

5/10/18

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पश्चिमबंगाल पश्चिमबंगाल WEST BENGAL  
4.10.18  
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Certified that the document is admissible for registration. The signature sheet and other documents attached therewith are the part of this document.

Additional District Sub-Registrar  
Garia South 24 Parganas

**CONSTRUCTION POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT**

14 OCT 26

KNOW ALL MEN BY THESE PRESENTS We SMT. MANJUSREE DAS (PAN No. AWAPD4460H) daughter of- Late Hiralal Das, by faith Hindu, by occupation - House-hold work, by nationality- Indian, residing at- 8B, Mahim Halder Street, P.O. & P.S.- Kalighat, Kolkata- 700026, hereinafter referred to as the **OWNER NO.1 -A N D- SRI SAMBHU MAZUMDER** (PAN No. AEWPM1859H) son of- Late Radharaman Majumdar, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 16, Gobinda Bose Lane, P.O.- Bhawanipore, P.S.- Kalighat, Kolkata- 700025, hereinafter referred to as the **OWNER NO. 2**

নং 117 তার 03/10/18 মূল 10ট।  
 ফরিকার Sibakant Bhattacharjee Advocate  
 সাং High Court Calcutta:  
 শঙ্কর কুমার সরকার  
 স্ট্যাম্প ভেঙার  
 সোনারপুর এ্যা.ডি.এস.আর অফিস  
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Identified by me  
 Abhijit Dutta  
 Advocate  
 High Court Calcutta  
 8/10- Ratan Saha  
 Home street. Kol-1

**-A N D- SRI SANTI GANGULY** (PAN No. ADYPG2174E) son of- Late Gosto Behari Ganguly by faith - Hindu, by occupation- Business, by nationality- Indian, residing at- Fartabad Ganguly Para, P.O.- Garia, P.S. Sonarpur, Kolkata- 700084, hereinafter referred to as the **OWNER NO. 3**, being the joint owners of the land as described in the Schedule hereunder do hereby nominate, constitute and appoint **S.P. CONSTRUCTION** (PAN NO. ADIFS6473Q) a Partnership Firm having its office at - 610, East Tentulberia, P.O.- Panchpota, P.S.- Sonarpur, Kolkata- 700152 represented by its Partners namely (1) **SRI SUKANTA KUMAR MONDAL**, (PAN NO. AHBPM1094Q) son of Sri Subir Mondal, (2) **SRI SUBRATA NASKAR** (PAN NO. ACKPN6880H) son of Sri Santosh Naskar, both by faith - Hindu, by occupation- Business, residing at Dhalua, P.S.- Sonarpur, Kolkata-700152, (3) **SRI PINTU DEBNATH** (PAN NO. AGHPD4819P) son of- Late Anil Debnath, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- L-7, Sreenagar Main Road, P.O.- Panchasayar, Police Station- Purba Jadavpur, Kolkata- 700094 and (4) **SRI PINTU MONDAL** (PAN NO. BWCPM7030B) son of- Sri Kanai Chandra Mondal, by faith- Hindu, by occupation- Business, residing at- Radhanagar, P.S.- Sonarpur, Kolkata- 700150, to be the true and lawful constituted Attorney for us in our names and on behalf of us to do all or any of the following acts, deeds and things:-

**WHEREAS** one Nihar Kana Das, wife of- Hiralal Das purchased the land measuring about 5 decimal or 3 cottahs (out of which 4 decimal in R.S. Khatian No. 248, R.S. Dag No. 853 and 1 decimal



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in R.S. Khatian No. 248, R.S. Dag No. 851, both in Mouza- Tentulberia) from Arubala Sengupta, daughter of- Late Jagat Chandra Sengupta by virtue of a Sale Deed registered on 07.01.1963 before District Registrar, Alipore and recorded in Book No.- 1, Volume No. 5, Pages 277 to 280, Being No.- 93 for the year 1963;

**AND WHEREAS** Nihar Kana Das, wife of- Hiralal Das again purchased the land measuring about 1 cottah in R.S. Khatian No. 248, R.S. Dag No. 853, Mouza- Tentulberia from Arubala Sengupta, daughter of- Late Jagat Chandra Sengupta by virtue of a Sale Deed registered on 02.03.1963 before District Registrar, Alipore and recorded in Book No.- 1, Volume No. 34, Pages 33 to 35, Being No.- 712 for the year 1963;

**AND WHEREAS** thus by virtue of the above-stated 2 (two) Sale Deeds Nihar Kana Das became the owner of the land total measuring about 4 cottahs and on 29.12.1964 a Deed of Exchange has been executed wherein the said Nihar Kana Das, wife of- Hiralal Das, Gouri Singha, wife of- Biswanath Singha and Arati Chakraborty, wife of- Hemendra Kishore Chakraborty were the First Party and Arubala Sengupta, daughter of- Jagat Chandra Sengupta was the Second Party, the said Deed of Exchange was registered before District Registrar, Alipore and recorded in Book No. 1, Volume No. 3, Pages 293 to 295, Being No. 1, for the year 1965 and by virtue of the said Deed of Exchange Nihar Kana Das



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has been exclusively allotted the above-stated 4 (four) cottahs of land;

**AND WHEREAS** after the demise of Nihar Kana Das on 31.12.2000 (her husband Hiralal Das pre-deceased her on 14.05.1968) her 4 (four) daughters namely Ratna Chanda, Rama Dey, Santi Majumder & Manjusree Das and only son Ashok Das - all 5 (five) of them jointly inherited the said property;

**AND WHEREAS** said Ashok Das and Manjusree Das entered into a Development Agreement dated 17/08/2001 with M/S.Reliable Construction represented by its sole proprietor Santi Ganguly and under the terms of the said development agreement dated 17/08/2001, Santi Ganguly was authorised to amalgamate the property more fully described in the Schedule "A" hereinbelow which was the subject matter of the said development agreement dated 17/08/2001 with the adjoining lands and under the terms of the said development agreement the owners' allocation is 1300 sq.ft. (each 650 sq.ft.) super builtup area of two flats and a shop measuring 50 sq.ft. covered area in the ground floor and the said flats situated on the third floor of the said building to be constructed including stairs along with rights of easements and user of common space, roof, passages and facilities attached with the building to be constructed on the Schedule "A" property along with the proportionate interest in the land underneath and sum of Rs. 70,000/-;

**AND WHEREAS** pursuant to that development agreement dated 17/08/2001 said Ashok Kumar Das and Manjusree Das executed and



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registered a general power of attorney dated 02/06/2003 in favour of Santi Ganguly;

**AND WHEREAS** Ratna Chandra who acquired 1/5<sup>th</sup> share in the property more fully described in the Schedule "A" hereinbelow died on 09/04/2006 leaving behind Bijay Chanda, her son and Jhuma Guha her daughter as her sole heirs and legal representatives, her husband having predeceased her. Thus Bijay Chanda and Jhuma Guha jointly acquired 1/5<sup>th</sup> share in the Schedule "A" property;

**AND WHEREAS** said Ashok Kumar Das died bachelor on 09/02/2016 leaving behind his three sisters namely Manjusree Das, Ruma Dey and Santi Majumdar as his sole heirs and legal representatives consequently 1/5<sup>th</sup> share of Ashok Das, since deceased in the property more fully described in the Schedule "A" below was inherited by Manjusree Das, Rama Dey and Santi Majumdar and the said Santi Majumdar and Rama Dey transferred their share in the Schedule "A" property in favour of the OWNER NO.1, party of the First part, by a registered Deed of Gift dated 04.10.2018 registered before A.D.S.R. Garia and being Deed No. 4699 of 2018. Similarly Bijay Chanda and Jhuma Guha who jointly had share in the Schedule "A" property transferred their said share in favour of Manjushree Das, the owner no.1 herein by a registered Deed of Gift dated 04.10.2018 registered before A.D.S.R. Garia and being Deed No. 4700 of 2018. Thus the OWNER NO.1, party of the First part became the absolute owner of the property more fully described in the Schedule "A" hereinbelow and she alone is entitled to get 1300 sq.ft. Super built up area of two flats (each 650 sq.ft.) in the third floor and a shop

*Manjushree Das*



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measuring 50 sq.ft. covered area in the ground floor of the building to be constructed including stairs along with right of easements and user of common space roof passages and facilities attached with the building to be constructed on the Schedule "A" property along with the proportionate interest in the land underneath and sum of Rs.70,000/- which is the owners' allocation of the aforementioned development agreement dated 17/08/2001;

**AND WHEREAS** the OWNER NO. 2, party of the Second part became the absolute owner of 2 Cottahs 8 chittacks land more particularly described in the Schedule "B" hereinbelow after purchasing the same from Arubala Sengupta on the strength of the sale deed dated- 10/11/1966 being deed no. 5770 of 1966 registered in the office of District Registrar, 24 Parganas;

**AND WHEREAS** said OWNER NO. 2, party of the Second Part entered into a development agreement dated 17/08/2001 with M/s Reliable Construction, being represented by its sole proprietor Santi Ganguly under the terms of the said development agreement dated 17/08/2001, Santi Ganguly was authorised to amalgamate the property more fully described in the Schedule "B" hereinbelow with the lands and joining thereto. Under the terms of the said development agreement dated 17/08/2001 the owner's allocation is 1100 sq.ft (each 550 sq.ft.) super built up area of two flats in the third floor and a shop measuring 50 sq.ft. covered area in the ground floor of the said building to be constructed including stairs along with rights of easements and user of common space, roof, passages and facilities attached with the building to be constructed on the Schedule "B" property along with the proportionate interest in the land underneath and sum of Rs.5,000/-;



Registrar General, Government of Karnataka,  
Bangalore

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**AND WHEREAS** by the sale deed dated 03/03/2010 being deed no. 2414 of 2010 registered in the office of A.D.S.R. Sonarpur, the party of the third part purchased the property measuring about 4 cottahs from Gouri Singha, wife of- Late Biswanath Singha more fully described in the Schedule "C" below which is adjoining to the properties more fully described in the Schedule "A" and Schedule "B" hereinbelow;

**AND WHEREAS** the OWNER NO. 2, the party of the second part executed and registered a general power of attorney dated 02/06/2003 being no 267 of 2003 in respect of the property more fully described in the Schedule "B" hereinbelow in favour of Santi Ganguly;

**AND WHEREAS** Santi Ganguly, the OWNER NO. 3 herein amalgamated the property more fully described in the Schedule "A" hereinbelow in respect of which he is the Developer, the property more fully described in the Schedule "B" hereinbelow in respect of which also he is the Developer and the property more fully described in the Schedule "C" hereinbelow in respect of which he is the owner. The amalgamated area of land measuring more or less 10 cottahs 08 chittacks is being more particularly described in the Schedule "D" hereinbelow;

**AND WHEREAS** as a co-owner of the property more fully described in the Schedule "D" hereinbelow and on the strength of the aforementioned two development agreements and the general power of attorney dated 02/06/2003, the owner no 3 herein got the property more fully described in the Schedule "D" hereinbelow mutated in the office of the Rajpur-Sonarpur Municipality, got the same assessed as holding no. 478 and got a building



Magistralni Distrikt Srbije  
Bela Brela 24 Pasažer

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plan sanctioned by the said municipality being plan no. 2365/CB/03/1 dated 01.12.2003 which was subsequently revised vide plan no 1824/REV/CB/04/20 dated 01/01/2013 for construction of Basement + G+4 storied building on the property more fully described in the Schedule "D" hereinbelow and got the said building plan renewed by the said municipality at his own cost and expenses;

**AND WHEREAS** the said OWNER NO. 3 herein completed the super structure of the said Basement + G+4 storied building at his own expenses;

**AND WHEREAS** under the aforementioned circumstances the OWNER NO. 3 is under obligation to deliver possession of, the flats and shop room more particularly described in the Schedule "E" hereinbelow by way of owner's allocation in terms of the development agreement dated - 17/08/2001, to the owner no. 1 and the flats and shop room more particularly described in the Schedule "F" hereinbelow to the OWNER NO. 2 in terms with the development agreement dated 17/08/2001;

**AND WHEREAS** the OWNER NO. 3 being in financial trouble is incapable of completing the construction of the proposed Basement + G + 4 storied building on the property more fully described in the Schedule "D" hereinbelow and to fulfill his obligations to the OWNER NO. 1 and OWNER NO. 2 herein;

**AND WHEREAS** learning about the inability of the OWNER NO. 3 herein to complete the said Basement +G+4 storied building on the property more fully described in the Schedule "D" hereinbelow the Developer herein approached the OWNER NO. 1, OWNER NO. 2 and OWNER NO. 3 herein and after lot of



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discussions the parties to this deed have agreed to enter into the instant development agreement;

**AND WHEREAS** the Landowners herein being desirous of construction of a new multi-storied building on the said Scheduled premises have approached **S.P. CONSTRUCTION** the Developer, and the said Developer has agreed to develop the same and accordingly a Development Agreement has been executed between the Landowners and the said Developer under certain terms and conditions stated in that said Development Agreement which has been duly registered on 4/10/18 before A.D.S.R. Garia and recorded in Book No. 1, Being No 4701, for the year 2018;

**AND WHEREAS** in order to develop the said premises as per the said Development Agreement dated 4/10/18 the Landowners herein have decided to execute this General Power of Attorney in favour of (1) Sri Sukanta Kumar Mondal, (2) Sri Subrata Naskar 3) Sri Pintu Debnath and (4) Sri Pintu Mondal:-

1. To hold and defend possession of the said premises and every part thereof (except Land Owners allocation) and receive and/or deliver possession thereof from and/or to any person or persons occupying the same or desirous of purchasing the same and also to manage, maintain and administer the said premises every part thereof.
2. To demand, recover and receive consideration premium and/or rents, mense profits license fees, damages, electricity charges, service Municipal Taxes and Rates and all other sums or moneys receivable in respect of the said premises or any part thereof (except Land Owners

*Sukanta Kumar Mondal*



Magdalena Disinao Subregida,  
Barangay Santa Cruz, 24 Parangar

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allocation) any share or shares therein from the occupants /licensees/purchasers of the said premises and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to recover any sum of money in arrears in respect of the said premises from all or any one of more of the occupants/licensees purchasers of the said premises or any portion or portions thereof and to raise bills and grant, valid, receipt and discharges therefore without making us liable which shall fully exonerate the persons paying such money.

3. To pay all rents and taxes, charges expenses and other outgoings whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any building thereon against loss or damages by fire and/or other risks as be deemed necessary and/or desirable by our said Attorney and to pay all premium for such insurance.
4. To sign and give any notice to any occupier of the said premises or trespassers or any portion thereof to quit or to repair or to abate any nuisance or to make remedy and breach of covenant and/or for any other purpose whatsoever.
5. To enter upon the said premises and every part thereof as be desired to view the state or repairs thereof and to require any occupier/licensees/purchaser as a result of such view to remedy any want of repairable any nuisance.



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वाराणसी, उत्तर प्रदेश

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6. To enforce any covenant in any Agreement, Sale Deed, Declaration and/or License or Tenancy Agreement or any other document relating to the said premises or any part thereof (except Land Owners' allocation) and if any right to re-enter arises in any manner under each covenants or under Notice to quit them to exercise such rights, amongst others.
7. To warn off and prohibit and if necessary proceed against in due form of law against all trespasses on the said premises or any part thereof for taking possession and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for such to enter into all contracts or arrangement with the trespassers.
8. To appoint and terminate the appointment of Architect and to get prepared plans for demolition, construction and/or re-construction of and/or additions and/or alteration to any new or existing Building or Buildings or Structures on the said premises or any portion or portions thereof.
9. To make sign and verify all applications or objections to appropriate authorities for all and any License permission or consent etc. required by law in connection with management of the property or properties mentioned in Schedule below.
10. To effect mutation or separation of holding in the Revenue in Settlement Offices or Competent Authorities and sign all applications or objections or hearing and swear Affidavits



Registrar General of India,  
New Delhi, 24 October 2018

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relating to mutation or any other purpose in our names and on our behalf.

11. To appear for and represent before the Board of Revenue, Collector any District Sub-Divisional Officer, any Magistrate, Judge, Munsiff, BLLRO Office, any Magistrate, Judge, Munsiff, Settlement Offices, Rajpur Sonarpur Municipality, Improvement Trust, C.M.D.A. Fire Brigade, Commissions of any Division on all matter and things relating to estate or its affairs.
12. To appear before and execute all formalities to submit plan, before the Rajpur Sonarpur Municipality.
13. To pay fees, obtain sanction for principal plan and/or allocation and modification of plan and to take delivery of the same and such other orders and permissions from the necessary authorities including the Rajpur Sonarpur Municipality be expedient for sanctioning and/or modification and/or alterations of plans and also to submit and take deliver of title deeds concerning the said premises documents as be required by the necessary authorities.
14. To build upon and exploit commercially the said premises by making construction of building or buildings, thereon and for that to arrange by us take down demolish structure of whatsoever nature existing thereon or as may be constructed in future.



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UNITED STATES OF AMERICA  
NATIONAL SECURITY AGENCY

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15. To appoint any Contractor/Sub-Contractor, for construction work or building thereon and to cancel the same and engage new contractor to be done by his own discretion as if our do the same personally.
16. To apply for and obtain such certificate, permissions and clearance including certificate and/or permissions from Govt. of West Bengal Housing Department under the Income Tax Act or other law relating to Revenue and/or Land and/or Building both Urban and Rural as may be required for execution and/or Registration of any Sale Deed, lease deed, mortgage deed or other documents (except Land Owners' allocation) of transfer of his allocation as mentioned in the Development Agreement concerning the said premises and also to appear before and sign and submit all papers and submit all papers and documents and make representations to the necessary authorities for getting such certificate and/or permissions.
17. To negotiate on terms for and to agree and to sell the said space/spaces with flats and/or proportionate land to be lying or situate with common space and car parking space/spaces /share etc. in the premises except our allocation as mentioned in the Indenture of even dated to any Purchaser or Purchasers either for space, proportionate share of land and/or space with super structures and/or flat or flats as such price which the said Attorney in his absolute discretion think proper.



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Ministry of Health, Republic of Serbia  
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18. To collect the maintenance charges, service charges or whatsoever charges from the intending Purchaser or Purchasers as he thinks fit.
19. To agree upon and to enter into any Agreement or Agreements and/or for to any party or portions or Firm and Company sale or sales of space or spaces with super structures or flats proportionate share of land and/or cancel and repudiate the same with the intending Purchaser or Purchasers except our allocation as mentioned in Indenture including Development Agreement.
20. To receive from the Intending Purchaser or Purchasers any booking money and/or earnest money or advance or advances and also the balance of the purchase money in respect of Developers Allocation and to give good valid receipt and discharges for the same without making us liable which will protect the Purchaser or Purchasers.
21. Upon such receipt as aforesaid in our names and as our act and deed to sign and to execute and to deliver any Conveyance or Conveyances for the selling of proportionate share of land and/or flat/flats and/or space with super structures and/or flat/flats/space proposed to be constructed in respect of Developers Allocation and maintenance and easement rights of the common areas of the proposed selling of space/flat/ proportionate share of land in favour of the Purchaser or



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Purchasers or their nominee or nominees or said Attorney also join as vendor in the Conveyance or Conveyances of the proposed sale if the said Attorneys receipt and acknowledge the advance and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser or Purchasers in our names be treated as receipt and respectively from the Intending Purchaser or Purchasers. Save and except our allocation as mentioned in Indenture made between the parties. The Developer could not deliver possession of its allocation without giving delivery of Owners allocation first in terms of obligation on the part of the Developer as set-forth in the Agreement as entered between the Owners and the Developer including Development Agreement.

22. To sign and execute all other deeds, instruments and assurance which he shall consider necessary and to enter into and/or agree to such covenant and condition as may be required for fully and effectually conveying the said proportionate share of land flat/flats, flat/space in respect of Developers Allocation together with the easement right of the common passage as ourselves to personally present.
23. To prepare sign, execute, submit, enter into modify cancel, alter, draw approve present for registration and admit registration of all papers, documents, deeds, contractors, agreement, tenancy Agreement, Surrender Deed, Cancellation



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Deed, Nomination Deed, Rectification Deed, Declaration, Affidavit applications consent and other documents as may in any way be required to be so done for or in connection with all or any of the powers herein contained including sale except Owners allocation, assignment, tenancies and/or leave and license, permissions of the said premises and every or any part thereof and the termination of all contracts rights of occupancy user and/or enjoyment by any person or persons whatsoever and also in connection with observing fulfilling and performing all the terms, conditions and covenants on our part to be observed fulfilled and performed under the said Development Agreement.

24. To commence, prosecute enforce, defend answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said Premises in which our is now or may hereafter be interested or connected and also if though fit, give evidence and compromise refer to Arbitration abandon, submit to judgement or before non-suited in any such action or proceedings as aforesaid before any Court Civil or Criminal or Revenue including the Rent Controller, District Court and Small Causes Court.
25. To appear and represent before any court including Hon'ble High Court and also Tribunals for and on our behalf and to appoint and engage Advocate for instituting or defending any



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suit or proceedings in court of Law and to sign all plaints, applications, petitions, written statements, etc., and to affirm any affidavit on our behalf and in doing it, may appoint Lawyer and to pay fees and charges and sign the Vakalatnama on our behalf for the purpose of the same in respect of the said property described in the Schedule hereunder.

26. To receive any payment and/or deposit all monies including the Court Fee, Stamp Duty, Rectification Fees, receive refunds and in receive and grant, valid, receipts and discharge in respect thereof.
27. For the better and more effectually executing the powers or authorities aforesaid to retain and employ Solicitors, Architects Mukhters and/or debt collecting or other agents.
28. To institute conduct and defend all proceedings for acquisition and/or requisition in respect of the said Premises or any part thereof and to receive compensation payable in respect thereof in respect of Developer's Allocation and also to grant, valid, receipts and discharges thereof.
29. To appear and represent as before all authorities make commitments and give undertakings as be required for all or any of the purpose herein contained.
30. To appear before the Rajpur Sonarpur Municipality and/or other Authorities regarding the Tax Assessment or in any other way



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संयुक्त जिला प्रशासनिक कार्यालय,  
सुपरीम कोर्ट, दिल्ली

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- relating to the said Premises or any portion thereof or any undivided share or shares therein.
31. To observe fulfil and perform all the terms, conditions and obligations on our part to be observed fulfilled and performed under the said Development Agreement and to exercise all our rights therein.
  32. To appoint and/or terminate the appointment from time to time and to make other or others of any substitute or substitutes for exercising all or any of the authorities herein above contained.
  33. This General Power of Attorney is related and collateral covenants documents of registered Development Agreement which has been duly registered at A.D.S.R. Garia of even dated in respect of Schedule Property between the Landowner and the Developer herein.
  34. This Power of Attorney shall remain restricted only for the Development of the said property mentioned in Schedule hereunder and construction of the proposed building and Agreements for Sale and Sale Deeds in respect of only Developer's share of Allocation at the said premises as per the said Development Agreement.

**AND GENERALLY** to do all acts, deeds and things concerning the said Premises or in any part thereof and for better exercise of the authorities herein contained which we could have lawfully done under our own hands and seals, if personally present.



राष्ट्रीय प्रशासनिक आयोग  
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04 OCT 2018

**SCHEDULE - "A"**

(Land of Niharkana Das)

**ALL THAT** 04 Cottahs land comprising of R.S. Dag nos. 853 and 851 R.S. Khatian no. 248 of Mouja Tentulberia, P.S.- Sonarpur, District: 24-Parganas (South) within Rajpur-Sonarpur Municipality.

**SCHEDULE - "B"**

(Land of Sambhu Majumder)

**ALL THAT** 02 cottahs 08 chittacks land comprising of R.S. dag nos. 853 and 851, R.S. Khatian No. 248 of Mouja Tentulberia, P.S.-Sonarpur District: 24 Parganas (Souh) within Rajpur-Sonarpur Municipality.

**SCHEDULE - "C"**

(Land of Santi Ganguly)

**ALL THAT** 4(Four) Cottahs bastu land comprising of R.S. Dag nos. 853 and 851 of R.S. Khatian No. 248 of Mouja Tentulberia, Touzi No. 271, J.L. No. 44, P.S. Sonarpur, District, South 24 Parganas within Rajpur-Sonarpur Municipality.

**SCHEDULE - "D"**

(Amalgamated land)

**ALL THAT** piece and parcel of the Bastu land total measuring about 10 (ten) cottahs 8 (eight) chittacks 0 (zero) sq. ft. along



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with brick built pucca structures standing thereon total measuring about 1000 sq. ft., lying and situated in Mouza- Tentulberia, J.L. No.- 44, R.S. No.- 8, Touzi No. 271, R.S. Khatian No.- 248, R.S. Dag No. 851 corresponding to L.R. Dag No.- 867 (3 cottahs), R.S. Dag No. 853 corresponding to L.R. Dag No.- 869 (7 cottahs 8 chittacks), under Sub. Registrar- Garia, P.S.- Sonarpur, under Ward No.- 4 of Rajpur Sonarpur Municipality, District- South 24 Parganas and the said property is butted and bounded as follows:-

ON THE NORTH : By 40 feet wide Gangajoara Main Road;  
 ON THE SOUTH : By Land of Soma Mondal;  
 ON THE EAST : By Ashirbad Apartment;  
 ON THE WEST : By Land of Lila Sur & ors.;



Magistrate District Court  
Gurdaspur

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IN WITNESS WHEREOF the Parties hereto, have signed and executed these presents on the 5<sup>th</sup> day of October, 2018 (Two Thousand and Eighteen).

SIGNED, SEALED & DELIVERED by

the parties at Calcutta in presence

of:-

1. Sukanta Das  
 1st Co-Ord. Stone Road  
 KOL-152

Santi Gumbay,  
 Manjiv Das Das  
 Samrat Majumdar

SIGNATURE OF THE EXECUTANTS

2. Abhijit Das  
 High Court, Cal

SP CONSTRUCTION

Pintu Deb Nath  
 Partner

SP CONSTRUCTION  
 Subrata Das

Partner

SP CONSTRUCTION  
 Pintu Mondal

Partner

SP CONSTRUCTION

Sucanta Kumar Mondal  
 Partner

SIGNATURE OF THE ACCEPTOR

Drafted by:-

Dibakar Bhattacharjee  
 Dibakar Bhattacharjee  
 Advocate,

High Court, Calcutta.

NB-359/2001.



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# SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
RIGHT HAND						



Mangalamma Das

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
RIGHT HAND						



Sambhu Rajkumar

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
RIGHT HAND						



Santosh Kumar

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
RIGHT HAND						



RECEIVED  
SANTA CRUZ DE TENECA

04 OCT 2018

**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Serrano, Steven*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



*Subramaniam, Naveen*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



*Pinto Debnath*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



*Pinto Manoj*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



1

REGISTRATION DISTRICT AND NEGATIVE  
CITY OF NEW YORK

04 OCT 2018

PERMANENT ACCOUNT NUMBER  
AHBPM1094Q



THE PLANE  
SUKANTA KUMAR MONDAL

THE NAME OF FATHER'S NAME  
SUBIR MONDAL

THE DATE OF BIRTH  
03-12-1971

STUDENT SIGNATURE  
*Sukanta Kumar Mondal*

COMMISSIONER OF INCOME TAX, W.B.

*Sukanta Kumar Mondal*

### Your PAN Application Status

Acknowledgment Number: 882031119943458

Name: S.P. CONSTRUCTION

Category: Firm

Status:

Your PAN card dispatched by Registered Speed Post™ with Arway bill no. EA5730618501N has been received (received by NSDL on 12 Jun 2017). Please contact NSDL or the TIN-Facilitation Centre (TIN-FC) where application was made by you!

EMXXXXXXXXX represents Arway Bill Number for Speed Post & RMXXXXXXXXX represents Arway Bill Number in Registered Post.

Permanent Account Number (PAN): ADIFS64730

1. PAN card will be dispatched only to the communication address provided in your PAN application. (Wherever the communication addresses in details form no. 14 or Form 49A are mentioned in the application PAN Card will be dispatched in the PAN's address).
2. If your communication address has changed, please submit a Request for New PAN Card or Change or Correction in PAN data form so that the Income Tax Department's database is updated with your current address.
3. When communication from the Income Tax Department will be directed to the communication address recorded against your PAN. So to avoid any inconveniences in future, please ensure that your communication address is up-to-date in the Income Tax Department's database.

BACK

*Pinky Khandelwal*



आयकर विभाग  
INCOME TAX DEPARTMENT  
PINTU MONDAL  
KANAI MONDAL  
19/04/1989  
Particulars & Serial No. 10000  
BWCPN7030B  
Pintu Mondal

भारत सरकार  
GOVT. OF INDIA

Pintu Mondal.

आयकर विभाग  
INCOME TAX DEPARTMENT  
PINTU DEBNATH  
ANIL DEBNATH  
02/11/1971  
Financial Account Number  
AGHPD4819P  
GOVT. OF INDIA

*Pintu Debnath*

नाम नका नका PERMANENT ACCOUNT NUMBER  
ACKPN6880H


नाम नाम  
SUBRATA NASKAR

नाम ना नाम FATHER'S NAME  
SANTOSH NASKAR

नाम नाम DATE OF BIRTH  
12-09-1973

नाम नाम SIGNATURE  
*Subrata Naskar*

*CBTas*  
नाम नाम, न. न. न. न.  
COMMISSIONER OF INCOME-TAX, W.B. - II



*Subrata Naskar*

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AEWPPM1859H



नाम / NAME  
SAMBHU MAZUMDER

पिता का नाम / FATHER'S NAME  
RADHARAMAN MAZUMDER

जन्म तिथि / DATE OF BIRTH  
15-10-1932

हस्ताक्षर / SIGNATURE

*Sambhu Mazumder*

COMMISSIONER OF INCOME-TAX, W.B. - XI

अध्यापक आशुतोष, प.ब. - XI

*Sambhu Mazumder*

*Sambhu Mazumder*

इस कार्ड के लिये / मिल ज  
वले प्राधिकारी को सूचित  
संयुक्त आणकर आशुतोष  
श्री-7.

कोरगी रस्तापर,  
कलकत्ता - 700 065

In case this card is  
the issuing autho  
Joint Commissi

P-7,  
Chowringhee  
Calcutta-70

PERMANENT ACCOUNT NUMBER

ADYPG2174L



NAME  
SANTI GANGULY

FATHER'S NAME  
GOSTA BEHARI GANGULY

DATE OF BIRTH  
20-04-1962

SIGNATURE  
*Santi Ganguly*

*CB Das*  
SECRETARY, W.B. XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

*Santi Ganguly*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

MANJUSREE DAS

HIRALAL DAS

10/03/1953

Permanent Account Number  
AWAPD4460H

*Manjusree Das*

Signature



01420001

*Manjusree Das*  
*Manjusree Das*

एक कार्ड के साथ / यात पर कृपया कृपित कर / कर्तव्य  
आयकर वि-न सेवा इकाई, एन एस सी एन  
मिहरी बर्डीन, प्रकाश रोड,  
नया इलाहाबाद एनपीए के नजदीक,  
नया, पुना - 411 005.

If this card is lost / someone's card card is found,  
please inform / return to /  
Income Tax PAN Services Unit, NSDL,  
3rd Floor, Sapphire Chambers,  
New Bunder Telephone Exchange,  
Nashik, Pune - 411 005.

Tel: 91-20-2721 6080, Fax: 91-20-2721 8081  
e-mail: nsear10@nsdl.co.in

**Details :**


Name, Address, Photo, Finger print and Signature

Name	Photo	Fingerprint	Signature
<b>Mrs Manjusree Das</b> Daughter of Late Hiralal Das Executed by: Self, Date of Execution: 04/10/2018 , Admitted by: Self, Date of Admission: 04/10/2018 ,Place : Office			
	04/10/2018	LTI 04/10/2018	04/10/2018

BB, Mahim Halder Street, P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWAPD4460H, Status :Individual, Executed by: Self, Date of Execution: 04/10/2018 , Admitted by: Self, Date of Admission: 04/10/2018 ,Place : Office

Name	Photo	Fingerprint	Signature
2 <b>Mr Sambhu Mazumder</b> Son of Late Radharaman Mazumder Executed by: Self, Date of Execution: 04/10/2018 , Admitted by: Self, Date of Admission: 04/10/2018 ,Place : Office			
	04/10/2018	LTI 04/10/2018	04/10/2018

16, Gobinda Basu Lane, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEWPM1859H, Status :Individual, Executed by: Self, Date of Execution: 04/10/2018 , Admitted by: Self, Date of Admission: 04/10/2018 ,Place : Office

Name	Photo	Fingerprint	Signature
3 <b>Mr Santi Ganguly</b> Son of Late Gosto Behari Ganguly Executed by: Self, Date of Execution: 04/10/2018 , Admitted by: Self, Date of Admission: 04/10/2018 ,Place : Office			
	04/10/2018	LTI 04/10/2018	04/10/2018

Fartabad Ganguly Para, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN ADYPG2174L, Status :Individual, Executed by: Self, Date of Execution: 04/10/2018 , Admitted by: Self, Date of Admission: 04/10/2018 ,Place : Office

**Attorney Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>S.P. CONSTRUCTION</b> 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, 700152 , PAN No.:: ADIFS6473Q, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1629-04702/2018-04/10/2018

### Major Information of the Deed

No :	I-1629-04702/2018	Date of Registration	04/10/2018
Query No / Year	1629-1000270644/2018	Office where deed is registered	
Query Date	04/10/2018 2:42:42 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Abhijit Sinha High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9088050565, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 8,00,000/-	Rs. 99,35,157/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 162904701/2018 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Gangajara Road, Mouza: Tentulbedia

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-867	LR-248	Bastu	Bastu	3 Katha	2,00,000/-	26,29,688/-	Width of Approac Road: 40 Ft. Adjacent to Meta Road, , Project Name :
L2	LR-869	LR-248	Bastu	Bastu	7 Katha 8 Chatak	5,00,000/-	65,74,219/-	Width of Approa Road: 40 Ft. Adjacent to Met Road, , Project Name :
TOTAL :					17.325Dec	7,00,000 /-	92,03,907 /-	
Grand Total :					17.325Dec	7,00,000 /-	92,03,907 /-	

### Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1000 Sq Ft.	1,00,000/-	7,31,250/-	Structure Type: Structure
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1,00,000 /-	7,31,250 /-	

Major Information of the Deed - I-1629-04702/2018-04/10/2018



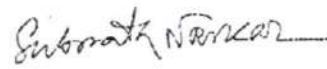


Representative Details :

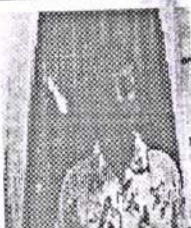

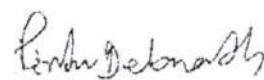
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr Sukanta Kumar Mondal</b> Son of Mr Subir Mondal Date of Execution - 04/10/2018, , Admitted by: Self, Date of Admission: 04/10/2018, Place of Admission of Execution: Office	 <small>Oct 4 2018 3:22PM</small>	 <small>LTI 04/10/2018</small>	 <small>04/10/2018</small>



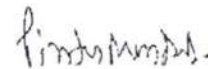
Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHBPM1094C Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner)

Name	Photo	Finger Print	Signature
<b>Mr Subrata Naskar</b> Son of Mr Santosh Naskar Date of Execution - 04/10/2018, , Admitted by: Self, Date of Admission: 04/10/2018, Place of Admission of Execution: Office	 <small>Oct 4 2018 3:23PM</small>	 <small>LTI 04/10/2018</small>	 <small>04/10/2018</small>

Dhalua, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACKPN6880I Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner)

Name	Photo	Finger Print	Signature
<b>Mr Pintu Debnath (Presentant)</b> Son of Late Anil Debnath Date of Execution - 04/10/2018, , Admitted by: Self, Date of Admission: 04/10/2018, Place of Admission of Execution: Office	 <small>Oct 4 2018 3:24PM</small>	 <small>LTI 04/10/2018</small>	 <small>04/10/2018</small>

L-7, Sreenagar Main Road, P.O:- Panchasayar, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGHPD4819P Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner)

Name	Photo	Finger Print	Signature
<b>Mr Pintu Mondal</b> Son of Mr Kanai Chandra Mondal Date of Execution - 04/10/2018, , Admitted by: Self, Date of Admission: 04/10/2018, Place of Admission of Execution: Office	 <small>Oct 4 2018 3:24PM</small>	 <small>LTI 04/10/2018</small>	 <small>04/10/2018</small>

Radhanagar, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BWCPM7030B Status : Representative, Representative of : S.P. CONSTRUCTION (as Partner)

Major Information of the Deed :- I-1629-04702/2018-04/10/2018

## Details :

## Name &amp; address

Ajit Sinha

of Mr Prabir Sinha

Court, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste:  
ndu, Occupation: Advocate, Citizen of: India, Identifier Of Mrs Manjusree Das, Mr Sambhu Mazumder, Mr Santi  
Ganguly, Mr Sukanta Kumar Mondal, Mr Subrata Naskar, Mr Pintu Debnath, Mr Pintu Mondal

04/10/2018

*Ajit Sinha*

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Manjusree Das	S.P. CONSTRUCTION-1.65 Dec
2	Mr Sambhu Mazumder	S.P. CONSTRUCTION-1.65 Dec
3	Mr Santi Ganguly	S.P. CONSTRUCTION-1.65 Dec

## Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Manjusree Das	S.P. CONSTRUCTION-4.125 Dec
2	Mr Sambhu Mazumder	S.P. CONSTRUCTION-4.125 Dec
3	Mr Santi Ganguly	S.P. CONSTRUCTION-4.125 Dec

## Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Manjusree Das	S.P. CONSTRUCTION-333.33333300 Sq Ft
2	Mr Sambhu Mazumder	S.P. CONSTRUCTION-333.33333300 Sq Ft
3	Mr Santi Ganguly	S.P. CONSTRUCTION-333.33333300 Sq Ft

## Owner and Land or Building Details as received from KMC :

Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
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## Endorsement For Deed Number : I - 162904702 / 2018

On 04-10-2018

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 : (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:58 hrs on 04-10-2018, at the Office of the A.D.S.R. GARIA by Mr Pintu Debnath

Major information of the Deed :- I-1629-04702/2018-04/10/2018

10/10/10

of Market Value(WB PUVI rules of 2001)  
that the market value of this property which is the subject matter of the deed has been assessed at Rs 571-

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

Execution is admitted on 04/10/2018 by 1. Mrs Manjusree Das, Daughter of Late Hiralal Das, 8B, Mahim Halder Street, P.O: Kalighat, Thana: Kalighat, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 2. Mr Sambhu Mazumder, Son of Late Radharaman Mazumder, 16, Gobinda Basu Lane, P.O: Bhawanipore, Thana: Kalighat, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business, 3. Mr Santi Ganguly, Son of Late Gosto Behari Ganguly, Faratabad Ganguly Para, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

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

Execution is admitted on 04-10-2018 by Mr Sukanta Kumar Mondal, Partner, S.P. CONSTRUCTION, 610, East Tentulberia, P.O:- Panchpota, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700152  
Indetified by Mr Abhijit Sinha, . . Son of Mr Prabir Sinha, High Court, P.O: G P O, Thana: Hare Street, . Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate  
Execution is admitted on 04-10-2018 by Mr Subrata Naskar, Partner, S.P. CONSTRUCTION, 610, East Tentulberia P.O- Panchpota, P.S- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700152  
Indetified by Mr Abhijit Sinha, . . Son of Mr Prabir Sinha, High Court, P.O: G P O, Thana: Hare Street, . Kolkata, WE BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate  
Execution is admitted on 04-10-2018 by Mr Pintu Debnath, Partner, S.P. CONSTRUCTION, 610, East Tentulberia P.O- Panchpota, P.S- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700152  
Indetified by Mr Abhijit Sinha, . . Son of Mr Prabir Sinha, High Court, P.O: G P O, Thana: Hare Street, . Kolkata, WE BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate  
Execution is admitted on 04-10-2018 by Mr Pintu Mondal, Partner, S.P. CONSTRUCTION, 610, East Tentulberia P.O- Panchpota, P.S- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700152  
Indetified by Mr Abhijit Sinha, . . Son of Mr Prabir Sinha, High Court, P.O: G P O, Thana: Hare Street, . Kolkata, WE BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees by Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 117, Amount: Rs.100/-, Date of Purchase: 03/10/2018, Vendor name: Sa Kumar Sarkar

**Debasish Dhar**  
**ADDITIONAL DISTRICT SUB-REG**  
**OFFICE OF THE A.D.S.R. GA**  
**South 24-Parganas, West Be**

Major Information of the Deed :- I-1629-04702/2018-04/10/2018

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1629-2018, Page from 145587 to 145624  
being No 162904702 for the year 2018.



Digitally signed by DEBASISH DHAR  
Date: 2018.10.26 14:17:10 +05:30  
Reason: Digital Signing of Deed.

*Debasish Dhar*

(Debasish Dhar) 26-Oct-18 2:16:13 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.

(This document is digitally signed.)