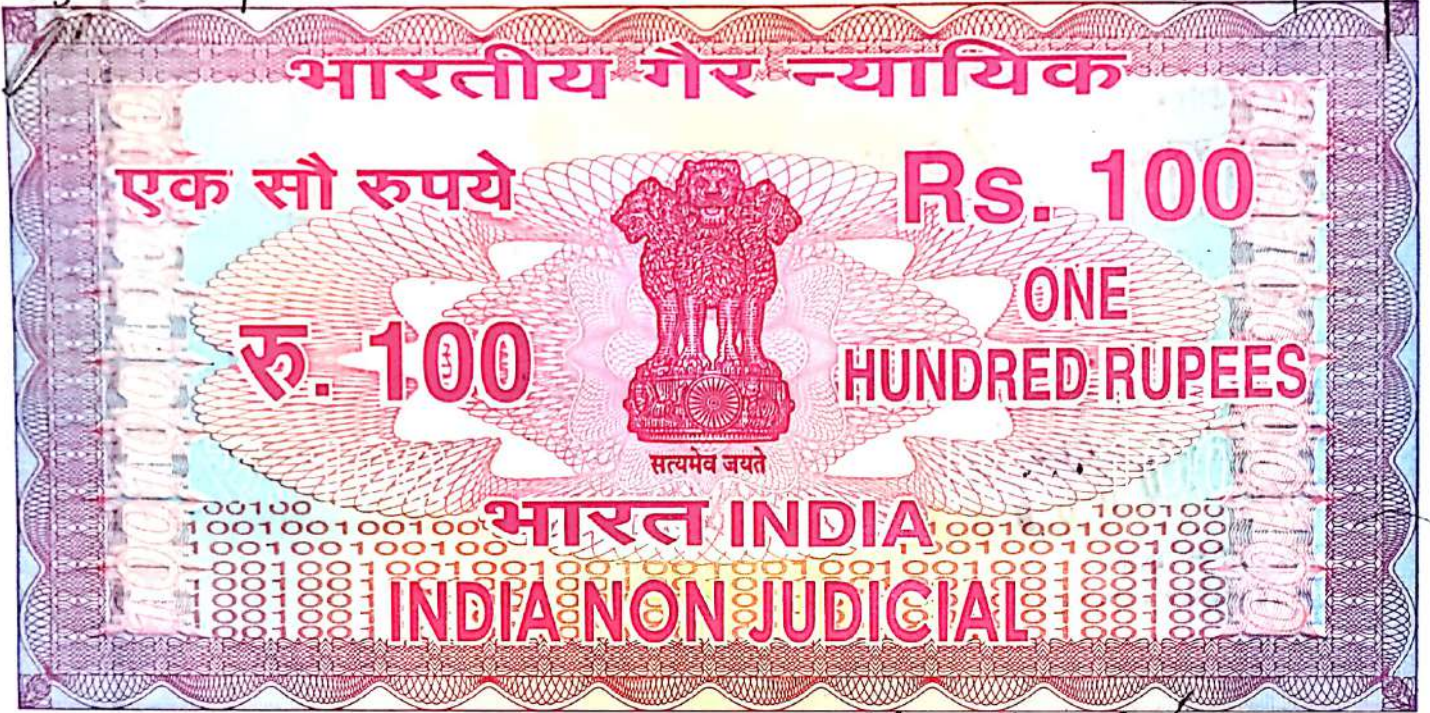


1859/23

1-1920/23



पश्चिम बंगाल WEST BENGAL

10-3-23/2023
AE 685935

624589/23
10/3/23
9.55h

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

Registrar U/S 7(2)
District Sub Registrar - I
10 MAR 2023
14 MAR 2023

Sankar Kishor
@ Shakti Kishor

Goma Kishor - Sah - @ Soma

Saha

DEVELOPMENT POWER OF ATTORNEY

(After Registration of Development Agreement)

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the 10th day of March, 2023 (Two Thousand Twenty Three) of *Christian Era*.

নং -

সন ও তারিখ -

ক্রেতার নাম -

সামগ্রি -

স্ট্যাম্প মূল্য -

ভেডার -

বারাসাত কোর্ট, ডিউর ২৪ পর্গনা

ভেডার - শ্রী হারান চন্দ্র সাহু

টি.ডি. নং 20 FEB 2023

তারিখ - 5000000

স্ট্যাম্প মূল্য -

ট্রেজারী অফিস - বারাসাত

27931

10.3.23

Krishna Enterprise

old jam RD

WBC

Sankar Kitaric @ Shaker Kitaric

789

Sankar Kitaric @ Shaker Kitaric

790

Soma Kitaric Sah. Soma Kitaric Sah

@ Soma Kitaric Sah. @ Soma Kitaric Sah

791

KRISHNA ENTERPRISE

Tapash Ghosh.

Partner

792

KRISHNA ENTERPRISE

Rajhaldar

Partner



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

10 MAR 2023

(Page No. 2)

BETWEEN

Sankar Kirtania
@ Shankar Kirtania
Soma Kirtania - Saha
Soma Saha

1) SHRI SANKAR KIRTANIA @ SHANKAR KIRTTANIYA (having PAN - AFTPK2353J), Son of Sushilendu Kirtania, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at P/18, Motijheel Avenue, P.O. - Motijheel, P.S. - Dum Dum, District - North 24 Parganas, Pin - 700074, **2) SMT. SOMA KIRTANIA SAHA @ SOMA SAHA** (having PAN - CTCPS7747H), Wife of Sankar Kirtania, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Welcome Apartment, 2nd Floor, Flat No. - 3A, 436 Old, 359 P.K. Guha Road, P.O. - Italgacha, P.S. - Dum Dum, District - North 24 Parganas, Pin - 700028 hereinafter collectively referred to as the "**PRINCIPALS/EXECUTANTS**" of **ONE PART.**

AND

KRISHNA ENTERPRISE (having PAN - ABAFK1036D), a Partnership Firm, having its registered office at 65, Old Jessore Road, P.O. - Ganganagar, P.S. - Airport, District - North 24 Parganas, Pin - 700132, West Bengal.

represented by its Partners namely **1) SMT. TAPASHI GHOSH** (having PAN - AHGPG1447G), Wife of Shri Biswajit Ghosh, residing at 65, Old Jessore Road, P.O. - Ganganagar, P.S. - Airport, District - North 24 Parganas, Kolkata - 700132, West

 ~~no D~~
793

KRISHNA ENTERPRISE

Haimita Shil
Partner

 ~~no D~~
794

KRISHNA ENTERPRISE

Pinki Paul
Partner

 ~~no D~~
795

Md. Ashedur Rah



Md. Ashedur Rah
S/odate Md. Motiyar Rah
O/b. Baranati Court.
P.O + P.S. Baranati
Dist. North 24 Pgs.
KOL - 700124

Registrar U/S 7(2)
District Sub Registrar - I
North 24 Parganas, Baranati

10 MAR 2023

Santosh Halder
@ Santosh Halder
Soma Halder
@ Soma

Bengal, by faith - Hindu, by occupation - Business, by Nationality - Indian, **2) SHRI RAJ HALDER (having PAN - BLLPH5177G)**, Son of Shri Santosh Halder, residing at Methopara, Doharia, P.O. - Ganganagar, P.S. - Madhyamgram, District - North 24 Parganas, Pin - 700132, West Bengal, by faith - Hindu, by occupation - Business, by Nationality - Indian, **3) SMT. MOUMITA SHIL (having PAN - FIMPS6333D)**, Wife of Shri Dipankar Paul, residing at Methopara, Sukanta Sarani, P.O. - Ganganagar, P.S. - Madhyamgram, District - North 24 Parganas, Pin - 700132, West Bengal, by faith - Hindu, by occupation - Business, by Nationality - Indian, **4) SMT. PINKI SAHA PAUL (having PAN - ECJPP2977J)**, Wife of Shri Pranay Paul, residing at Methopara, Sukanta Sarani, P.O. - Ganganagar, P.S. - Madhyamgram, District - North 24 Parganas, Pin - 700132, West Bengal, by faith - Hindu, by occupation - Business, by Nationality - Indian, hereinafter referred to as the **ATTORNEY** of **OTHER PART**.

WHEREAS the Owner/Executant/Principal No.1 herein purchased all that piece and parcel of land measuring an area of 07 cottahs 11 Chittaks 07 Square feet be the same little more or less along with a pucca one storied building, having an area 400 sq.ft. more or less and another tiles shedded structure having an area 200 sq.ft. more or less comprised in R.S. & L.R. Dag No. 371 under R.S.



M

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

10 MAR 2023

(Page No. 4)

Soufer Khatia
@ Shata Khatia
Soma Khatia
@ Soma Khatia

Khatian No. 187 corresponding to L.R. Khatian Nos. 6721, 6722, 6723, 6724, 6725, 6726, 6727, 6728, 6729, 6730 & 6731 in Mouza - Doharia, J.L. No. 45, Re.Su. No. 132, Touzi No. 146, Police Station - Previously Barasat at present Madhyamgram, Additional District Sub Registry Office - Barasat, District - North 24 Parganas, by virtue of a Sale Deed, duly registered before the D.S.R.-III, North 24 Parganas, Barasat and recorded in Book No. I, Vol No. 1525-2022 pages from 296541 TO 296594, Being No. 152511293 for the year 2022 and absolutely seized and possessed.

WHEREAS the Owner/Executant/Principal No. 2 herein purchased all that piece and parcel of land measuring an area of 02 cottahs be the same little more or less along with a pucca one storied building, having an area 400 sq.ft. more or less and another tiles sheded structure having an area 200 sq.ft. more or less comprised in R.S. & L.R. Dag No. 371 under R.S. Khatian No. 187 corresponding to L.R. Khatian Nos. 6721, 6722, 6723, 6724, 6725, 6726, 6727, 6728, 6729, 6730 & 6731 in Mouza - Doharia, J.L. No. 45, Re.Su. No. 132, Touzi No. 146, Police Station - Previously Barasat at present Madhyamgram, Additional District Sub Registry Office - Barasat, District - North 24 Parganas, by virtue of a Sale Deed, duly registered before the D.S.R.-III, North 24 Parganas, Barasat and recorded in Book No. I, Vol No. 1525-2022, pages from 360184 to 360238, Being No. 152513899 for the year 2022 and absolutely seized and possessed.



[Handwritten signature]

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

10 MAR 2023

Sankar Khatia
@ Sankar Khatia
Soma Khatia Sol
@ Soma Sol

AND WHEREAS thereafter the Executants; being the Owners herein mutated their name with the Office of the B.L. & L.R.O. under the West Bengal Land Reforms Act, being L.R. Khatian Nos. 7525 & 7502 respectively upon R.S. & L.R. Dag No. 371 in Mouza - Doharia and have been paying rates and taxes regularly before the concerned authority from time to time.

AND WHEREAS by virtue of aforesaid description the Principals herein became the sole and absolute joint Owners of all that piece and parcel of land measuring an area of 09 Cottahs 11 Chittaks 07 Square feet be the same little more or less along with a pucca one storied building, having an area 400 sq.ft. more or less and another tiles shedded structure having an area 200 sq.ft. more or less comprised in R.S. & L.R. Dag No. 371 under R.S. Khatian No. 187 corresponding to L.R. Khatian Nos. 7525 & 7502 in Mouza - Doharia, J.L. No. 45, Re.Su. No. 132, Touzi No. 146, Police Station - Previously Barasat at present Madhyamgram, Additional District Sub Registry Office - Barasat, District - North 24 Parganas, within the local limit of Madhyamgram Municipality, under Ward No. 24, Jessore Road, Kolkata - 700132 and since then they have been absolutely seized and possessed of or otherwise well and sufficiently



✓

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

10 MAR 2023



Sankar Kishor
@ Sankar Kishor
Soma Kishor
@ Soma Kishor

entitled to the same by paying rents and taxes regularly before the concerned authority from time to time.

AND WHEREAS for the aforesaid manner they Owners/Executants/Principals as stated above are the joint Owners of aforesaid property now seized and possessed of or otherwise well and sufficiently entitled to the said land and hereditaments in fee simple thereto free from all encumbrances, liens, charges and mortgages whatsoever, which is morefully and particularly described in the Schedule herein below and hereinafter called the SAID PROPERTY and the Principals/Owners are in peaceful and Uninterrupted possession of the said property by paying necessary taxes to the concerned authorities and the said property is free from all encumbrances.

AND WHEREAS the Owners/Executants/Principals decided to invest their property in a profitable manner by constructing a multistoried building over the said property which is morefully and particularly described in the Schedule hereunder written and the said property is free from all encumbrances.



K

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

10 MAR 2023



Sankar Kishor
@ Sankar Kishor
Soma Kishor
@ Soma Kishor

AND WHEREAS due to inconvenience to look after, manage, control and develop the said property, we, the above owners have come into an **AGREEMENT FOR DEVELOPMENT**, presented on 09/03/2023 and registered on 10/03/2023 in the Office of the D.S.R.-I, North 24 Parganas, Barasat and recorded in Being NoI-150101770, with **KRISHNA ENTERPRISE (having PAN -ABAFK1036D)**, a Partnership Firm, having its registered office at 65, Old Jessore Road, P.O. - Ganganagar, P.S. - Airport, District - North 24 Parganas, Pin - 700132, West Bengal.

represented by its Partners namely **1) SMT. TAPASHI GHOSH (having PAN - AHGPG1447G)**, Wife of Shri Biswajit Ghosh, residing at 65, Old Jessore Road, P.O. - Ganganagar, P.S.- Airport, District - North 24 Parganas, Kolkata - 700132, West Bengal, by faith - Hindu, by occupation - Business, by Nationality - Indian, **2) SHRI RAJ HALDER (having PAN - BLLPH5177G)**, Son of Shri Santosh Halder, residing at Methopara, Doharia, P.O. - Ganganagar, P.S. - Madhyamgram, District - North 24 Parganas, Pin - 700132, West Bengal, by faith - Hindu, by occupation - Business, by Nationality - Indian, **3) SMT. MOUMITA SHIL (having PAN - FIMPS6333D)**, Wife of Shri Dipankar Paul, residing at Methopara, Sukanta Sarani, P.O. - Ganganagar, P.S. -



h

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

10 MAR 2023



(Page No. 8)

Satish Kishor
@ Satish Kishor
Sonia Kishor
@ Sonia Kishor

Madhyamgram, District - North 24 Parganas, Pin - 700132, West Bengal, by faith - Hindu, by occupation - Business, by Nationality - Indian, **4) SMT. PINKI SAHA PAUL (having PAN - ECJPP2977J)**, Wife of Shri Pranay Paul, residing at Methopara, Sukanta Sarani, P.O. - Ganganagar, P.S. - Madhyamgram, District - North 24 Parganas, Pin - 700132, West Bengal, by faith - Hindu, by occupation - Business, by Nationality - Indian, and the allocation has been settled in between the parties, which is more fully described in the above mentioned Agreement for Development.

Now it has become necessary to make and execute a Development Power Of Attorney wherein and whereby WE want to appoint the said Developer as our Lawful Constituted Attorney to do all acts, Deeds, things and cause to be done and perform in respect of our said property in terms of the said Development Agreement on our behalf.

NOW BY THIS INSTRUMENT OF POWER OF ATTORNEY

We, the above named Appointers, do hereby nominate, appoint and constitute, as our **LAWFUL ATTORNEY**, in our name, on our behalf and in our place to do execute or cause



h

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

10 MAR 2023



Sarfar Khatian
@ Shaker Khatian
Soma Khatian
@ Soma Khatian

to be done or executed the acts, Deeds and things mentioned below :

- 1) To raise Multi - storied building at the land measuring an area of 09 Cottahs 11 Chittaks 07 Square feet be the same little more or less along with a pucca one storied building, having an area 400 sq.ft. more or less and another tiles sheded structure having an area 200 sq.ft. more or less comprised in R.S. & L.R. Dag No. 371 under R.S. Khatian No. 187 corresponding to L.R. Khatian Nos. 7525 & 7502 in Mouza - Doharia, J.L. No. 45, Re.Su. No. 132, Touzi No. 146, Police Station - Previously Barasat at present Madhyamgram, Additional District Sub Registry Office - Barasat, District - North 24 Parganas, within the local limit of Madhyamgram Municipality, under Ward No. 24, Jessore Road, Kolkata - 700132, which is morefully and particularly described in the Schedule herein below in accordance with the plan to be sanction by Madhyamgram Municipality in terms of the *AGREEMENT FOR DEVELOPMENT* mentioned above entered by and between the *EXECUTANTS* herein and the Constituted Attorney.
- 2) To demolish the old structures standing there on the said land fully described in the schedule written herein below for the purpose of constructing new multi-



h

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

10 MAR 2023



Sankar Kitar
@Sankar Kitar
Soma Vili Sol
② Soma Sol

storied building on the schedule mentioned property as per the said Development Agreement.

- 3) To ask, demand, sue for, recover and receipt from all and every person, firms, collectors, state of West Bengal, central and state Govt., bodies or public bodies or corporate whom it both shall or may concerned all sum of money debits, dues goods effects and thinks of whatsoever nature of description which now on which at any time or times hereafter shall or may become due or owing or payable to or recoverable by me in connection with and/or in relation to the said premises and to give and grant sufficient and effectual receipts, discharge the said premises with any person or persons, firms, bodies, public or corporation or local state or central govt. whatsoever to pay or receive the balance whereof, as the case may be required and to carry on correspondence, with all of them on our behalf.
- 4) To pay and/or receive the refund of the excess amount of fees, if any paid for such purpose aforesaid in our names and on our behalf.
- 5) To appear and represents me before all or any judicial, administrative revenue or legal authorities, electric supply, corporation collectorate, insurance company,



Registered L/S 7623
District Sub Registrar - I
North 24 Parganas, Bardhaman
10 MAR 2023

Sarfen Kibani
@Sarfen Kibaniya
Soma Kh. Sh.
@Soma Sh.

notary public, registrar of all classes, police station, police commissioner, income tax dept. Or any central or state Govt. dept. Or other public bodies corporation, municipal authorities, rent controller and/or any arbitrator appointed on behalf of me and to make sign, affirm, verify and execute all necessary papers, documents applications, writ, notice, petitions, pleading and affidavits and submit the same to all or any of the aforesaid authorities and/or rent controller and/or arbitrators and to take all such steps as I'll be necessary, proper and fit for the said premises for all or any of the purpose aforesaid to appoint solicitor, advocates, pleaders, mukters and such appointments and relation from time to time revoke and other against to appoint, reappoint as shall arise and to sign and execute vokalatnamas warrant or attorneys and such other papers and documents as will be necessary and be expedient on our behalf.

- 6) To provide finance and to supervise for making the construction of proposed multi-storied building.
- 7) To negotiate on terms for and to agree to sell their allocated share or flats of the proposed construction, as contained in the said Development Agreement to any intending purchaser at such prices or price which



M

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

10 MAR 2023

Satinder Kaur
@ Shakti Kaur
Sonia Kaur
Sahib @ Sonia
Sahib

our said Attorney in his absolute discretion thinks fit and proper, to agree upon and to enter into any agreement or agreements for sale/s and/or cancel and/or repudiate the same.

- 8) To make sign affirm verify, presents, execute amalgamation Deed with the other adjacent properties as our Attorney deem thinks fit and file and application petition, complaints, written statements memo of appeals affidavits and tabular statements and such other papers and documents or pleading necessary and expedient, to be made signed, executed, affirmed, presented or filed or such documents, again to receive back on our behalf.
- 9) To sign, allow to pay and fees costs charges and expenses necessary to be allotted or paid for the said premises aforesaid on our behalf.
- 10) To sign and execute registrar all or any document/documents, agreement or instruments for Sale, Sale Deed or conveyance, gift, transfer, amalgamation with the other adjacent properties as our Attorney deem thins fit in our names and on our behalf.



[Handwritten signature]

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

10 MAR 2023

Sankar Kishan
@ Sankar Kishan
Soma Kishan
Soh @ Soma
Soh

- 11) To receive consideration amount from the intending purchasers or purchaser any earnest money and/or advance or advances and also the balance amount of consideration of such Sale or Sales and to give good, valid receipt and discharge for the same which will protect the said purchaser or purchaser.
- 12) To execute Deeds of Sale in favour of the intending buyers upon the Developer's allocated portion and to make all necessary arrangements for due registration of the said Deeds.
- 13) To enter into hold and defend possession of the said property and also to deliver possession of the demarcated portion of the building or any part thereof or any undivided share therein and also to manage, maintain and administer the property and all buildings thereon and every part thereof in any legal and valid manner whatsoever.
- 14) To deal with the *MADHYAMGRAM MUNICIPALITY* or any other local or statutory body or bodies relating to all and every matter related to the said property and to enter into agreements with purchaser or any other person on such terms as may be deemed fit by the attorney and to receive earnest money and/the consideration or any part payment of the consideration



K

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

10 MAR 2023



Sanjay Kumar
@ Sanjay Kumar

Soma Viti Sah
@ Soma Sah

and also to fulfill and enforce the mutual obligations there under.

- 15) To appear before *MADHYAMGRAM MUNICIPALITY* and the 24 Parganas (N) Zila Praised and to appear in the hearings in connection with the said property as required by the *MADHYAMGRAM MUNICIPALITY* and 24 Parganas (N) Zila Parisad.
- 16) To swear affidavits relating to any matter connected to the said property.
- 17) To give such letters and writings and/or undertaking as may be required from time to time by the *MADHYAMGRAM MUNICIPALITY* and 24 Parganas (N) Zila Parisad and/or other concerned authorities in respect of the property and also for obtaining any certificate, sanction, permission etc in respect of the said property or any parts thereof..
- 18) To ensure the said property against damage, fire, limpest, riots, Civil commotion. Floods, earthquakes or otherwise as our said attorney may think fit and proper.
- 19) To Settle and compound all disputes with all persons on and from the execution of these presence.



h

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

10 MAR 2023

Satish Kumar
@ Satish Kumar
Soma Viti-Sol
@ Soma Sol

- 20)** To do all other acts, Deeds, things and matters, that may be necessary to be done for rendering these presents valid and effectual to all intents and purposes according to laws and customs of India and particularly of West Bengal.
- 21)** Subject to the compliance of the provisions of said Development Agreement to present any such Deed/Deeds of Sale, conveyance/conveyances or other document/documents and to put signatures on it on our behalf for registration and to admit, execution thereof and receive consideration before any sub-registrar/registrar having authority for and to have them according to law for Developers Allocated share only at the new masonry building on completion of such purchaser/purchasers as fully and effectually in all respects on our behalf and they will have right to enter into an Agreement for Sale with the intending buyers at any time of their allocated share.
- 22)** To appear before the Income Tax Authority and to apply for obtaining clearance certificate if required.
- 23)** To put or affix sign board on the said multi storied building and to publish notification in the newspaper for inviting application for booking of the proposed flats only for the developers allocated portions.



Registrar U/S 7(2)
District Sub Registrar - I
North 24 Parganas, Barasat
10 MAR 2023

Sankar Kitar
@ Sankar Kitar
Soma Vili
Sankar @ Soma
Sankar

- 24) To enter into the said premises for taking measurement of the land/building and to sign the proposed plan, application, undertakings, declaration and other papers in connection therewith and to submit the same to the Madhyamgram Municipality or from any competent authority to get the said sanction approve and/or modified/or altered if necessary and to pay necessary fees and also to obtain permission from all the authorities, required to be obtained for same and to obtain sanction and/or permission in our names and on our behalf and to represent me before Madhyamgram Municipality, fire brigade, local police department, or from any competent authority in connection therewith.
- 25) To sign, execute, enter into, modify, cancel, alter, approve, presence for registration and admit execution of the agreement for Sale or Deed of Sale/amalgamation with the adjacent property as our attorney thinks fit and any other documents for transfer and assignments on my behalf for proper and Effective Sale of the property or any part thereof to any party(s) and thus to appear before any registrar of assurance, district registrar, sub-registrar, metropolitan magistrate, notary public and other offices or authorities having it's respective jurisdiction



Handwritten signature or mark.

Registrar U/S 7(2)
District Sub Registrar - I
North 24 Parganas, Barasat
10 MAR 2023

Sarfen Kitaris
S. Sarfen Kitaris
Soma Kitaris Sph
S. Soma Kitaris

- and to acknowledge and present for registration and to have all the conveyances, Deeds, agreements, registered fully and effectually in all respect on our behalf and in the manner as WE could do the same also registered and perfected all the said deeds, documents, instruments and writings for Sale executed signed and made by the attorney by virtue of the power herein conferred.
- 26)** To appoint from time to time Architects, R.C.C Consultants, contractors and other personnel and Workmen in connection with the said property and to pay their fees, consideration moneys, salaries and/or wages.
- 27)** To apply for obtaining electricity, water, gas, telephone, telex Connection (temporary/permanent) and underground cable sewerage and drainage connection in the said premises.
- 28)** To issue *NO-OBJECTION* certificate on our behalf to any intending purchaser for any house building and/or commercial loan from any Bank, Company, Firm and other financial institution for the flat to be purchased by such Purchaser/Purchasers.



Handwritten signature

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

10 MAR 2023

29) To pay various deposits to the *MADHYAMGRAM MUNICIPALITY* and other concerned authorities as may be necessary in connection with the said property and to claim refund of such deposits so paid by our said attorney and to give valid and effectual receipts in our names and on our behalf in connection with the refund of such deposits.

Sankar Mishra
@ Shankar Kishore

30) It is made clear that this Power of Attorney is granted for the purpose of smooth construction and development and selling out flats in respect of the properties fully described in the schedule herein below.

31) We do hereby ratify and confirm and agree or undertake to ratify and confirm all the acts, matters, deeds and things whatsoever our said attorney or agent appointed under this power in that hereinabove shall lawfully do or cause to be done in the right of or by virtue of these presents including in such confirmations and other works will be the completion of the whole deal/transaction as per the said agreement, being No.150101770 for the year 2023.

Soma Mishra Saha
@ Soma Saha

32) That the terms and condition of this Development power, the Successors of the parties herein are bound to maintain the same in future.

Soupar Khatian
@ Soupar Khatian
Soma Khatian - Sah
@ Soma Khatian

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Bagan land measuring about 09 Cottahs 11 Chittaks 07 Square feet be the same little more or less along with a pucca one storied building, having an area 400 sq.ft. more or less and another tiles sheded structure having an area 200 sq.ft. more or less comprised in R.S. & L.R. Dag No. 371 under R.S. Khatian No. 187 corresponding to L.R. Khatian Nos. 7525 (recorded as Principal No. 1) & 7502 (recorded as Principal No. 2) in Mouza - Doharia, J.L. No. 45, Re.Su. No. 132, Touzi No. 146, Police Station - Previously Barasat at present Madhyamgram, Additional District Sub Registry Office - Barasat, District - North 24 Parganas, within the local limit of Madhyamgram Municipality, under Ward No. 24, Jessore Road, (Road Zone - Airport - Madhyamgram Crossing On Road) C Kolkata - 700132. The rent of the land is payable to the land lord Government of West Bengal in accordance with the West Bengal Land Holding Revenue Act, 1972 togetherwith all sorts of easement right ingress and egress from the road to the said property, upon which the multi-storied building will be raised/constructed.

BUTTED AND BOUNDED BY

ON THE NORTH: District Police Lines.

ON THE SOUTH: Building of Steelam Furniture.

ON THE EAST : Jessore Road.

ON THE WEST : Land of Panorama Company.



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

10 MAR 2023

Santun Kitar
@ Shakra Kittaniya
Soma Viti
Soh @ Soma
Soh -

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

Signature of the attesting witnesses with address :-

1. DIPANKAR PAUL
Dipankar Paul.
Madhyamgram.
Kol - 132

Santun Kitar
@ Shakra Kittaniya

2. Md. Ashedur Rahman
Ob. Barasat court.

Soma Viti. Soh @ Soma
Soh.

SIGNATURE OF THE
APPOINTERS/EXECUTANTS

Drafted by:-

Sanjoy Samanta

SANJOY SAMANTA
Advocate
District Judge's Court
North 24 Pgs., Barasat
Enrollment No. - F/265/277/2020

KRISHNA ENTERPRISE
Tapashi Ghosh.
Partner

KRISHNA ENTERPRISE
Rajhaldar
Partner

KRISHNA ENTERPRISE
Moumita Shil
Partner

KRISHNA ENTERPRISE
Pinkie Paul
Partner

SIGNATURE OF THE ATTORNEY

Printed by

Suikat Kujur
Barasat Court



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

10 MAR 2023



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

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

সান্না হাত



ডান হাত

Sankar Khatun @ Shonar Khatun

Signature of the Presentant

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

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Soma Khatun @ Soma Khatun

Signature of the Presentant

Tapasvi Ghosh.

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



ডান হাত

Tapasvi Ghosh.

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



h

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

10 MAR 2023



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

(1) Name : Rajhalder

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Signature of the Presentant

Excutant Clalman/Attorney/Principal/Guardiar/Testator. (Tick the appropriates status)

(2) Name : Houemita Shil

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

(3) Name : Pinki Paul

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Signature of the Presentant

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.





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

10 MAR 2023



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15018000634589/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri SANKAR KIRTANIA Alias Shri SHANKAR KIRTTANIYA P/18, Motijheel Avenue, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700074	Principal			Sankar Kirtania @ Shankar Kirtania 10/03/2023
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Smt SOMA KIRTANIA SAHA Alias SOMA SAHA Welcome Apartment, 2nd Floor, 436 Old, 359 P.K. Guha Road, Flat No: 3A, City:- Not Specified, P.O:- ITALGACHA, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700028	Principal			Soma Kirtania @ Soma Saha 10/03/2023



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Smt TAPASHI GHOSH 65, Old Jessore Road, City:- Not Specified, P.O:- GANGANAGAR, P.S:-Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700132	Represent ative of Attorney [KRISHNA ENTERPR ISE]			Tapashi Ghosh 10/03/2023
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri RAJ HALDER Methopara, Doharia, City:- Not Specified, P.O:- GANGANAGAR, P.S:-Madhyamgram, District:-North 24- Parganas, West Bengal, India, PIN:- 700132	Represent ative of Attorney [KRISHNA ENTERPR ISE]			Raj halder 10/03/2023
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Smt MOUMITA SHIL Methopara, Sukanta Sarani, City:- Not Specified, P.O:- GANGANAGAR, P.S:- Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700132	Represent ative of Attorney [KRISHNA ENTERPR ISE]			Moumita Shil 10/03/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Smt PINKI SAHA PAUL Methopara, Sukanta Sarani, City:- Not Specified, P.O:- GANGANAGAR, P.S:- Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700132	Represent ative of Attorney [KRISHNA ENTERPR ISE]			<i>Pinki Paul</i> 10/03/2023
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Md Ashadur Rahaman Son of Late Md Motiyar Rahaman Barasat Court, City:- P.O:- Barasat, P.S:- Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700124	Shri SANKAR KIRTANIA, Smt SOMA KIRTANIA SAHA, Smt TAPASHI GHOSH, Shri RAJ HALDER, Smt MOUMITA SHIL, Smt PINKI SAHA PAUL			<i>Md. Ashadur Rah</i> 10/03/2023

(Rajendra Prasad
Upadhyay)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
NORTH 24-PARGANAS
North 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1501-01922/2023	Date of Registration	14/03/2023
Query No / Year	1501-8000634589/2023	Office where deed is registered	
Query Date	10/03/2023 12:34:06 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sanjoy Samanta Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 8910339956, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 2,65,06,503/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150101770/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Jessore Rd, Road Zone : (Airport -- Madhyagram Crossing On Road) , Mouza: Doharia, Pin Code : 700132

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-371	RS-187	Bastu	Bagan	9 Katha 11 Chatak 7 Sq Ft		2,61,82,503/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :					16.0004Dec	0 /-	261,82,503 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 4 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	200 Sq Ft.	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 4 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		600 sq ft	0 /-	3,24,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri SANKAR KIRTANIA, (Alias: Shri SHANKAR KIRTTANIYA) (Presentant) Son of Sushilendu Kirtania P/18, Motijheel Avenue, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 11/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 11/03/2023 ,Place : Pvt. Residence
2	Smt SOMA KIRTANIA SAHA, (Alias: SOMA SAHA) Wife of SANKAR KIRTANIA Welcome Apartment, 2nd Floor, 436 Old, 359 P.K. Guha Road, Flat No: 3A, City:- Not Specified, P.O:- ITALGACHA, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CTxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 11/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 11/03/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KRISHNA ENTERPRISE 65, Old Jessore Road, City:- Not Specified, P.O:- GANGANAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700132 , PAN No.: ABxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt TAPASHI GHOSH Wife of Shri BISWAJIT GHOSH 65, Old Jessore Road, City:- Not Specified, P.O:- GANGANAGAR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700132, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx7G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KRISHNA ENTERPRISE (as PARTNER)
2	Shri RAJ HALDER Son of Shri SANTOSH HALDER Methopara, Doharia, City:- Not Specified, P.O:- GANGANAGAR, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700132, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BLxxxxxx7G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KRISHNA ENTERPRISE (as PARTNER)
3	Smt MOUMITA SHIL Wife of Shri DIPANKAR PAUL Methopara, Sukanta Sarani, City:- Not Specified, P.O:- GANGANAGAR, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700132, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: FLxxxxxx3D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KRISHNA ENTERPRISE (as PARTNER)
4	Smt PINKI SAHA PAUL Wife of Shri DIPANKAR PAUL Methopara, Sukanta Sarani, City:- Not Specified, P.O:- GANGANAGAR, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700132, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ECxxxxxx7J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KRISHNA ENTERPRISE (as PARTNER)

Officer Details :

Officer Details	Photo	Finger Print	Signature
Officer Ashadur Rahaman Son of Late Md Motiyar Rahaman Barasat Court, City:- , P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124			

Identifier Of Shri SANKAR KIRTANIA, Smt SOMA KIRTANIA SAHA, Smt TAPASHI GHOSH, Shri RAJ HALDER, Smt MOUMITA SHIL, Smt PINKI SAHA PAUL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SANKAR KIRTANIA	KRISHNA ENTERPRISE-7 Katha 11 Chatak 7 Sq Ft
2	Smt SOMA KIRTANIA SAHA	KRISHNA ENTERPRISE-2 Katha

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SANKAR KIRTANIA	KRISHNA ENTERPRISE-200.00000000 Sq Ft
2	Smt SOMA KIRTANIA SAHA	KRISHNA ENTERPRISE-200.00000000 Sq Ft

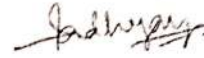
Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Shri SANKAR KIRTANIA	KRISHNA ENTERPRISE-100.00000000 Sq Ft
2	Smt SOMA KIRTANIA SAHA	KRISHNA ENTERPRISE-100.00000000 Sq Ft

10-03-2023

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,65,06,503/-



Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 11-03-2023

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

Presented for registration at 21:55 hrs on 11-03-2023, at the Private residence by Shri SANKAR KIRTANIA Alias Shri SHANKAR KIRTTANIYA, one of the Executants.

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

Execution is admitted on 11/03/2023 by 1. Shri SANKAR KIRTANIA, Alias Shri SHANKAR KIRTTANIYA, Son of Sushilendu Kirtania, P/18, Motijheel Avenue, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business, 2. Smt SOMA KIRTANIA SAHA, Alias SOMA SAHA, Wife of SANKAR KIRTANIA, Welcome Apartment, 2nd Floor, 436 Old, 359 P.K. Guha Road, Flat No: 3A, P.O: ITALGACHA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business

Indetified by Md Ashadur Rahaman, , , Son of Late Md Motiyar Rahaman, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 11-03-2023 by Smt TAPASHI GHOSH, PARTNER, KRISHNA ENTERPRISE, 65, Old Jessore Road, City:- Not Specified, P.O:- GANGANAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700132

Indetified by Md Ashadur Rahaman, , , Son of Late Md Motiyar Rahaman, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

Execution is admitted on 11-03-2023 by Shri RAJ HALDER, PARTNER, KRISHNA ENTERPRISE, 65, Old Jessore Road, City:- Not Specified, P.O:- GANGANAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700132

Indetified by Md Ashadur Rahaman, , , Son of Late Md Motiyar Rahaman, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

Execution is admitted on 11-03-2023 by Smt MOUMITA SHIL, PARTNER, KRISHNA ENTERPRISE, 65, Old Jessore Road, City:- Not Specified, P.O:- GANGANAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700132

Indetified by Md Ashadur Rahaman, , , Son of Late Md Motiyar Rahaman, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

Execution is admitted on 11-03-2023 by Smt PINKI SAHA PAUL, PARTNER, KRISHNA ENTERPRISE, 65, Old Jessore Road, City:- Not Specified, P.O:- GANGANAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700132

by Md Ashadur Rahaman, , Son of Late Md Motiyar Rahaman, Barasat Court, P.O: Barasat, Thana: Barasat,
North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

Rajendra Prasad Upadhyay

Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 14-03-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b)
= Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2793, Amount: Rs.100.00/-, Date of Purchase: 10/03/2023, Vendor name:
HARAN CHANDRA SADHU

Rajendra Prasad Upadhyay

Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2023, Page from 85580 to 85613
being No 150101922 for the year 2023.



Rajendra Prasad Upadhyay

Digitally signed by Rajendra Prasad
Upadhyay
Date: 2023.05.17 14:27:48 +05:30
Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 2023/05/17 02:27:48 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)