

favour of the Attorney. All the receivables will be paid to the Principals and all the payables will be borne by the Principals. This Power of Attorney shall always revocable in nature.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Bastu land measuring an area of measuring net land area of 04 (Four) Cottahs 13 (Thirteen) Chittacks 3.376 (Three point three seven six) Sq.ft.. corresponding to 322.220 (Three hundred twenty two point two two zero) Sq.mtr. as per present physical measurement togetherwith one Tile shed measuring an area of 100 (One hundred) Sq.ft. whereon a Ground Plus Three Storied building with Lift facility is being erected as per sanction building plan is to be sanction by the KMC standing thereon lying and situate in Mouza - Nayabad, J.L. No.25, R.S. No.3, Pargana - Khaspur, Touzi No.56, comprising in R.S. Dag No.104, under R.S. Khatian Nos.117, 119 and 121, corresponding to L.R. Dag No.104, under L.R. Khatian No 3187,3188 and 3189, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.3413, Nayabad, Assessee No.31-109-08-6821-8, under formerly P.S. Purba Jadavpur, presently P.S. Panchasayar, Kolkata - 700 094 and entire property is butted and bounded in the manner following :-

- ON THE NORTH : 5010MM wide Black Top Road ;
- ON THE SOUTH : Vacant Land of R.S. Dag No.105;
- ON THE EAST : Vacant Land of R.S. Dag No.104;
- ON THE WEST : land R.S. Dag No.103 (P) D.H. II.

NS CONSTRUCTION
Niloy Prokash Ganguli
 Partner

NS CONSTRUCTION
Carmino Dey
 Partner

NILOY PROKASH GANGOLI
 & GAUTAM DEY
 As a Constitute Attorney of
 SRI SUSANTA MALICK
 SRI NILOY PROKASH GANGOLI
 SMT SUCHISMITA MUKHERJEE

Niloy Prokash Ganguli
Carmino Dey

IN WITNESS WHEREOF, WE the PRINCIPALS herein have hereto signed this Power of Attorney on this the 2nd day of December, 2024.

WITNESS:

1. Ashok Kumar Mishra vill. Nej Maitma P.O. Battala Dist- Purba Medinipur	1. Susanta Mallik 2. Niloy Prokash Ganguli 3. Sudershan Mukherjee
--	---

SIGNATURE OF THE PRINCIPALS

NS CONSTRUCTION

Niloy Prokash Ganguli
Partner

NS CONSTRUCTION

Gautam Dey
Partner

SIGNATURE OF THE ATTORNEY

PREPARED & DRAFTED BY:

Debes Kumar Misra (DKM)

(DEBES KUMAR MISRA)
ADVOCATE [Enrolment No.F/364/329/1989]
HIGH COURT, CALCUTTA
Resi-cum-Chamber :69/1, Baghajatin
Place, Kolkata-86
PH-9830236148(D.K.M.),
Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com

NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constitute Attorney of
SRI SUSANTA MALICK
SRI NILOY PROKASH GANGOLI
SMT SUCHISMITA MUKHERJEE

NS CONSTRUCTION

Niloy Prokash Ganguli
Partner

NS CONSTRUCTION

Gautam Dey
Partner



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name SUSANTA MALLICK
 Signature Susanta Mallik



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name NILOY PROKASH GANGOLI
 Signature Niloy Prokash Gangoli



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name SUCHISMITA MUKHERJEE
 Signature Suchismita Mukherjee



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name GAUTAM DEY
 Signature Gautam Dey

NS CONSTRUCTION
Niloy Prokash Gangoli
 Partner

NS CONSTRUCTION
Gautam Dey
 Partner

Mr. Niloy Prokash Gangoli & Gautam Dey
 As a Constitute Attorney of
 C/o Susanta Mallik
 Suchismita Mukherjee

Niloy Prokash Gangoli
Gautam Dey



सत्यमेय जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2003036069/2024	Office where deed will be registered
Query Date	30/11/2024 8:04:59 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate	
Transaction	Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties		
Set Forth value	Market Value	
Rs. 2/-	Rs. 96,64,376/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)	
Mutation Fee Payable	Amount of Stamp Duty to be Paid by Non Judicial Stamp	
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jagatpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabadi, Premises No: 3413, Ward No: 109, Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 13 Chatak 3.376 Sq Ft	1/-	96,34,376/-	Width of Approach Road: 17 Ft.,
				7.9484Dec	1/-	96,34,376/-	
	Grand Total :						

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
					Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete
	Total :	100 sq ft	1/-	30,000/-	

NS CONSTRUCTION

Niloy Kumar Ganguli
Partner

NS CONSTRUCTION

Subhajit Dey
Partner



Query No: 2003036069 of 2024, Printed On : Nov 30 2024 8:05PM, Generated from wbregistration.gov.in

Niloy Kumar Ganguli & Gautam Dey
As a Constitute Attorney of
SRI SUSANTA MALICK
SRI NILYO PROKASH GANGOLI

Seller Details :

Name & address

Abhijit Kumar Mishra
Son of Late Niranjan Mishra
Vill- Nij Maitana, City:- , P.O:- Baltala, P.S:- Ramnagar, District:- Purba Midnapore, West Bengal, India, PIN:- 721433,
Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Susanta Mallick, Mr Niloy Prokash Gangoli, Mrs Suchismita Mukherjee, Mr Niloy Prokash Gangoli, Mr Gautam Dey

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311090868218 Premises No. : 3413 Ward No. : 109 Street Name : NAYABAD	Reference Deed No. : I-19566/2023 Date of Registration. : Dec 18, 2023 Office Where Registered : DSR- III, ALI	Owner Name : SRI SUSANTA MALICK, SRI NILOY PROKASH GANGOLI & , SMT. SUCHISMITA MUKHERJEE Owner Address : 27 DEHI SREERAMPORE ROAD , P.S- ENTALLY , KOLKATA- 700014 Pin No. : 700014	Character of Premises: Vacant Land Total Area of Land: 04 Cottah, 13 Chatak, 03 SqFeet,

Note:

- If the given information are found incorrect, then the assessment made stands invalid.
- Query is valid for 30 days (i.e. upto 30-12-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 30-12-2024)
- Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
- e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
- e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
- Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
- Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
- Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.
- Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
- This eAssessment Slip can be used for registration of respective deed in any registration office of west bengal.

NS CONSTRUCTION
Niloy Prakash Ganguli
Partner

NS CONSTRUCTION
Niloy Prakash Ganguli
Partner

Niloy Prakash Ganguli
& Gautam Dey
As a Constitute Attorney of
SRI SUSANTA MALICK
SRI NILOY PROKASH GANGOLI
SRI SUCHISMITA MUKHERJEE



Major Information of the Deed

Deed No :	I-1604-12445/2024	Date of Registration	02/12/2024		
Query No / Year	1604-2003036069/2024	Office where deed is registered			
Query Date	30/11/2024 8:04:59 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas			
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate				
Transaction	Additional Transaction				
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties		Market Value			
Set Forth value	Rs. 96,64,376/-				
Rs. 2/-	Registration Fee Paid				
Stampduty Paid(SD)	Rs. 39/- (Article:E)				
Rs. 50/- (Article:48(d))	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)				
Remarks					

Land Details :

Dislrcit: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, Premises No: 3413, Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 13 Chatak 3.376 Sq Ft	1/-	96,34,376/-	Width of Approach Road: 17 Ft.,
	Grand Total:			7.9484Dec	1/-	96,34,376/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
	Total :	100 sq ft	1/-	30,000/-	

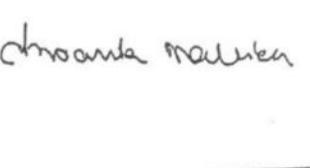
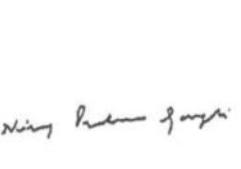
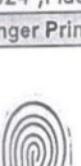
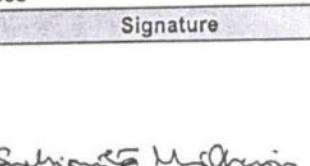
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete

NS CONSTRUCTION
Niloy Prokash Ganguli
Partner

NS CONSTRUCTION
Niloy Prokash Ganguli
Partner

Niloy Prokash Ganguli & Gautam Dey
As a Constitute Attorney of
SRI SUSANTA MALLICK
SRI NILOY PROKASH GANGULI
SMT SUCHISMITA MUKHERJEE

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Susanta Mallick Son of Kuber Chandra Mallick Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office		 Captured	
02/12/2024 LTI 02/12/2024				
	Urbana Tower-6, 783, Anandapur, Flat No: 0103, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: afxxxxxxxx2r, Aadhaar No: 83xxxxxxxx3599, Status :Individual, Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr Niloy Prokash Gangoli (Presentant) Son of Late Jaso Prokash Gangoli Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office		 Captured	
	02/12/2024 LTI 02/12/2024			
	27, Dehi Serampur Road, City:- , P.O:- Liton Street, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: aixxxxxx7g, Aadhaar No: 65xxxxxxxx8957, Status :Individual, Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Mrs Suchismita Mukherjee Wife of Mr Aniruddha Mukherjee Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office		 Captured	
	02/12/2024 LTI 02/12/2024			
	Urbana Tower-4,773, Anandapur, Madurdah, Flat No: 0103, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: akxxxxxxxx9d, Aadhaar No: 63xxxxxxxx7352, Status :Individual, Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office			

NS CONSTRUCTION
Astley British Gangolli
Partner

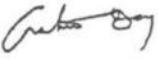
NS CONSTRUCTION
Entro Day
Partner

NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constitute Attorney of
SRI SUSANTA MALICK
SRI NILOY PROKASH GANGOLI
INT SUCHISMITA MUKHERJEE

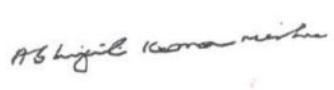
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NS Construction 70, Purbachal Main Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Date of Incorporation:XX-XX-2XX3 , PAN No.: axxxxxx0h, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name	Photo	Finger Print	Signature
1	Mr Niloy Prokash Gangoli Son of Late Jaso Prokash Gangoli Date of Execution - 02/12/2024, , Admitted by: Self, Date of Admission: 02/12/2024, Place of Admission of Execution: Office 27, Dehi Serampur Road, City:- , P.O:- Linton Street, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: aixxxxxx7g, Aadhaar No: 65xxxxxxxx8957 Status : Representative, Representative of : NS Construction (as Partner)		 Captured	 02/12/2024
2	Mr Gautam Dey Son of Sajit Kumar Dey Date of Execution - 02/12/2024, , Admitted by: Self, Date of Admission: 02/12/2024, Place of Admission of Execution: Office Bosepukur Road, Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: ahxxxxxx0g, Aadhaar No: 60xxxxxxxx3043 Status : Representative, Representative of : NS Construction (as Partner)		 Captured	 02/12/2024

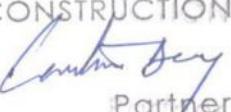
Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra Vill- Nij Maitana, City:- , P.O:- Baltala, P.S:-Ranagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433		 Captured	 02/12/2024

Identifier Of Mr Susanta Mallick, Mr Niloy Prokash Gangoli, Mrs Suchismita Mukherjee, Mr Niloy Prokash Gangoli, Mr Gautam Dey

NS CONSTRUCTION

Niloy Prokash Gangoli
Partner

NS CONSTRUCTION

Gautam Dey
Partner

Endorsement For Deed Number : I - 160412445 / 2024

On 02-12-2024

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 12:46 hrs on 02-12-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Niloy Prokash Gangoli , one of the Executants.

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

Execution is admitted on 02/12/2024 by 1. Mr Susanta Mallick, Son of Kuber Chandra Mallick, Urbana Tower-6, 783, Anandapur, Flat No: 0103, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Others, 2. Mr Niloy Prokash Gangoli, Son of Late Jaso Prokash Gangoli, 27, Dehi Serampur Road, P.O: Liton Street, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 3. Mrs Suchismita Mukherjee, Wife of Mr Aniruddha Mukherjee, Urbana Tower-4,773, Anandapur, Maduradah, Flat No: 0103, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business

Indelified by Mr Abhijit Kumar Mishra, , , Son of Late Niranjan Mishra, Vill- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 02-12-2024 by Mr Niloy Prokash Gangoli, Partner, NS Construction (Partnership Firm), 70, Purbachal Main Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indelified by Mr Abhijit Kumar Mishra, , , Son of Late Niranjan Mishra, Vill- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

Execution is admitted on 02-12-2024 by Mr Gautam Dey, Partner, NS Construction (Partnership Firm), 70, Purbachal Main Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indelified by Mr Abhijit Kumar Mishra, , , Son of Late Niranjan Mishra, Vill- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 91287, Amount: Rs.50.00/-, Date of Purchase: 26/11/2024, Vendor name: Smriti Bikash Das

(Chet)

Anupam Halder

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

NS CONSTRUCTION

Niloy Prokash Gangoli
Partner

NS CONSTRUCTION

Gautam Dey
Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 356241 to 356264
being No 160412445 for the year 2024.



(Anupam Halder)

Digitally signed by Anupam Halder
Date: 2024.12.02 16:17:48 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 02/12/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

*Niloy Prokash Ganguli
Gautam Dey*

NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constitute Attorney of
SRI SUSANTA MALLICK
SRI NILOY PROKASH GANGOLI
SMT SUCHISMITA MUKHERJEE

NS CONSTRUCTION

Ganguli
Niloy Prokash Ganguli
Partner

NS CONSTRUCTION

Gautam Dey
Gautam Dey
Partner