

205811/2025

T-5563/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 245249

23/06/2025

8001774287/2025

District Sub-Registrar-TV
Registrar U/S (2) of
Registration Act
Alipore, South 2, Parganas

3 JUN 2025

Certifying that the document is registered for
Registration. The signature is as that of the
contractor's agent and is in full
accordance with the terms of this document.

DEVELOPMENT POWER OF ATTORNEY

THIS POWER OF ATTORNEY is made on this the 23rd day of June,
Two Thousand and Twenty-Five (2025) by

LIVING SPACE (PAN: JGVPS8146D), a proprietorship business
having address at 1/9A Dover Lane, Post Office and Police Station
Gariahat, Kolkata-700029 represented by its proprietor namely
**MR. ANIKET SINGH (PAN: JGVPS8146D & AADHAAR NO- 4718
9943 6172)** son of Mr. Sanjay Singh by faith Hindu, by occupation
Business, by Nationality Indian, having address at 549, Block-N, New
Alipore, Post Office and Police Station-New Alipore, Kolkata-700053,
(hereinafter called and referred to as the "**PRINCIPAL**") do hereby

Sl. No. 2090 50/- 21/6/2025
Name P. K. Bera (Adv)
Address Alipore Judges
Vendor Sign. Shekhar Ch. Halder Court 1cot 27.

G. G. Halder
Licensed Stamp Vendor
Alipore Judges Court
Kolkata-700027



Registrar of Companies
Registrar U/S 7 (2) of
Registration 1956
Alipore, South 24 Parganas
23 JUN 2025

nominate, appoint and constitute **NEW BENGAL BUILDERS (PAN: AAYFN2957K)**, a Partnership Firm having its office at 37, Topsia Road, Kolkata - 700039, represented by its partners: **Mr. GULZAR ALAM (PAN: AOBPA8809C & AADHAAR NO-7585 4200 1200)** son of Mehdi Ali Hassan, by Occupation: Business, by Faith: Islam by Nationality: Indian, residing at Chappan Talab, 37 Topsia Road, P. S: Tiljala, Kolkata-700039 West Bengal, India, and **Mr. MD FAISAL LARI (PAN: AMIPL9066H & AADHAAR NO-464640650695)** son of Late Wajihullah Lari, by Occupation: Business, by Faith: Islam by Nationality : Indian, residing at 22/1/h/9/2, Bright Street, Kolkata 700017, West Bengal, India, to be my true and lawful attorney (hereinafter called the "**ATTORNEY**").

WHEREAS the schedule mentioned property along with other land belonged to the recorded owner Nani Gopal Sardar and on 2nd day of March, 1964 he sold and transferred the same in favour of Sayaram Basu by virtue of a Deed of Conveyance which was duly registered in the office of the A.D.S.R. Baruipore and recorded in Book No. I, Volume no. 37, pages 1 to 3, being no. 1467 for the year 1964 and by virtue of that Deed said Sayaram Basu became the owner of 35.50 decimals of land.

AND WHEREAS a part of the schedule mentioned property was recorded by Hiralal Sardar in R.S. Khatian No. 1501 and he was the recorded owner and possessor of that land.

AND WHEREAS that Hiralal Sardar by virtue of a deed of sale registered before A.D.S.R. Baruipore on 14.08.1964 sold and transferred 78.50 decimals of land in favour of said Sayaram Basu. That deed of sale was recorded in that

registry office in Book No. 1, Volume no. 101, pages 226 to 228, being no. 7982 for the year 1964.

AND WHEREAS by a Deed of Conveyance which was duly registered before D.S.R. at Alipore on 20.11.1978, the said Sayaram Basu sold and transferred 4 Cottahs 14 Cottahs 07 sq. ft. of land in favour of Upen Sardar. That deed was recorded in that registry office in Book No.1, Volume No. 199, pages 268 to 270, being no. 6690 for the year 1978 and by virtue of that deed said Upen Sardar became the sole and absolute owner of the said land mentioned hereunder in Schedule. By physical measurement the land measured about 4 Cottahs 10 Chittacks 25 sq. ft.

AND WHEREAS the said Upen Sardar entered into an agreement with one Roup Sanfui for filling of the scheduled land and to solve other related work and to settle the local dispute including Municipal problems of the said land and accordingly an agreement was executed between them by which it was decided that said person will take Rs. 91,00,000/- out of total consideration and the rest of the amount will be taken by the then vendor (Upen Sardar) if the property is sold to some other person.

AND WHEREAS the said Upen Sardar by virtue of a Deed of Conveyance before D.S.R. V at Alipore on 2/06/2023 sold and transferred the land measuring about 4 Cottahs 10 Chittacks 25 sq. ft. to the First party/ Living Space, represented by its proprietor Mr. Aniket Singh with Roup Sanfui acting as the confirming party, for a total consideration of Rs.92,00,000/- (Rupees Ninety Two Lakh) only, out of which

Rs.1,00,000/- (Rupees One Lakh) only was paid to Upen Sardar and Rs.91,00,000/- (Rupees Ninety One Lakh) paid to the confirming party (Roup Sanfui). That deed was recorded in that registry office in Book No I, Volume No. 1630 pages 48996 to 49024 being no. 1713 for the year 2023.

AND WHEREAS the First Party mutated its name at the B.L.L.R.O and obtained new L.R Khatian no- 4380 on the 15th day of September 2023. Further, on 17th September 2023 the First Party applied for conversion of the nature of land from Bagan to Bastu and on 19 December 2023 obtained the conversion certificate from the B.L.L.R.O vide case number – CN/2023/1615/7227. The first party also applied for the mutation at the Rajpur Sonarpur Municipality vide application number – RJSP/23-24/MU/005522 dated Sept 20, 2023 and obtained the mutation certificate from the Rajpur Sonarpur Municipality on the 27 September 2023 vide certificate number – RJSP/23-24/MU/005522/123856.

A. Thus the Principal is the absolute owner and having its sufficient right, title, interest, authority and/or possession of **ALL THAT** piece and parcel of bastu land measuring about 4 Cottahs 10 Chittacks 25 sq. ft. along with 200 Sq.ft. Tin Shed structure with cemented flooring lying and situated at District - South 24 Parganas, Pargana - Medanmolla, Mouza - Barhans Fartabad, J.L. No. 47, R.S. Khatian No. 1501, R.S. Dag No. 3290, L.R. Khatian No. 715 and 1885, L.R. Dag No. 3290, P.S. Sonarpur, presently Narendrapur, A.D.S.R. Garia, within the jurisdiction of Rajpur Sonarpur Municipality, Ward No. 28, Road Name -Balija Model Town Road, Pin 700 150, along with all common right, easement and quasi-easement facilities and

amenities attached thereto, which is more fully and specifically been described in the **SCHEDULE "A"** hereunder written and hereinafter referred to as the **"SAID PREMISES"**.

- B. The Principal has executed a **"Development Agreement"** dated 23.06.25 being No. 5556/2025..... for the year 2025, at P. S. R. IV..... Alipore, hereinafter referred to as the **"Said Development Agreement"** dated 23.06.2025 in respect of the 'said premises' with **NEW BENGAL BUILDERS (PAN: AAYFN2957K)**, a Partnership Firm having its office at 37, Topsia Road, Kolkata-700039, represented by its partners: **Mr. GULZAR ALAM (PAN: AOBPA8809C & AADHAAR NO- 7585 4200 1200)** son of Mehdi Ali Hassan, by Occupation: Business, by Faith: Islam by Nationality: Indian, residing at Chappan Talab, 37 Topsia Toad, P. S: Tiljala, Kolkata - 700039 West Bengal, India, and **Mr. MD FAISAL LARI (PAN: AMIPL9066H & AADHAAR NO- 464640650695)** son of late. Wajihullah Lari, by Occupation: Business, by Faith: Islam by Nationality: Indian, residing at 22/1/h/9/2, Bright Street, Kolkata, 700017, West Bengal, India, hereinafter called and referred to as the **"BUILDER/DEVELOPER"** for construction of the proposed G + III (ground plus three) storied building (hereinafter referred to as the 'said building') or any extra floor upon and above the roof of the proposed G + III (ground plus three) storied building at land of the said premises as per sanction plan in the name of the land owner/ principal herein to be sanctioned by the developer herein from the competent authority. The said Development Agreement has already been executed and registered on 23.06.25... upon certain terms and conditions as mentioned therein and the aforesaid Development Agreement registered at the office of the

D.S.R-IX Aipore, Book-1, vol-1604-2025, Deed no - 5556/2025

C. The Principal is desirous of appointing, nominating and constituting the "Attorney" herein as its true and lawful Attorney for and on its behalf to do the following acts, deeds, matters and things that is to say: -

1. To hold, defend, possess, manage and maintain the 'said premises' been described in the **SCHEDULE "A"** hereunder and to construct a multistoried building upon the said premises after demolishing the existing structure as per sanction plan to be sanctioned by the Rajpur Sonarpur Municipality or any other competent authority in terms of the "**said Development Agreement**".
2. To sign execute and submit all papers, documents, statements undertakings, declaration and plans as be required for construction of the schedule land according to plan sanctioned by the Rajpur Sonarpur Municipality or any other competent authority and/or modified by the Appropriate Authority at the schedule property.
3. To apply for any variation or modification of building plan (if required) to be sanctioned by the Rajpur Sonarpur Municipality or any other competent authority and to sign and execute any such papers documents instruments that may be required in this regard on behalf of the Principal.
4. To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and/or alterations of the sanctioned

plans and also premises and other papers and documents as be required by the necessary authorities in respect of the schedule property.

5. To sign, execute and submit all applications maps plans specification and obtain the same thereof upon sanction in respect of any new or other plan and/or any modification or alterations thereto and thereafter upon the building plan to be sanctioned by the Rajpur Sonarpur Municipality or any other competent authority and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time for the proper and smooth development of the "said premises".
6. To pay all rates and taxes, charges expenses and other outgoings and fees whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure the building to be constructed thereon against any loss or damages by fire or other risk as be deemed necessary and/or desirable by our said attorney and to pay all premium for such insurance to obtain sanction and other records permissions and/or consents from the necessary authorities as be necessary or required for modification, alteration and/ or sanction of the plan and/or any utility serving and/or concerning the "said premises" and also to sign other documents as may be required by the authorities from time to time.
7. To sign, execute and submit the supplementary or additional building plan or plans, plumbing plans, sewerage plan applications, undertakings, declarations and swear affidavit for and on our behalf in the Rajpur Sonarpur Municipality or

any other competent authority and to do all necessary things and acts for the purpose of smooth construction at the said premises being described in the Schedule "A" hereunder and as our legal constituted attorney may accord modified building sanction on the basis of the signature of our constituted attorney.

8. To hold to build upon and 'Exploit Commercially' the said premises by making construction of the proposed multi storied building thereon and for that to arrange by as take down demolish structures of whatsoever nature existing thereon or as may be constructed in future.
9. To appoint and terminate such appointment of Engineers, Architects and their agent or agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges of such Architects, Engineers and their agent or agents and/or sub-contractors, for and on behalf of the Principals.
10. To collect the maintenance charges, service charges or whatsoever charges from the intending purchaser or purchasers of flats, units, car parking of the Developer Allocation.
11. To apply for fresh electricity, water, drainage, sewerage, telephone, lift or of any other utility in the "**said premises**" and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts, deeds, matter/s and things as may be deemed fit and proper by the attorney.

12. To apply for and obtain licenses and permissions that may be necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for the purpose of having the drain of the "**said premises**" connected to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.
13. To Sign and give any notice to any occupier or occupiers of the said premises or trespasser of any portion thereof to quiet and to repair or to abate any nuisance or to make remedy and/or any other purpose whatsoever.
14. To warn off and prohibit and, if necessary, proceed against in due form of law against all occupiers or trespassers on the said premises or any part thereof for taking possession and to take appropriate steps whether by actions or distress or otherwise and to abet all nuisance and for such to enter into all contracts and arrangement with the trespassers.
15. To make supervise and construct the building and/or structure according to the sanction building plan to be sanctioned by the competent authority or by the Rajpur Sonarpur Municipality in respect of the 'said premises' as mentioned in the **SCHEDULE "A"** hereunder and to that effect to get signed, pursue and collect on behalf of the Principals all such or relevant applications, drawings, documents and any representations of whatsoever manner or nature that/those is/are being sought to be done by the aforesaid departments of the competent authority or by other and when necessary as and/or asked for.

16. To appear and represent the Principals before the Rajpur Sonarpur Municipality, K.M.DA, building Tribunal, and other authorities concerned regarding the mutation and tax assessment and any notice received or served on the Principals in respect of the "said premises" or part of it and to make representations, prefer appeals, reviews and revisions and for that to sign and submit all papers appeals applications and papers, petitions, and to appear and make representations for and on behalf of the Principal before the authorities concerned.
17. To appear and represent the Principal before the Rajpur Sonarpur Municipality, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, Fire Services Department, West Bengal and Kolkata Police, CESC or any other service provider authority in connection with the "said premises" and to sign and execute all the papers and documents wherever necessary for the proper development of the "said premises".
18. To sign and execute all the papers, petitions, applications, writings and documents for mutation of the "said premises" in the name of the Principal, if required.
19. To appear and represent Principal before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other officer or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents and instruments executed and signed by the said Attorney in any manner concerning the "said premises" or any part thereof with undivided share of the land underneath and admit execution thereof, in respect of the

Developer's Allocation or part thereof mentioned in the "**said Development Agreement**" and also mentioned in the Schedule "C" hereunder.

20. To enter into agreement for sale, Deed of Conveyance any kind of transfer or otherwise in respect of the Developer's allocation or part of it mentioned in the "**said Development Agreement**" and also in the Schedule "C" hereunder together with undivided proportionate share of the land underneath of the "**said premises**" at a settled price to be settled by the attorney and to collect money or moneys from the intending purchaser/s and to grant receipt and acknowledge the said or any of such payment/s.
21. To sign and execute any other deeds, writings, documents, Agreements for Sale, Deed of Conveyance or Deed of Sale in respect of the Developer's allocation or part of it mentioned in the '**said Development Agreement dated 29.06.2025**' and **also mentioned in the Schedule "C" hereunder**, together with undivided proportionate share of the land underneath of the '**said premises**' and to present the same for registration before the registering authority and to admit the execution thereof.
22. To receive money or moneys whether in advance or booking from time to time or at a time from the intending Purchaser or Purchasers in respect of the Developer's Allocation or part thereof in terms of the "**said Development Agreement**" and **also in respect of the Schedule "C" hereunder** and to grant proper receipts and discharge thereof.

23. To deliver khas and vacant possession of the Developer's Allocation to the intending purchaser or Purchasers after the completion of the Proposed Building.
24. To sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time for completion of the proposed building plan in respect of the "said premises".
25. To commence prosecute enforce defend answer and oppose all actions and proceedings concerning in any way the "**said premises**" or any part thereof including those relating to acquisition and/or requisition in which the Principals is now or may hereafter be interested or concerned and if thought fit and compromise, settle or refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue or any other competent court of law or it part.
26. To appoint any solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require as the attorney may deem fit and proper.
27. To sign' affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the "**said premises**" or any part thereof.

28. This Power of Attorney is irrevocable subject to fulfillment of the terms and conditions mentioned in the "**said Development Agreement**".

AND GENERALLY, to do all acts, deeds, matters and things concerning the powers herein conferred in respect of the "**said premises**" which the Principal could have done lawfully under its own hands if present personally. And We, the said Principal do hereby agree ratify and confirm all acts, deeds, matters and things whatsoever and the said Attorney shall do and/or cause to do in accordance herewith, subject to the fulfillment of the terms and conditions mentioned in the "**said Development Agreement**".

THE SCHEDULE 'A' ABOVE REFERRED TO
(Description of the said premises)

ALL THAT piece and parcel of bastu land measuring about 4 Cottahs 10 Chittacks 25 sq. ft. along with 200 Sq.ft. Tin Shed structure with cemented flooring lying and situated at District - South 24 Parganas, Pargana - Medanmolla, Mouza - Barhans Fartabad, J.L. No. 47, R.S. Khatian No. 1501, R.S. Dag No. 3290, L.R. Khatian No. 715 and 1885, L.R. Dag No. 3290, P.S. Sonarpur, presently Narendrapur, A.D.S.R. Garia, within the jurisdiction of Rajpur Sonarpur Municipality, Ward No. 28, Road Name -Balia Model Town Road, Pin 700 150, which is butted and bounded as follows:-

ON THE NORTH: R.S. Dag No. 3290;

ON THE SOUTH: R.S. Dag No. 3290;

ON THE EAST: 20 ft. wide Municipal Road;

ON THE WEST: R.S. Dag No.3290;

THE SCHEDULE 'B' ABOVE REFERRED TO
(Description of the Landowner's Allocation)

On completion of the proposed building in all respect by the Developer at the cost and expenses from its own fund, the Land Owners will be entitled to get and/or the Developer allocate and handover to the land Owner **ALL THAT** piece and parcel of 50% of the total F.A.R. or sanctioned areas in accordance with the sanction plan to be sanctioned by the Rajpur Sonarpur Municipality or any other competent authority in respect of or upon the said premises, as mentioned in the **SCHEDULE 'A'** hereinabove and 50% of the car parking spaces out of total FAR in the ground floor, together with undivided, impartible and proportionate share in the land underneath of the said premises including all rights of easements, quasi-easements, common facilities and amenities annexed thereto, including proportionate share or interest in the ultimate roof/terrace of the proposed G + III (ground plus three) storied building.

THE SCHEDULE "C" ABOVE REFERRED TO
(Description of the Developer's Allocation)

Save and except the aforesaid Land Owner's Allocation, the Developer shall be entitled to get 50 % of the total F.A.R. or sanctioned areas in accordance with the sanction plan, to be sanctioned by the Rajpur Sonarpur Municipality or any other competent authority in respect of or upon the '**said premises**' as mentioned in the **SCHEDULE 'A'** and 50 % of the car parking spaces out of total FAR in the ground floor, together with undivided, impartible and proportionate share in the land underneath of the said premises including all rights of easements, quasi-easements, common facilities and amenities

annexed thereto, including proportionate share or interest in the ultimate roof/terrace of the proposed G + III (ground plus three) storied building.

IN WITNESS WHEREOF the Principal and Attorney put their respective signatures on this the day, month and year first above written.

WITNESSES :

1. Anil Moulic
Aijne jds'cr
Kat-27

Living Space
Aijne jds'cr
Proprietor

SIGNATURE OF THE PRINCIPAL

2. Sukumar Baf
Alipore - Kat-27

Gurukulam
New Bengal Builders
We accepted
Md. Faisal H
Partner

SIGNATURE OF THE ATTORNEY

Anil Moulic
Aijne jds'cr
F-1152/1152/99
Aijne jds'cr
Kat-27

Thumb 1st Finger Middle Finger Ring Finger Small Finger

PHOTO

Left Hand

Right Hand

e
 Signature



Thumb 1st Finger Middle Finger Ring Finger Small Finger

Left Hand

Right Hand

Name ANIKET SINGH
 Signature [Handwritten Signature]



Thumb 1st Finger Middle Finger Ring Finger Small Finger

Left Hand

Right Hand

Name GULZAR ALAM
 Signature [Handwritten Signature]



Thumb 1st Finger Middle Finger Ring Finger Small Finger

Left Hand

Right Hand

Name MD FAISAL LARI
 Signature [Handwritten Signature]



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

Deed No / Year	8001774287/2025	Office where deed will be registered
Deed Date	23/06/2025 12:24:32 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	ANIRBAN MOULICK ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617774077, Status : Others	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 2/-	Rs. 1,16,79,309/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160405556/2025	

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Ballia Modal Town Road, Mouza: Barhans Fartabad, , Ward No: 028 Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3290	RS-1501	Bastu	Bastu	4 Katha 10 Chatak 25 Sq Ft	1/-	1,16,49,309/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :					7.6885Dec	1 /-	116,49,309 /-	

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 FL	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	

er of property for L1	
From	To. with area (Name-Area)
LIVING SPACE	NEW BENGAL BUILDERS-7.68854 Dec
er of property for S1	
From	To. with area (Name-Area)
LIVING SPACE	NEW BENGAL BUILDERS-100.00000000 Sq Ft

If the given information are found incorrect, then the assessment made stands invalid.

Query is valid for 30 days (i.e. upto 23-07-2025) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 23-07-2025)

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 situates 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.

Major Information of the Deed

No/Year	I-1604-05563/2025	Date of Registration	23/06/2025
No/Year	1604-8001774287/2025	Office where deed is registered	
Date	23/06/2025 12:24:32 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Deed Name, Address Details	ANIRBAN MOULICK ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617774077, Status :Others		
Transaction	Additional Transaction		
Development Power of Attorney after Registered Development Agreement			
Market Value	Market Value		
	Rs. 1,16,79,309/-		
Registration Fee Paid	Registration Fee Paid		
	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160405563/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Balia Modal Town Road, Mouza: Barhans Faratabad, Ward No: 028 Pin Code : 700150

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-3290	RS-1501	Bastu	Bastu 4 Katha 10 Chatak 25 Sq Ft	1/-	1,16,49,309/-	Width of Approach Road: 20 Ft., Project Name :
Grand Total :				7.6885Dec	1/-	116,49,309/-	

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: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	30,000/-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	LIVING SPACE 19A, DOVER LANE, City:- , P.O:- GARIAHAT, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No. : JGxxxxxx60, Aadhaar No Not Provided, Status Organization, Executed by: Representative, Executed by: Representative

Details :
Name,Address,Photo,Finger print and Signature
NEW BENGAL BUILDERS
 TOSIA ROAD, City:- , P.O:- TOPSIA, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:-
 700039 , PAN No.:: AAxxxxx7K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :
Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr ANIKET SINGH (Presentant) Son of Mr SANJAY SINGH Date of Execution - 23/06/2025 , Admitted by: Self, Date of Admission: 23/06/2025, Place of Admission of Execution: Office	 <small>Jan 23 2025 12:52PM</small>	 Captured <small>LT 23/06/2025</small>	 <small>23/06/2025</small>

549, BLOCK-N, NEW ALIPORE, City:- , P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-
 Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business,
 Citizen of: India, , PAN No.:: JGxxxxx6D,Aadhaar No Not Provided Status : Representative,
 Representative of : LIVING SPACE (as SOLE PROPRIETOR)

Name	Photo	Finger Print	Signature
Mr GULZAR ALAM Son of Mr MEHEDI ALI HASAN Date of Execution - 23/06/2025 , Admitted by: Self, Date of Admission: 23/06/2025, Place of Admission of Execution: Office	 <small>Jan 23 2025 12:53PM</small>	 Captured <small>LT 23/06/2025</small>	 <small>23/06/2025</small>

37, TOPSIA ROAD, City:- , P.O:- TOPSIA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India,
 PIN:- 700039, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.::
 AOxxxxx9C,Aadhaar No Not Provided Status : Representative, Representative of : NEW BENGAL
 BUILDERS (as PARTNER)

Name	Photo	Finger Print	Signature
Mr MD FAISAL LARI Son of Mr WAJIHULLAH LARI Date of Execution - 23/06/2025 , Admitted by: Self, Date of Admission: 23/06/2025, Place of Admission of Execution: Office	 <small>Jan 23 2025 12:53PM</small>	 Captured <small>LT 23/06/2025</small>	 <small>23/06/2025</small>

22/1/19/9/2, BRIGHT STREET, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata,
 West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,
 PAN No. : AMxxxxx0H,Aadhaar No Not Provided Status : Representative, Representative of : NEW
 BENGAL BUILDERS (as PARTNER)

Details :

	Photo	Finger Print	Signature
N MOULICK ASHIM MOULICK RIDGES COURT, City:-, P.O.- P S -Alipore, District:-South 24 West Bengal, India, PIN:-		 Captured	
	23/06/2025	23/06/2025	23/06/2025

Of Mr ANIKET SINGH, Mr GULZAR ALAM, Mr MD FAISAL LARI

er of property for L1

From	To. with area (Name-Area)
LIVING SPACE	NEW BENGAL BUILDERS-7.68854 Dec

er of property for S1

From	To. with area (Name-Area)
LIVING SPACE	NEW BENGAL BUILDERS-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160405563 / 2025

2025

Category of Admissibility(Rule 43,W.B. Registration Rules 1962)

Deed is under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 of Indian Stamp Act 1899.

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

Deed is presented for registration at 12:40 hrs on 23-06-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr ANIRBAN MOULICK SINGH .

Category of Market Value(WB PUVI rules of 2001)

Deed is certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 9,309/-

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

Execution is admitted on 23-06-2025 by Mr ANIKET SINGH, SOLE PROPRIETOR, LIVING SPACE, 119A, DOVER ROAD, City:- P.O:- GARIAHAT, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by ANIRBAN MOULICK, . . Son of Late ASHIM MOULICK, ALIPORE JIDGES COURT, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 23-06-2025 by Mr GULZAR ALAM, PARTNER, NEW BENGAL BUILDERS, 37, TOSIA ROAD, City:- P.O:- TOPSIA, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Identified by ANIRBAN MOULICK, . . Son of Late ASHIM MOULICK, ALIPORE JIDGES COURT, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 23-06-2025 by Mr MD FAISAL LARI, PARTNER, NEW BENGAL BUILDERS, 37, TOSIA ROAD, City:- P.O:- TOPSIA, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Identified by ANIRBAN MOULICK, . . Son of Late ASHIM MOULICK, ALIPORE JIDGES COURT, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, 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 2090, Amount: Rs.50.00/-, Date of Purchase: 21/06/2025, Vendor name: S C Halder



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 144878 to 144901

being No 160405563 for the year 2025.



Digitally signed by ANUPAM HALDER
Date: 2025.06.23 17:28:12 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 23/06/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.