

1775/2025

I-01643/2025



पश्चिम बंगाल WEST BENGAL

AW 162467

A: 39 AM
Case No. 126/2025
6-24 PM
29/11/2025
2025

Certified that the document is admitted to registration. The Signature sheet/s and the endorsement sheet/s attached with this documents are part of this document.

DEVELOPMENT POWER OF ATTORNEY

Add. Dist. Sub-Registrar
Alipore, South 24 Parganas

07 NOV 2025

KNOW ALL MEN BY THESE PRESENTS, WE, (I) MRS. SUNANDA BASU [PAN: AMZPB1265D] [AADHAAR No.4936 7787 7340], [Mob-9230152219] [Date of birth 18-03-1935] wife of late Ranajit Basu, daughter in law of Late Bijay Kumar Basu, by faith - Hindu, by nationality - Indian, by occupation- house wife, residing at 1/45 Gariahat Road, [also known as 45Jodhpur Park], P.S. Lake, Kolkata - 700068, West Bengal also of 9 Deshapriya Park Road, Flat: OA, Kolkata: 700026, Tollygunge Police station.

Vano 126/25
6-24 PM

31 OCT 2025

21457

No.....Rs.100/- Date.....

Name :S. P. Basu

Address :Advocate
Alipur Judge's Court
Kolkata - 27

Vendor :
Alipore Collectorate, 24Pgs. (South)

SUSHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



me

Kartick Ch. Ghosh
g. Lt. C. R. Ghosh
Alipore Judge Court
Kol-27
Law Clerk



(ii) **MR. ALOKE BASU** [OCI NO A2708862] [PAN –ADQPB3481M], [Mob-9230152219] [Date of birth 28-08-1961] son of Late Ranajit Basu, grandson of Late Bijay Kumar Basu, by faith - Hindu, by nationality American, by occupation - retired, residing at present 1/45 Gariahat Road, [also known as 45 Jodhpur Park], P.S. Lake, Kolkata - 700068, also of 642 Bair Island Road, Unit: 1010, Redwood City, CA: 94063, USA hereinafter called the "**OWNERS** " (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heir/heirs executors, administrators, legal representatives and assigns) **DO HEREBY APPOINT M/S PRATTAY** a Proprietorship business having its office at 32, Old Ballygunge 1st Lane, under Police Station Karaya within limit of Kolkata Municipal Corporation, Kolkata – 700019 represented by **Proprietor SRI PARTHO SARATHI DAS**, (PAN DUBPD5374L) (MOB No 8240997464) (ADHAR no 8158 5684 8803) son of Sri. Prasanta Kumar Das, by faith Hindu, at present residing at 32, Old Ballygunge 1st Lane, under Police Station Karaya, Kolkata – 700019, hereinafter called and referred to as **the DEVELOPER** as our true and lawful Attorney to do, execute and perform the following acts, deeds and things for us in our name and on our behalf.

WHEREAS we (i) **MRS. SUNANDA BASU** (ii) **MR. ALOKE BASU** are the Owner of **ALL THAT undivided 1 cottah, 4 chittack 19 sq feet more or less** being 1/4TH share in piece and parcel of land measuring about 5 cottah, 03 chittacks, 6 sq feet more or less **together with undivided more or less 1007 sq feet built up area of three storied residential building, having cemented floor** which is 1/4TH share in old (65 years built on 1960) three storied residential building having total 4028 sq feet built up floor area, ¹⁴⁶~~189~~ sq feet open terrace and



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8. Lt. C.R. Chak
9. Alipore judge court
Kor 20027



1192sq feet roof lying and situate at 1/45 Gariahat Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police station Lake, which is part of SCHEDULE "A"

AND WHEREAS by an agreement dated 4th Nov, 2025 (hereinafter referred to as the said registered Development Agreement) registered at A.D.S.R. Alipore and entered in Book 1, Being no 16050162 of the year 2025, we the Owners have granted the exclusive right of development of the said premises unto and in favour of **M/S PRATTAY** a Proprietorship business having its office at 32, Old Ballygunge 1st Lane, under Police Station Karaya within limit of Kolkata Municipal Corporation, Kolkata – 700019 represented by **Proprietor SRI PARTHO SARATHI DAS**, (PAN DUBPD5374L) (MOB No 8240997464) (ADHAR no xxxxxxxx 8803) son of Sri. Prasanta Kumar Das, by faith Hindu, at present residing at 32, Old Ballygunge 1st Lane, under Police Station Karaya, Kolkata – 700019 and, hereinafter called and referred to as **the DEVELOPER** and in terms thereof, we the Owners are required to grant a Development Power of attorney to the said Developer to effect smooth development and construction of the new building.

AND WHEREAS we, the Owners thus, in compliance of and in terms of the said Development agreement desirous of appointing, nominating and constituting the aforesaid Attorney herein as our true and lawful Attorney for and on behalf of ourselves / the Owners in our name, place and stead to severally do the



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Addl. Dist. Sub-Registrar
Alipore
04 NOV 2025
South 24 Parganas
Kolkata

following acts, deeds, matters and things in respect of the said **SCHEDULE "A"** premises.

NOW KNOW YE BY THESE PRESENTS WITNESSETH that we **(i) MRS. SUNANDA BASU** [PAN: AMZPB1265D] [AADHAAR No.4936 7787 7340], [Mob - 9230152219] [Date of birth 18-03-1935] wife of late Ranajit Basu, daughter in law of Late Bijoy Kumar Basu, by faith - Hindu, by nationality - Indian, by occupation- house wife, residing at 1/45 Gariahat Road, [also known as 45 Jodhpur Park], P.S. Lake, Kolkata - 700068, West Bengal of 9 Deshapriya Park Road, Flat: OA, Kolkata: 700026, Tollygunge Police station **(ii) MR. ALOKE BASU** [OCI NO A2708862] [PAN – ADQPB3481M], [Mob - 9230152219], [Date of birth 28-08-1961] son of Late Ranajit Basu, grandson of Late Bijoy Kumar Basu, by faith - Hindu, by nationality Indian,, by occupation- Service, residing at present 1/45 Gariahat Road, [also known as 45 Jodhpur Park], P.S. Lake, Kolkata - 700068, also of also of 642 Bair Island Road, Unit: 1010, Redwood City, CA: 94063, USA hereinafter called the "**OWNERS** ", do hereby and hereunder nominate appoint and constitute **M/S PRATTAY** a Proprietorship business having its office at 32, Old Ballygunge 1st Lane, under Police Station Karaya within limit of Kolkata Municipal Corporation, Kolkata – 700019 represented by **Proprietor SRI PARTHO SARATHI DAS**, (PAN DUBPD5374L) (MOB No 8240997464) (ADHAR no 8158 5684 8803) son of Sri. Prasanta Kumar Das, by faith Hindu, at present residing at 32, Old Ballygunge 1st Lane, under Police Station Karaya, Kolkata – 700019, as our true and lawful Constituted Attorney for us in our name and on our behalf either severally and **GENERALLY** to do and execute all or any of the following acts, deeds, and things, that is to say ;



1. **TO** institute, commence, prosecute, carry on or defend or resist all suits and other legal actions and proceedings including arbitration proceedings or be added as a party or be non suited or withdraw the same concerning our said property whose particulars are given below in **SCHEDULE "A"** or any part thereof or concerning anything in which we may be a party in any court, civil, criminal, revenue or any tribunal including arbitral tribunal or any judicial or quasi judicial authority in original, appellate or revisional jurisdiction including special jurisdiction of the High Court under Article 226 of the Constitution of India etc and to sign and verify all complaints, written statements, statement of claim, statement of defense, petitions, objections, and to accept service of summons, notices and other judicial processes to execute any judgment decree or order and to appoint and engage any Advocate and to sign and execute any vakalatnama, warrant of Attorneys or other authority to give evidence on our behalf and act and plead, and also to compromise or compound any such proceedings or any term at the absolute discretion of our attorney.
2. **TO** look after our interest in the said **SCHEDULE "A"** property and to do all acts and deeds required for the preservation and protection thereof, including dealing with any trespassers or persons attempting to trespass.
3. **TO** appear and represent us before the Kolkata Municipal Corporation, Building Tribunal Kolkata Improvement Trust and other authorities concerned regarding any notice received or served upon the Owners in respect of the said premises and to make representations, prefer appeals, reviews and revisions and for that to sign and submit all papers, appeals,



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applications and to appear and make representation for and on our behalf before the authorities concerned.

4. **TO** effect mutation, affirm affidavits before First Class Magistrate or before The Notary public; apply for death certificates, on our behalf and sign/execute register necessary declarations, sign /execute and register boundary declarations, notices that may be necessary for sanctioning of building plan for construction upon **SCHEDULE "A"** and also sign building plans supplementary plans completed building plans etc. behalf and to represent us before concern Police Authority, Calcutta Electric Supply Corporation if necessary in regards to the protection of our property.
5. **TO** appoint Architects, Civil Engineers, License building surveyors (L.B.S) and other persons/ technicians necessary for the purpose of preparing building plan for submission before K.M.C and to prepare supplementary building plans if necessary for effective construction and completion of the proposed building agreed to be constructed upon **SCHEDULE "A"**.
6. **TO** apply for sanction of building plan, supplementary building plans in our name before the Kolkata Municipal Corporation and sign all papers on our behalf.
7. **TO** sign, execute and register all declarations, undertaking, affidavits, instruments and other notices and applications that is required and/or may be necessary for sanction of the plan and thereafter if necessary any revised plan or plans.



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Airpore
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8. **TO** appoint labour contractors, masons, coolies, electricians, plumbers, carpenters etc to construct and complete the proposed building.
9. **TO** apply for electricity, water, drainage, lift, gas connection or for any other utility in the said premises and/or make alterations in the existing connection and to have disconnection the same and for that to sign answer, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
10. **TO** apply for necessary permission and obtain license from Legal Metrology State of West Bengal for running the Lift and/or escalator that may be installed in the building after construction for the use of the in-mates of the building constructed upon **SCHEDULE "A"**.
11. **TO** apply for and obtain licenses and permissions that may be necessary or be required for the purpose of installation or running of generator for auxiliary power supply if installed.
12. **TO** apply before KMC necessary making for the purpose of laying new drain or altering existing drain of the said **SCHEDULE "A"** premises and to disconnect and/or connect to the municipal drain and for that purposes above mentioned to sign and execute all necessary papers.
13. **TO** enter into an agreement for sale to transfer or otherwise alienate, Developer's allocation in the said premises in terms of the Registered Development Agreement dated 4th Nov, 2025 Deed No. 160501642 for the year 2025 registered at A.D.S.R. Alipore, and also to **negotiate on terms for and**

4


8. **TO** appoint labour contractors, masons, coolies, electricians, plumbers, carpenters etc to construct and complete the proposed building.
9. **TO** apply for electricity, water, drainage, lift, gas connection or for any other utility in the said premises and/or make alterations in the existing connection and to have disconnection the same and for that to sign answer, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
10. **TO** apply for necessary permission and obtain license from Legal Metrology State of West Bengal for running the Lift and/or escalator that may be installed in the building after construction for the use of the in-mates of the building constructed upon **SCHEDULE "A"**.
11. **TO** apply for and obtain licenses and permissions that may be necessary or be required for the purpose of installation or running of generator for auxiliary power supply if installed.
12. **TO** apply before KMC necessary making for the purpose of laying new drain or altering existing drain of the said **SCHEDULE "A"** premises and to disconnect and/or connect to the municipal drain and for that purposes above mentioned to sign and execute all necessary papers.
13. **TO** enter into an agreement for sale to transfer or otherwise alienate, Developer's allocation in the said premises in terms of the Registered Development Agreement dated 4th Nov, 2025 Deed No. 160501642 for the year 2025 registered at A.D.S.R. Alipore, and also to **negotiate on terms for and**

4




agree to and enter into and conclude any agreement for sale and to sell alienate, transfer, the Developer's allocation in the said property described in **SCHEDULE B below** in the proposed new multistoried building to be constructed on **SCHEDULE A**.

14. **TO** receive from the intending purchaser any earnest money and /or advance or advances and also the balance of purchase money and/or consideration, sale price of the Developer's allocation described in **SCHEDULE B below** and to give good, valid receipt and discharge for the same which will protect the purchaser in connection with the sale of the said property or any part thereof. Be it noted if any intending purchaser needs to take Loan for purchase of a flat from Developer allocation from any bank or financial institution in that event Developer will sign all papers on our behalf.
15. **TO** prepare and sign and present for registration any Deed of Conveyance/ Conveyances or Deed of Sale or Deeds of Sale or document/ documents or instrument/ instruments of transfer in respect of the Developer's allocation described in **SCHEDULE C** of the said registered Development Agreement which is also written in **SCHEDULE B herein below**, and for the said purpose to sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.
16. **TO present** any such conveyance or conveyances or any other document in regards to the portion or portions or part of portions in Developer's Allocation described in schedule B below in the said premises as per the development agreement dated 14th Nov, 2025, Vide Deed No..... of the year 2025 and registered at A.D.S.R. Alipore, for registration before the appropriate

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Addl. Dist. Sub-Registrar
Alipore
04 NOV 2025
South 24 Parganas
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registering authority and also admit execution and receipt of consideration before the Registrar or Sub-Registrar having authority for and to have the said conveyance registered and to do all acts, deeds, and things, which our said Attorney shall consider necessary for conveying the Developer's allocation in the said property or any part thereof in the manner aforesaid to any purchaser or purchasers as fully and effectually in that respect as I could have done myself.

17. **TO** cause any Deed of Conveyance/ Conveyances or Deed of Sale or Deeds of Sale or document/ documents or instrument/ instruments in respect of the Developer's allocation being **more fully described in SCHEDULE B below** in terms of the said registered Development Agreement and for the said purpose (Development and construction) to sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time; **AND TO present** any such conveyance or conveyances or any other document in regards to the portion or portions or part of portions in Developer's Allocation described in Schedule B below for registration before the appropriate registering authority and also admit execution and receipt of consideration before the District Registrar or Sub-Registrar having authority for and to have the said conveyance registered and to do all acts, deeds, and things, which our said Attorney shall consider necessary for conveying the Developer's Allocation in the said property or any part thereof in the manner aforesaid to any purchaser or purchasers as fully and effectually in respect as we could have done ourselves.



Addl. Dist. Sub-Registrar
04 NOV 2025
South 24 Parganas
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18. Be it specially stated that the schedule mentioned property is not situated within the notified and cantonment area and no embargo and/ or restriction has been imposed by the local authority/ competent authority Govt. Authority.

19. **THIS** Development Power of Attorney is not a document of transfer of the property between the Owner and the Developer **AND** by this document no title/ownership has been transferred to the Developer. **AND THE PARTIES HEREIN AGREE THAT THIS CLAUSE** has an overriding effect upon all or any of the clauses written in this agreement.

AND we **hereby** agree to ratify and confirm all and whatsoever or deeds done by our said constituted Attorney in terms of this Power of Attorney as if the same were done by us and we further agree to ratify and confirm other acts and deeds as our said Attorney shall lawfully do, execute, perform or cause to be done executed or performed in connection with the sale of the Developer's allocation stated in Schedule B below, or any part thereof under and by virtue of this deed notwithstanding no express power is granted in his behalf.

SCHEDULE 'A' ABOVE REFERRED TO :

DESCRIPTION OF ENTIRE PROPERTY

ALL THAT piece and parcel of land measuring about 5 cottah, 03 chittacks, 6 sq feet more or less together with old (65 years built on 1960) three storied residential building having cemented floor and having total 4028 sq feet built up floor area and ¹⁴⁶~~189~~ open terrace and roof 1192sq feet [ground 1322+ mezzanine 192+ first 1322 + second floor 1192 AND 60sq feet open terrace in first floor, 129 sq feet in second floor] lying and situate at 1/45 Gariahat



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Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police station Lake, ASSESSEE no is 21 093 04-0128-6, being butted and being butted and bounded in the manner below:

ON THE NORTH : by 40 ft. wide KMC road

ON THE SOUTH : by 1/51, Gariahat Road (51 Jodhpur Park)

ON THE EAST : by 1/46, Gariahat Road (46 Jodhpur Park)

ON THE WEST : by 1/44, Gariahat Road (44 Jodhpur Park)

SCHEDULE A-I

[OWNERS PROPERTY]

ALL THAT undivided 1 cottah, 4 chittack 19 sq feet more or less being 1/4TH share in piece and parcel of land measuring about 5 cottah, 03 chittacks, 6 sq feet more or less **together with undivided more or less 1007 sq feet built up area of three storied residential building, having cemented floor** which is 1/4TH share in old (65 years built on 1960) three storied residential building having total 4028 sq feet built up floor area, ¹⁴⁶189 sq feet open terrace and 1192 sq feet roof [undivided in ground floor 330 sq feet built up area, mezzanine 49, built up area, first floor 330 sq feet built up area and open terrace 15 sq feet built up area, second floor 298 sq feet built up area and open terrace 32 sq feet built up area] **lying and situate at 1/45 Gariahat Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police station Lake, which is part of SCHEDULE "A"**

THE SCHEDULE "B" ABOVE REFERRED TO :

DEVELOPER'S ALLOCATION

(WHICH IS SCHEDULE C IN THE DEVELOPMENT AGREEMENT)

ALL THAT balance constructed 1/4th areas and or saleable areas excepting the flat and the car parking space being the OWNERS allocation in the new

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building consisting of residential flats, and covered car parking areas excepting areas kept aside for common use by all flat occupants of the new building or buildings to be constructed upon **SCHEDULE A**, together with proportionate share in common areas, spaces and facilities. , lying and situate at 1/45 Gariahat Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police station Lake.

IN WITNESS WHEREOF the parties hereto doth set and subscribe their respective hands on the 4th day of November 2025.

Signed, Sealed and Delivered

in presence of

following witnesses

Nandini Sen

45, Jodhpur Park

Kolkata-700068.

*Kartick Chandra
Jyoti Prasad Gouda Chowdhury
Kolkata-700021*

Drafted by me

And typed in my office

Surja Prasanna Basu

(Surja Prasanna Basu)

Advocate; Reg no WB 729/1985

Room no 5 Alipore Bar Association

South 24 Parganas District Civil & Session Court,

Kolkata 700 027.



L.T.D. of Suranda Basu

*By the pen of Kartick Chandra
Jyoti Prasad Gouda Chowdhury*

Signature of Principal no-1

Abhishek

Signature of Principal no-2

Partha Sarathi Das

(I accept)

Signature of Attorney

DEV POWER



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left hand					
right hand					

Name..... L. T. S. BUNANDA BASU by the Son of Kartic Ch. Ghosh

Signature..... By the pen of Alok Basu



Thumb 1st finger middle finger ring finger small finger

left hand					
right hand					

Name..... ALOKE BASU

Signature..... Alok Basu



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left hand					
right hand					

Name..... PARTHO SARATHI DAS

Signature..... Partho Sarathi Das

Thumb 1st finger middle finger ring finger small finger

PHOTO	left hand					
	right hand					

Name.....

Signature.....



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Addl. Dist. Sub-Registrar
Alirora
04 NOV 2025
South 24 Parganas
Kolkata 700024

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Government of West Bengal

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

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16052002967053/2025

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	Mrs SUNANDA BASU 1/45, Gariahat Road, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700068	Principal			<i>L.T.I. of Sunanda Basu by the of Kartic ch Ghosh</i>
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	KARTIC CH GHOSH Son of Late C R GHOSH Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mrs SUNANDA BASU, I ALOE BASU, Shri PAF SARATHI DAS			<i>Kartik Ch Ghosh</i>

(MANIMALA
CHAKRABORTY)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



031120252032392067

GRIPS Payment Detail

GRIPS Payment ID:	031120252032392067	Payment Init. Date:	03/11/2025 21:55:25
Total Amount:	20400	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0375775395055	BRN Date:	03/11/2025 21:56:43
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr PARTHO DAS
Mobile:	8240997464

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260323920688	Directorate of Registration & Stamp Revenue	20400
Total			20400

IN WORDS: TWENTY THOUSAND FOUR HUNDRED ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260323920688

GRN Details

GRN:	192025260323920688	Payment Mode:	SBI Epay
GRN Date:	03/11/2025 21:55:25	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	0375775395055	BRN Date:	03/11/2025 21:56:43
Gateway Ref ID:	369644737	Method:	State Bank of India WIBMO PG DC
GRIPS Payment ID:	031120252032392067	Payment Init. Date:	03/11/2025 21:55:25
Payment Status:	Successful	Payment Ref. No:	2002967053/2/2025
[Query No/*/Query Year]			

Depositor Details

Depositor's Name:	Mr PARTHO DAS
Address:	32, OLD BALLYGUNGE 1ST LANE
Mobile:	8240997464
EMail:	prattaygroup@gmail.com
Period From (dd/mm/yyyy):	03/11/2025
Period To (dd/mm/yyyy):	03/11/2025
Payment Ref ID:	2002967053/2/2025
Dept Ref ID/DRN:	2002967053/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002967053/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	19900
2	2002967053/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	200
3	2002967053/2/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				20400

IN WORDS: TWENTY THOUSAND FOUR HUNDRED ONLY.

Major Information of the Deed

Deed No :	I-1605-01643/2025	Date of Registration	07/11/2025
Query No / Year	1605-2002967053/2025	Office where deed is registered	
Query Date	03/11/2025 4:44:51 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Kartic Ch Ghosh Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700031, Mobile No. : 7980375465, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0139] Sale, Development Power of Attorney			
Set Forth value		Market Value	
Rs. 6/-		Rs. 1,05,83,170/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,000/- (Article:48(g))		Rs. 200/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (Jodhpur Park), , Premises No: 1/45, , Ward No: 093 Pin Code : 700068

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	1 Katha 4 Chatak 19 Sq Ft	1/-	82,96,528/-	Width of Approach Road: 40 Ft.,
Grand Total :				2.106Dec	1 /-	82,96,528 /-	

Structure Details :

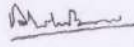
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	958 Sq Ft.	1/-	4,84,986/-	Structure Type: Structure,Status of Completion : Completed
Gr. Floor, Area of floor : 330 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 330 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 298 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		958 sq ft	1 /-	4,84,986 /-	

Apartment Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 1/45, Ward No: 093, Road: Gariahat Road (Jodhpur Park), Pin Code : 700068

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (In Sq.Ft.)	Set Forth Value (in Rs.)	Market value (In Rs.)	Other Details
A1				Area of Mezzanine Floor: 49	1/-	3,00,431/-	, Apartment Type: Mezzanine Floor Residential Use , Floor Type: Cemented, Age of Flat: 50 Year, Approach Road Width: 40 Ft. , New Flat ,Status of Completion : Completed
A2				Area of Roof: 15	1/-	64,186/-	Floor No: 1, Apartment Type: Roof Right (With Construction Right) Residential Use , Floor Type: Cemented, Age of Flat: 50 Year, Approach Road Width: 40 Ft. , New Flat ,Status of Completion : Completed
A3				Area of Roof: 32	1/-	1,41,499/-	Floor No: 2, Apartment Type: Roof Right (With Construction Right) Residential Use , Floor Type: Marble, Age of Flat: 50 Year, Approach Road Width: 40 Ft. , New Flat ,Status of Completion : Completed
A4				Area of Roof: 298	1/-	12,95,540/-	Floor No: 4, Apartment Type: Roof Right (With Construction Right) Residential Use , Floor Type: Cemented, Age of Flat: 50 Year, Approach Road Width: 40 Ft. , New Flat ,Status of Completion : Completed

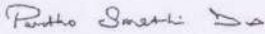
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Mrs SUNANDA BASU Wife of Late RANAJIT BASU 1/45, Gariahat Road, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: AMxxxxxx5D, Aadhaar No: 49xxxxxxxx7340, Status :Individual, Executed by: Self, Date of Execution: 04/11/2025 , Admitted by: Self, Date of Admission: 04/11/2025 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/11/2025 , Admitted by: Self, Date of Admission: 04/11/2025 ,Place : Pvt. Residence			
2	Name Mr ALOKE BASU Son of Late RANAJIT BASU Executed by: Self, Date of Execution: 04/11/2025 , Admitted by: Self, Date of Admission: 04/11/2025 ,Place : Office	Photo 	Finger Print  Captured 04/11/2025	Signature  04/11/2025
	1/45, Gariahat Road, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: ADxxxxxx1M, Aadhaar No: 59xxxxxxxx3484, Status :Individual, Executed by: Self, Date of Execution: 04/11/2025 , Admitted by: Self, Date of Admission: 04/11/2025 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MS PRATTAY 32, Old Ballygunge 1st Lane, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XX5 , PAN No:: DUxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri PARTHO SARATHI DAS (Presentant) Son of Shri PRASANTOA KUMAR DAS Date of Execution - 04/11/2025, , Admitted by: Self, Date of Admission: 04/11/2025, Place of Admission of Execution: Office	 Nov 4 2025 4:59PM	 Captured LTI 04/11/2025	 04/11/2025
	32, Old Ballygunge, 1st Lane, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No:: DUxxxxxx4L, Aadhaar No: 81xxxxxxxx8803 Status : Representative, Representative of : MS PRATTAY (as proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
KARTIC CH GHOSH Son of Late C R GHOSH Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 04/11/2025	 Captured 04/11/2025	 04/11/2025
Identifier Of Mrs SUNANDA BASU, Mr ALOKE BASU, Shri PARTHO SARATHI DAS			

Endorsement For Deed Number : I - 160501643 / 2025

On 04-11-2025

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

Presented for registration at 16:39 hrs on 04-11-2025, at the Office of the A.D.S.R. ALIPORE by Shri PARTHO SARATHI DAS ,

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 1,05,83,170/-

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

Execution is admitted on 04/11/2025 by Mr ALOKE BASU, Son of Late RANAJIT BASU, 1/45, Gariahat Road, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Retired Person

Indetified by KARTIC CH GHOSH, , , Son of Late C R GHOSH, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 04-11-2025 by Shri PARTHO SARATHI DAS, proprietor, MS PRATTAY (Sole Proprietorship), 32, Old Ballygunge 1st Lane, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by KARTIC CH GHOSH, , , Son of Late C R GHOSH, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Endorsement by Commissioner after execution of Visit Commission Case No:-000126 of 2025

Having visited the residence of Mrs SUNANDA BASU, , Wife of Late RANAJIT BASU, 1/45, Gariahat Road, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by profession House wife I have this day examined the said Mrs SUNANDA BASU who has been identified to my satisfaction by KARTIC CH GHOSH, , , Son of Late C R GHOSH, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk AND the said Mrs SUNANDA BASU has admitted the execution of this document

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 200/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/11/2025 9:56PM with Govt. Ref. No: 192025260323920688 on 03-11-2025, Amount Rs: 200/-, Bank: SBI EPay (SBlePay), Ref. No. 0375775395055 on 03-11-2025, Head of Account 0030-03-104-001-16

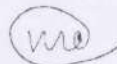
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,000/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 19,900/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 21457, Amount: Rs.100.00/-, Date of Purchase: 31/10/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/11/2025 9:56PM with Govt. Ref. No: 192025260323920688 on 03-11-2025, Amount Rs: 19,900/-, Bank: SBI EPay (SBlePay), Ref. No. 0375775395055 on 03-11-2025, Head of Account 0030-02-103-003-02

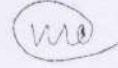


**MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal**

On 07-11-2025

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.



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2025, Page from 74525 to 74549

being No 160501643 for the year 2025.



Digitally signed by MANIMALA CHAKRABORTY
Date: 2025.11.18 16:21:44 +05:30
Reason: Digital Signing of Deed.

**(MANIMALA CHAKRABORTY) 18/11/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.**