

Deed No :	I-1524-03485/2022	Date of Registration :	20/04/2022
Query No /Year	1524-8001197152/2022	Office where deed is registered	
Query Date	20/04/2022 1:06:18 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	ALOKENDU BANDYOPADHYAY BARRACKPORE, Thana : Barrackpore, 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. 30,00,000/-	Rs. 59,25,002/-		
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]:- 152403460/2022 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: Ghoshpara Road, Mouza: Sukhchar, .  
Ward No: 1, Holding No:9 Pin Code : 700115




Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2405	RS-476	Bastu	Bastu	5 Katha 7 Chatak 15 Sq Ft	29,70,000/-	58,95,002/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					<b>9.0063Dec</b>	<b>29,70,000 /-</b>	<b>58,95,002 /-</b>	

### 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.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>30,000 /-</b>	<b>30,000 /-</b>	





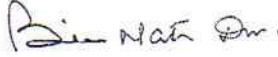
**Principal Details :**

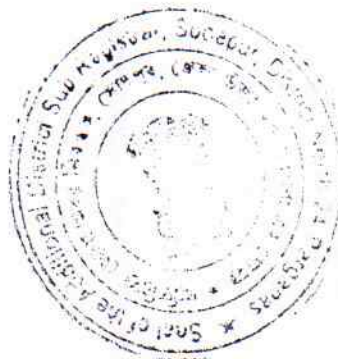
Name,Address,Photo,Finger print and Signature				
Sl No	Name	Photo	Signature	
1	<b>Mr Arun Kumar Ghosh</b> <b>(Presentant)</b> Son of Late Kanailal Ghosh Executed by: Self, Date of Execution: 20/04/2022 , Admitted by: Self, Date of Admission: 20/04/2022 ,Place : Office	 20/04/2022	 LTI 20/04/2022	 20/04/2022
Ghoshpara 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, PAN No.:: AExxxxxx9B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/04/2022 , Admitted by: Self, Date of Admission: 20/04/2022 ,Place : Office				



**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PIONEER DEVELOPER</b> 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.:: AAxxxxxx2R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative




**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Finger Print	Signature
1	<b>Mr BISWANATH DAS</b> Son of Late Narayan Chandra Das Date of Execution - 20/04/2022, , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office	 Apr 20 2022 2:37PM	 LTI 20/04/2022	 20/04/2022
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)				



Name	Photo	Finger Print	Signature
<b>Mr ARUN KUMAR JANA</b> Son of Late Sudhir Kumar Jana Date of Execution - 20/04/2022, , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office			
Apr 20 2022 2:37PM	LTI 20/04/2022	20/04/2022	

N.S.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)

Name	Photo	Finger Print	Signature
<b>Mr SUBHANKAR BISWAS</b> Son of Mr Madhab Chandra Biswas Date of Execution - 20/04/2022, , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office			
Apr 20 2022 2:38PM	LTI 20/04/2022	20/04/2022	

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
<b>Mr AYAN BANERJEE</b> Son of Mr SWAPAN BANERJEE BARRACKPORE COURT, City:- , P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120			
20/04/2022	20/04/2022	20/04/2022	

Identifier Of Mr Arun Kumar Ghosh, Mr BISWANATH DAS, Mr ARUN KUMAR JANA, Mr SUBHANKAR BISWAS

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Arun Kumar Ghosh	PIONEER DEVELOPER-9.00625 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Arun Kumar Ghosh	PIONEER DEVELOPER-100.00000000 Sq Ft



Endorsement For Deed Number : I - 152403485 / 2022

20-04-2022

**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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:34 hrs on 20-04-2022, at the Office of the A.D.S.R. SODEPUR by Mr Arun Kumar Ghosh, Executant.

**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 59,25,002/-

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

Execution is admitted on 20/04/2022 by Mr Arun Kumar Ghosh, Son of Late Kanailal Ghosh, Ghoshpara Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business

Identified by Mr AYAN BANERJEE, , , Son of Mr SWAPAN BANERJEE, BARRACKPORE COURT, P.O: BARRACKPORE, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-04-2022 by Mr BISWANATH DAS, Partner, 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

Identified by Mr AYAN BANERJEE, , , Son of Mr SWAPAN BANERJEE, BARRACKPORE COURT, P.O: BARRACKPORE, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 20-04-2022 by Mr ARUN KUMAR JANA, Partner, 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

Identified by Mr AYAN BANERJEE, , , Son of Mr SWAPAN BANERJEE, BARRACKPORE COURT, P.O: BARRACKPORE, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 20-04-2022 by Mr SUBHANKAR BISWAS, Partner, 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

Identified by Mr AYAN BANERJEE, , , Son of Mr SWAPAN BANERJEE, BARRACKPORE COURT, P.O: BARRACKPORE, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, 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/-



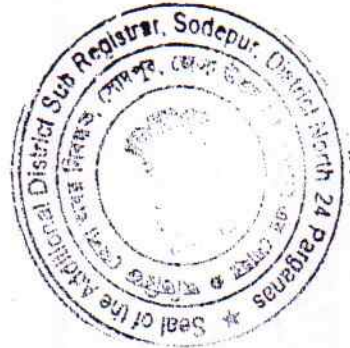


**ent of Stamp Duty**

ified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-  
escription of Stamp  
Stamp: Type: Impressed, Serial no 3719, Amount: Rs.100/-, Date of Purchase: 07/04/2022, Vendor name: RANA  
SUR



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



ate of Registration under section 60 and Rule 69.

stered in Book - I

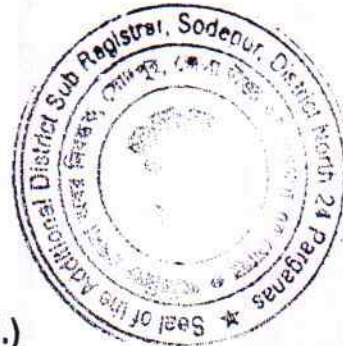
Volume number 1524-2022, Page from 140222 to 140241

Jeing No 152403485 for the year 2022.



Digitally signed by SUMANTA  
CHAKRABORTY  
Date: 2022.04.22 12:57:17 +05:30  
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/04/22 12:57:17 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.



(This document is digitally signed.)