

7364

D-7146



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 203492

*Certified that the Endorsement
Sheet's and the Signature Sheet's
attached to this document
are part of the Document.*

Additional District Sub-Registrar
BURDWAN

27 AUG 2018

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, M/S. ABHILASHA HEIGHTS PRIVATE LIMITED (PAN AAICA9682P), a company incorporated under the Companies Act 1956 and having its registered office at 9A, Lord Sinha Road, Kolkata-700071 represented by its **SRI MANISH KUMAR SHARMA** (PAN ARKPS6486P), son of Sri Mahesh Kumar Sharma, Citizen-Indian, working for gain at 9A, Lord Sinha Road, Kolkata-700 071, (hereinafter referred to as "the APPOINTER/OWNER") SEND GREETINGS:

S-237004/18

Handwritten signature or mark.

WHEREAS:

- A. The Appointer is fully seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of land admeasuring about 7.25 Acres more or less within Burdwan Municipality and morefully and particularly described in the Schedule hereunder written and hereinafter referred to as "the premises".
- B. By a Joint Development Agreement dated 09.01.2015 and registered with the Additional Registrar of Assurances III Kolkata in Book No. 1, being Deed No. 00085 of 2015, the Owner herein have granted the Developer therein namely M/s. Aarti Highrise Pvt. Ltd. the exclusive right to develop the 5.25 Acres of land out of 7.25 Acres said premises at the cost of the Developer.
- C. By another modified Development cum Joint Venture Agreement dated 27/08/2018 and registered with the Office of ADSR at Burdwan in Book No. 1, Being Deed No. T-7136 of 2018 the owner herein have granted the Developer therein namely M/s. Aarti Highrise Pvt. Ltd. the exclusive right to Develop all that 7.25 Acres of land at the said premises at the cost of the Developer initially but to adjust the same subsequently.
- D. For the purpose of development the Co-owner has decided to appoint **AARTI HIGHRISE PRIVATE LIMITED** (PAN AAICA9681Q), a company incorporated under the Companies Act 1956 and having its registered office at 9A, Lord Sinha Road, Kolkata - 700 071, represented by its Director **SRI MAHESH KUMAR SHARMA** (PAN ALBPS2444Q), son of Late Satya Narayan Sharma, Citizen - Indian, working for gain at 9A, Lord Sinha Road, Kolkata - 700 071 to act through its authorized representative as its true and lawful Attorney to do all the act deeds and things as mentioned hereinafter.
- E. The Appointer herein is desirous of appointing the said **AARTI HIGHRISE PRIVATE LIMITED** (PAN AAICA9681Q), a



company incorporated under the Companies Act 1956 and having its registered office at 9A, Lord Sinha Road, Kolkata - 700 071, represented by its Director **SRI MAHESH KUMAR SHARMA** (PAN ALBPS2444Q), son of Late Satya Narayan Sharma, Citizen - Indian, working for gain at 9A, Lord Sinha Road, Kolkata - 700 071, to act through its authorized representative and to act as our true and lawful Attorney for the purpose mentioned hereinafter relating to the said premises.

NOW KNOW WE ALL AND THESE PRESENTS WITNESSES that we the Appointer/Co-Owner herein, do hereby nominate, constitute, appoint, the said **AARTI HIGHRISE PRIVATE LIMITED** (PAN AAICA9681Q), a company incorporated under the Companies Act 1956 and having its registered office at 9A, Lord Sinha Road, Kolkata - 700 071, represented by its Director **SRI MAHESH KUMAR SHARMA** (PAN ALBPS2444Q), son of Late Satya Narayan Sharma, Citizen - Indian, working for gain at 9A, Lord Sinha Road, Kolkata - 700 071, hereinafter referred to as "the said Attorney" to be true and lawful Attorney of the Appointer and to act for us and in our name on our behalf to act, do perform exercise and execute or cause to be done, performed exercised and executed all or any of the following acts, deeds, matters and things relating to the said premises that is to say:-

1. To sign and execute on our behalf and in our name all agreements, deeds, documents and papers, including Agreements for Sale/Lease and Deeds of Conveyance in favour of the intending purchasers/transferees/lessees in respect of any part or portion of the said premises and to present any or all of them for registration, if necessary, before the relevant authorities having jurisdiction including the Registrar, District Registrar at Burdwan, Sub-Registrar, Joint Sub-Registrar at Burdwan and the Additional Registrar of Assurances III, Kolkata and to appear and represent us before the said authorities at all times as may be necessary from time to time and to present documents and to sign and

execute the agreements for sale, deeds, conveyance, lease documents, declarations and any other papers as well as to admit the receipt of consideration money on our behalf and to take all necessary steps and to do all necessary acts, deeds, matters and things including preparing, filling up, completing signing and submitting all papers, documents, Deed of Conveyance, Agreement forms, declarations, statement, memo of consideration and writings to be submitted at the time of registration of the said agreements, deeds, documents and papers which may be required for fully, properly and effectually selling, transferring, conveying and leasing any part or portion of the said premises.

2. To issue and deliver valid and effectual receipts and discharges on our behalf for all money or monies which the said Attorney shall receive as and by way of consideration as aforesaid in respect of the said premises. The consideration or sale price of the owner's allocation shall be deposited to the Owner's Bank account.
3. To prepare sign execute submit enter into modify, cancel, confirm, alter, draw, approve and/or register and/or give consent and confirmation to all papers, documents, agreements, supplemental agreements, construction, contract, consent, deeds, sale deeds, lease deeds, cancellation deeds, surrenders, Nominations, Rectification Deeds, Declarations prescribed forms, affidavit, applications, undertakings, indemnities plans and other documents as may in any way be required to be so done.



4. To appoint and terminate the appointment of Architects, Engineers and Surveyors for survey and soil testing and also for preparation of plans for construction of building(s) at the Premises and also for any additions and/or alterations and/or modifications thereto and to have such plans prepared and the soil of the premises tested.
5. To make, prepare, apply for and submit the plan(s) for constructions of building(s) at the premises to the Burdwan Municipality and other relevant authorities for sanctioning and have the same sanctioned and, if so deemed fit and proper, to have the plan(s) submitted and/or sanctioned as stated above, modified and/or altered by the Burdwan Municipality and/or other relevant authorities in connection therewith and to submit for inspection the title deeds and copies thereof and other papers and documents to the concerned authorities and to take back the same and obtain such plan as well as Completion Certificate and all other permission as may be required from time to time.
6. To pay, deposit and/or incur necessary fees, charges and expenses relating to sanction of the plan(s) and to obtain sanction(s) and such other order or orders or permissions from the relevant and necessary as be expedient for such sanctioning, modification and/or alteration of the plan(s).
7. To appear and represent the Appointer as fully and effectually before the relevant and necessary authorities and Government Departments and/or its officers and also all other State Executive, Judicial or Quasi Judicial authorities including the Burdwan Municipality, Fire Brigade,



Competent Authority under Land (Ceiling & Regulation) Act, 1976 Police Authorities, Pollution Control Board etc. and if necessary to apply for and obtain all permissions, no objections, sanctions and approvals from them or any of them in connection with the mutation and separation, if necessary, of the premises and sanction(s), modification(s) and/or alteration(s) of plan(s) including boundary verifications.

8. To develop the said premises and make construction therein including construction of the Multistoried building therein with various independent area that can be used and sold independently and to sell the same.
9. To apply for and obtain necessary permissions, certificates, approvals, no objections etc. for sanction(s) of the plan(s) and/or construction of building(s) at the premises from the Competent Authority and other officers and authorities and in connection therewith to submit for inspection title deeds and copies thereof and other papers and documents and to take back the same.
10. To receive refund of the excess amount of fee, if any, paid for the purposes herein stated and to give valid and effectual receipts and discharges in respect thereof.
11. To appoint and discharge from time to time security personnel, durwans, guards and watchmen for protection and security of the premises and the building materials.
12. To apply for and obtain from the relevant authorities new electricity, gas, telephone, water, drainage, sewerage, cable



connections, building materials, quota of cement, iron, steel and/or connections of any other utilities and facilities and/or to make alterations therein and to close down, surrender and/or have disconnected the same as also such existing connections as may be required for obtaining such new connections.

13. To accept receive sign and acknowledge all notices and services of papers from any Court, Tribunal, Postal Authorities and/or other authorities and/or persons and also all registered or insured letters parcels etc. relating to the premises.
14. To commence, prosecute, enforce defend answer and oppose all suits, actions, and other legal proceedings and demands civil criminal or revenue, before any Court of law or any authority concerning the premises or any of our affairs in connection therewith or any of the matters aforesaid in which we are now or any hereafter be interested or concerned and to give evidence and to tender and file documents, if so, when necessary and also, if thought fit, to compromise, settle, refer to arbitration, abandon, submit to judgement or become non-suited in any such suit action or proceeding.
15. To sign, declare, verify and affirm all Vakalatnama, complaints, written statements, petitions, consent petitions, warrant of Attorney, memoranda of appeals, affidavits and all other documents or cause papers as the occasion shall require and/or as our said Attorney may think fit and proper.



16. For better and more effectually exercising all or any of the powers and authorities herein granted, to retain appoint and employ Advocates, Solicitors, lawyers etc. and to pay their fees and costs.
17. To receive, pay and/or deposit all moneys including court fees, stamp and registration fees, other fees etc. and to receive refunds thereof and grant valid receipts and discharge in respect thereof.
18. To warn off and prohibit and, if necessary, proceed in due form of law against any trespassers on the premises or any part thereof of those who have committed any breach of their covenants or obligations and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance.
19. For and/or any of the aforesaid purposes to sign execute verify and/or affirm for me and on behalf and in our name all maps, plans, applications, letters, communications, documents, papers, writings and pleadings (including complaints, petitions, affidavits, written statements applications, Memoranda of Appeals, etc.) as may be required.
20. For all or any of the aforesaid purpose to represent us and to do all acts, deeds, things and matters concerning or connected with or relating to or touching the same and/or ancillary and/or incidental thereto.
21. **AND GENERALLY** to do all acts deeds and things concerning the authorities hereby granted in respect of the premises and for better exercise of the authorities herein



contained which ourselves could have done lawfully under my own hand if personally present.

22. **AND** we do hereby ratify and confirm and agree to ratify and confirm the acts, deeds, matters, things, powers and authorities that the said Attorney shall lawfully do, execute, perform and/or exercise or cause to be done, executed, performed and/or exercised by virtue of these presents and/or in exercise of the powers and authorities conferred hereunder or otherwise expressed or intended so to be.

THE FIRST SCHEDULE ABOVE REFERRED TO :

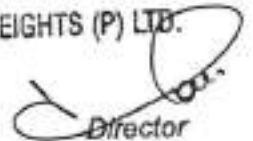
ALL THAT demarcated piece and parcel of land measuring about 7.25 acres being part land in R.S. Dag Nos. 136, 137, 138, 121, 134, 139, 140, 142, 143, 144, 145, 146, 147, 148, 149, 150, L. R. Dag No. 187, R. S. Khatian Nos. 37, 42, 43, 44, 45, 46, 47, 149 & L. R. Khatian No. 1449 and 1450 in J.L. No. 34 Mouza-Jagat Berh, Ward No. 16, Municipal Premises No. 320, Vivekanand Road, Burdwan within the limit of Burdwan Municipality Police Station District Burdwan. *being Bastu class of land.*

②

IN WITNESS WHEREOF the APPOINTER has executed these presents this 27th day of August Two Thousand Eighteen.

SIGNED AND DELIVERED by the
withinnamed APPOINTER at
BURDWAN
Kolkata in the Presence of:

For ABHILASHA HEIGHTS (P) LTD.



Director

1) Abhijit Ghosh
310 Ananta Ghosh
Bhabani Prakash Lane,
P.O. → Rajbati, Burdwan

For AARTI HIGHRISE (P) LTD.

H. K. Sharma
Director

2) Ajoy Banerjee
Burdwan.

For AARTI HIGHRISE (P) LTD.

H. K. Sharma
Director



Rajdeep Goswami
Advocate
B.A.L.L.B. (Hons.), LL.M. (Corporate Law-NLU) |
Burdwan Dist. Judges' Court
Enrollment No. F/1922/7694/2011

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



M. K. Sharma

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Major Information of the Deed

Deed No :	I-0203-07146/2018	Date of Registration	27/08/2018
Query No / Year	0203-1000239004/2018	Office where deed is registered	
Query Date	27/08/2018 2:32:23 PM	A.D.S.R. BURDWAN, District: Burdwan	
Applicant Name, Address & Other Details	RAJDEEP GOSWAMI BURDWAN,Thana : Barddhaman, District : Burdwan, WEST BENGAL, PIN - 713104, Mobile No. : 9002354575, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property. Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 36,73,33,142/-		
Stampduty Paid(SD)	Registration Fee Paid:		
Rs. 100/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020307130/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- Barddhaman, Municipality: BURDWAN, Road: Vivekananda college Rd, Mouza: Jagatber

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Promised	ROR				
L1	LR-187	LR-1449	Bastu	Bastu	3.625 Acre		18,36,66,571/-	Width of Approach Road: 20 Ft. Adjacent to Motor Road,
L2	LR-187	LR-1450	Bastu	Bastu	3.625 Acre		18,36,66,571/-	Width of Approach Road: 20 Ft. Adjacent to Motor Road,
		TOTAL :			725Dec	0 /-	3673,33,142 /-	
	Grand Total :				725Dec	0 /-	3673,33,142 /-	

Principal Details :



















Sl No	Name,Address,Photo,Finger print and Signature
1	ABHILASHA HEIGHTS PRIVATE LIMITED 9A, Lord Sinha Road, Kolkata --, P.O:- Middleton Road, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAICA9682P, Status :Organization, Executed by: Representative. Executed by: Representative
2	AARTI HIGHRISE PRIVATE LIMITED 9A, Lord Sinha Road, P.O:- MIDDLETON ROAD, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAICA9681Q, Status :Organization, Executed by: Representative. Executed by: Representative

Major Information of the Deed :- I-0203-07146/2018-27/08/2018


Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AARTI HIGHRISE PRIVATE LIMITED 9A, Lord Sinha Road, P.O:- Middleton Road, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAICA9681Q, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr MANISH KUMAR SHARMA Son of Mr Mahesh Kumar Sharma Date of Execution - 27/08/2018, , Admitted by: Self, Date of Admission: 27/08/2018, Place of Admission of Execution: Office </td> <td>  <small>Aug 27 2018 2:46PM</small> </td> <td>  <small>LTI 27/08/2018</small> </td> <td>  <small>27/08/2018</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr MANISH KUMAR SHARMA Son of Mr Mahesh Kumar Sharma Date of Execution - 27/08/2018, , Admitted by: Self, Date of Admission: 27/08/2018, Place of Admission of Execution: Office	 <small>Aug 27 2018 2:46PM</small>	 <small>LTI 27/08/2018</small>	 <small>27/08/2018</small>	9A, Lord Sinha Road, P.O:- Middleton Road, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARKPS6486P Status : Representative, Representative of : ABHILASHA HEIGHTS PRIVATE LIMITED (as Director)		
Name	Photo	Finger Print	Signature									
Mr MANISH KUMAR SHARMA Son of Mr Mahesh Kumar Sharma Date of Execution - 27/08/2018, , Admitted by: Self, Date of Admission: 27/08/2018, Place of Admission of Execution: Office	 <small>Aug 27 2018 2:46PM</small>	 <small>LTI 27/08/2018</small>	 <small>27/08/2018</small>									
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Name	Photo	Finger Print	Signature									
Mr MAHESH KUMAR SHARMA (Presentant) Son of Late Satya Narayan Sharma Date of Execution - 27/08/2018, , Admitted by: Self, Date of Admission: 27/08/2018, Place of Admission of Execution: Office	 <small>Aug 27 2018 2:45PM</small>	 <small>LTI 27/08/2018</small>	 <small>27/08/2018</small>									

Identifier Details :

Name & address	
ABHIJIT GHOSH Son of Mr ANANTA GHOSH BHABANI THAKUR LANE BURDWAN, P.O:- BURDWAN, P.S:- Bardhaman, District:-Burdwan, West Bengal, India, PIN - 713104, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr MANISH KUMAR SHARMA, Mr MAHESH KUMAR SHARMA	
	27/08/2018

Major Information of the Deed :- I-0203-07146/2018-27/08/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ABHILASHA HEIGHTS PRIVATE LIMITED	AARTI HIGHRISE PRIVATE LIMITED-362.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	AARTI HIGHRISE PRIVATE LIMITED	AARTI HIGHRISE PRIVATE LIMITED-362.5 Dec

Land Details as per Land Record

District: Burdwan, P.S:- Barddhaman, Municipality: BURDWAN, Road: Vivekananda college Rd, Mouza: Jagatber

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 187(Corresponding RS Plot No:- 134/ 136/ 137/ 138/ 139/ 140/ 142/ 143/ 144/ 145/ 146/ 147/ 148/ 149/ 150), LR Khatian No:- 1449	Owner:অভিলাষা হাইটস প্রাঃ লিঃ, Gurdian:পঞ্চ ডিরেক্টর, Address:মিঃ, Classification:চাউনকল, Area:3.62500000 Acre,
L2	LR Plot No:- 187(Corresponding RS Plot No:- 134/ 136/ 137/ 138/ 139/ 140/ 142/ 143/ 144/ 145/ 146/ 147/ 148/ 149/ 150), LR Khatian No:- 1450	Owner:আরতি হাইরাইস প্রাঃ লিঃ, Gurdian:পঞ্চ ডিরেক্টর, Address:মিঃ, Classification:চাউনকল, Area:3.62500000 Acre,

Encasement For Deed Number : I - 020307146 / 2018

On 27-08-2018

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 14:41 hrs on 27-08-2018, at the Office of the A.D.S.R. BURDWAN by Mr MAHESH KUMAR SHARMA .

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 36,73,33,142/-

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

Execution is admitted on 27-08-2018 by Mr MANISH KUMAR SHARMA, Director, ABHILASHA HEIGHTS PRIVATE LIMITED, 9A, Lord Sinha Road, Kolkata - , P.O:- Middleton Road, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified by ABHIJIT GHOSH, , Son of Mr ANANTA GHOSH, BHABANI THAKUR LANE BURDWAN, P.O: BURDWAN, Thana: Barddhaman, , Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Others

Major Information of the Deed :- I-0203-07146/2018-27/08/2018

Execution is admitted on 27-08-2018 by Mr MAHESH KUMAR SHARMA, Director, AARTI HIGHRISE PRIVATE LIMITED, 9A, Lord Sinha Road, P.O:- Middleton Road, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071; Director, AARTI HIGHRISE PRIVATE LIMITED, 9A, Lord Sinha Road, P.O:- MIDDLETON ROAD, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071

Identified by ABHIJIT GHOSH, . . Son of Mr ANANTA GHOSH, BHABANI THAKUR LANE BURDWAN, P.O: BURDWAN, Thana: Bardhaman, , Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 14/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4785, Amount: Rs.100/-, Date of Purchase: 27/08/2018, Vendor name: K Banerjee



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R, BURDWAN
Burdwan, West Bengal

Major Information of the Deed :- I-0203-07146/2018-27/08/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2018, Page from 123923 to 123939
being No 020307146 for the year 2018.



Digitally signed by KAUSHIK
BHATTACHARYA
Date: 2018.08.27 15:45:00 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 8/27/2018 3:44:04 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
West Bengal.



(This document is digitally signed.)