

Major Information of the Deed

Deed No :	I-1607-04824/2025	Date of Registration	25/06/2025
Query No / Year	1607-8001771775/2025	Office where deed is registered	
Query Date	23/06/2025 11:20:17 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	S BANERJEE ALIPORE,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9874517987, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 36,04,167/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160704754/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



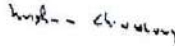



District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Netaji Subhas Road, Road Zone : (Dwarik Mukherjee Road -- Sudhasindhu Banerjee Road) , , Premises No: 58/2, , Ward No: 130
Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	1 Katha 15 Chatak 2 Sq Ft	1/-	29,10,417/-	Property is on Road , Project Name :
Grand Total :				3.2015Dec	1 /-	29,10,417 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	6,93,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1 /-	6,93,750 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs KRISHNA CHOWDHURY Wife of Late JOY KUMAR CHOWDHURY Executed by: Self, Date of Execution: 23/06/2025 , Admitted by: Self, Date of Admission: 23/06/2025 ,Place : Office		 Captured	
	23/06/2025	LTI 23/06/2025	23/06/2025	
75, NETAJI SUBHAS ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: AOxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/06/2025 , Admitted by: Self, Date of Admission: 23/06/2025 ,Place : Office				
2	Name Mrs MADHUMITA MITRA Wife of Mr KOUSIK MITRA Executed by: Self, Date of Execution: 23/06/2025 , Admitted by: Self, Date of Admission: 23/06/2025 ,Place : Office		 Captured	
	23/06/2025	LTI 23/06/2025	23/06/2025	
75, NETAJI SUBHAS ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AOxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/06/2025 , Admitted by: Self, Date of Admission: 23/06/2025 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	FOUR WALLS 19, SUDHA SINDHU BANERJEE LANE (GABTALA LANE), City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 , PAN No.:: ACxxxxxx6L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SALIL KUMAR RAY (Presentant) Son of Late SAILENDRA KUMAR ROY Date of Execution - 23/06/2025, , Admitted by: Self, Date of Admission: 23/06/2025, Place of Admission of Execution: Office	 <small>Jun 23 2025 11:45AM</small>	 Captured <small>LTI 23/06/2025</small>	 <small>23/06/2025</small>
19, SUDHA SINDHU BANERJEE LANE, (GABTALA LANE), City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: ACxxxxx6L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : FOUR WALLS (as PROPRITOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMAR KR DAS Son of Late K N DAS 54C B L T ROAD, City:- , P.O:- PARNASREE, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060	 <small>23/06/2025</small>	 Captured <small>23/06/2025</small>	 <small>23/06/2025</small>
Identifier Of Mrs KRISHNA CHOWDHURY, Mrs MADHUMITA MITRA, Mr SALIL KUMAR RAY			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs KRISHNA CHOWDHURY	FOUR WALLS-1.60073 Dec
2	Mrs MADHUMITA MITRA	FOUR WALLS-1.60073 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs KRISHNA CHOWDHURY	FOUR WALLS-500.00000000 Sq Ft
2	Mrs MADHUMITA MITRA	FOUR WALLS-500.00000000 Sq Ft

Endorsement For Deed Number : I - 160704824 / 2025

On 23-06-2025

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

Presented for registration at 11:40 hrs on 23-06-2025, at the Office of the A.D.S.R. BEHALA by Mr SALIL KUMAR RAY ,,

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 36,04,167/-

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

Execution is admitted on 23/06/2025 by 1. Mrs KRISHNA CHOWDHURY, Wife of Late JOY KUMAR CHOWDHURY, 75, NETAJI SUBHAS ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 2. Mrs MADHUMITA MITRA, Wife of Mr KOUSIK MITRA, 75, NETAJI SUBHAS ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service

Indetified by Mr SAMAR KR DAS, , , Son of Late K N DAS, 54C B L T ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Business

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

Execution is admitted on 23-06-2025 by Mr SALIL KUMAR RAY, PROPRIETOR, FOUR WALLS, 19, SUDHA SINDHU BANERJEE LANE (GABTALA LANE), City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Indetified by Mr SAMAR KR DAS, , , Son of Late K N DAS, 54C B L T ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

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 753976, Amount: Rs.100.00/-, Date of Purchase: 11/05/2022, Vendor name: Mamtaj Uddin Gazi



Santanu Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 25-06-2025

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.



Santanu Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

- Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1607-2025, Page from 127762 to 127794
being No 160704824 for the year 2025.



Digitally signed by Santanu Basak
Date: 2025.06.30 16:48:29 +05:30
Reason: Digital Signing of Deed.

(Santanu Basak) 30/06/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

Hindu, by occupation House wife, residing at 75, Netaji Subhas Road, Behala, Kolkata 700034, Post Office Behala, Police Station Parnasree.

3.1.2 MRS MADHUMITA MITRA (PAN AO SPC 2633R) (Aadhar no : 4118 5447 0100), wife of Sri Kousik Mitra, by faith Hindu, by occupation Service, residing at 75, Netaji Subhas Road, Behala, Kolkata 700034, Post Office Behala, Police Station Parnasree,

Hereby send greetings:-

WHEREAS:

We are the joint owners of ALL THAT one-piece and parcel of Basta land measuring more or less 01 (one) Cottahs 15 (fifteen) Chittacks 2 (two) Sq. Ft. lying and situated at, Mouza - Behala, J.L. No. 2, Touzi No. 346 Pargana - Balia, Resa no. 87, comprising in C. S. Khatian No. 1906, R.S Khatian 5555, C.S Dag No. 6081, R.S Dag no. 8314, previously within local limits of South Suburban Municipality (Behala Unit) presently within the local limits of Kolkata Municipal Corporation (south suburban unit), previously within the ambit of Behala police station and presently within the ambit of Parnasree Police Station, Ward no. 130, Borough no. IV.

and a dilapidated two storied building having pacca structure cemented floors, measuring 1000 sq.ft more or less standing thereupon, identified as Municipal premises no.58/2, Netaji Subhas Road, Behala, Kolkata 700034, corresponding to postal premises no. 75, Netaji Subhas Road, Behala, Kolkata 700034 , having Assessee no. 411300903324, under the jurisdiction of Additional District Sub-Registrar, Behala, within the District of 24 Parganas; South together with all easement rights attached thereto. The said property is more fully described in the Schedule written hereunder, hereinafter referred to as the 'Said Property'.

AND WHEREAS WE have entered into an agreement for development of our said property with one FOUR WALLS, a Proprietorship Firm, represented by its sole Proprietor SRI SALIL KUMAR RAY, (PAN - ACZPR 6806L) (Aadhar no : 6366 2889 0930)) son of late Sailendra Kumar Roy, having his residence-cum-Office at 19, Sudha Sindhu Banerjee Lane (Gabtala Lane), P.O. & Police Station - Parnasree, Kolkata - 700060, on 23rd day of June 2025.

The said agreement for development of our said property has been registered before the office of the A.D.S.R, Behala and is recorded in book no. J....volume no. YXX...pages. XXX to XXX.....being no. 4754 for the year 2025.

That for the purpose of said Development work in our said premises and on the compliance of the terms agreed therein in the said agreement for development, TODAY 23/06/25, WE do hereby appoint nominate and constitute SRI SALIL KUMAR RAY, (PAN - ACZPR 6806L)(Aadhar no : 6330 2989 0930)) son of late Sailendra Kumar Roy, having his residence-cum-Office at 19, Sudha Sindhu Banerjee Lane (Gabtala Lane), P.O. & Police Station - Parnasree, Kolkata - 700060, proprietor of the said Firm named FOUR WALLS, as our True And Lawful Constituted Attorney for US and on our behalf to look after, manage and to do and perform or caused to be done and performed all or any of the acts, matters, deeds, and things for and in respect of the said property as follows: -

Sail Kumar Ray

1. To make application and amalgamate the subject property into other single holding before Kolkata Municipal Corporation, if required.
2. To enter into, hold and defend possession of the subject property as the said Attorney may deem fit and also to deliver possession of the demarcated possession of the Developer/Attorney, as per Development Agreement as stated above of the proposed newly multi-storied building which to be constructed upon the subject property or upon any part and portion thereof together with undivided proportionate share in land attributable thereto forming part of developers allocation to its prospective buyer and also to manage, maintain, and administer the properties and all buildings and construction thereon and every part thereof.
3. To prepare plans for the construction of the new building or buildings upon the subject property and to appoint Architect or Architects for that purpose as our Attorney thinks fit and proper.
4. To submit such plan or plans to Kolkata Municipal Corporation or any other local or statutory body or bodies for approval and fresh sanction or renewals or amendments of the plans for construction

of the building or buildings on the subject property or any part thereof.

5. To approach all the concerned authorities under the Urban Land (Ceiling and Regulation) Act 1976, for the purpose of obtaining exemption under section 20 of the said Act in respect of the said property for the purpose of development and/or redevelopment of the said property and for that purpose to sign all applications papers writings undertakings affidavits etc. as may be necessary and to carry out all such correspondences with the authorities under the said Act and also prefer appeals from any order of the Competent Authority and/or any other authority made under the said Act in connection with the said properties.
6. To supervise the development work in respect of the construction on the said property and to carry out or get carried out through contractors or sub-contractors wholly or partially or in any such manner as the Attorney may deem fit and proper and convenient, the construction of structures on the said property in accordance with the plans and specifications as sanctioned by the Kolkata Municipal Corporation and other concerned authorities and in

accordance with all applicable rules and regulations made by the Government of West Bengal, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Kolkata Municipal Corporation, Town Planning Authorities Police Authorities, Fire Fighting Authorities and Authorities of Traffic, BSNL, Airport Authority or any other authority or Authorities concerned in that behalf for the time being.

7. To raise construction upon the subject property as by building rules bye laws of Kolkata Municipal Corporation and working plans stipulated and agreed terms as per the said Development Agreement in the subject property and to engage supervise and control the work of Architect, Contractors, engineers, to sign and make all applications affidavits to act before the Kolkata Municipal Corporation or any other Government or statutory authority or authorities whatsoever and to sign submit and get the plans of the building sanctioned from Kolkata Municipal Corporation, to pay the requisite fees, to receive the sanctioned plan under his own signature, and for such purpose to sign, make execute and submit application, affidavit, undertaking, indemnity

bond etc. as our said attorney thinks fit and proper for themselves and on our behalf.

8. To manage control and supervise the affairs of the subject property and for the purpose to have the physical possession thereof, to represent us before any office/authority of any State/Central Government or local body or concerned Competent Authority or Authorities which may be connected and/or concerned with the subject property in any manner whatsoever and to make any statement, application, affidavit, undertaking etc. for and on our behalf and in our names in respect of the subject property or any matter incidental thereto.
9. To supervise the construction, complete the proposed building, to apply for and obtain required permission for such construction upon the said property from such competent authority on our Behalf under his Signature.
10. To get water /sewer/power connections and other services in the said property and for the purpose to do all acts deeds and things which is/are necessary for the same.

11. To make constructions / additions/ alterations on the Said Property after seeking permission from the Kolkata Municipal Corporation/ Competent Authority in this regard and for the purpose, to apply for and get the plans sanctioned, if required and get the authorized quotas of building materials & engage any Labour / Contractor / Architect etc. for the purpose.
12. To get the said property assessed for House Tax, to pay the same in respect of the Share of Developer's allocation and to get the refund thereof, if paid in excess.
13. To let out in full or in part of the entire Developer Allocations with right to park the cars to any intending tenant(s), to receive rents in it's own name, issue receipts thereof, and deal with the tenants in any lawful manner.
14. To negotiate, to enter into agreement to sell, to collaborate or dispose off or transfer by way of exchange, mortgage, lease, sale (whether permanently or for long or short period) the full or any part of the Developers Allocations in the newly built building along with proportionate undivided, indivisible and impartible land rights/shares in the said property together with the common

right over the common passages, staircase , underground / overhead water tanks, spaces for electric and water meters etc and all other common facilities and / or amenities attached to the said property, at such terms, which my attorney may in his/her sole discretion deem fit and proper, with any person, whosoever, and to enter into any agreement with the intending purchaser / purchasers, to receive earnest money / full and final payment in its name and give receipts thereof and to realize the entire proceeds without any right, claim or interest therein whatsoever of the Owners.

15. To transfer the Developers Allocation in the said Property arranged under the Development Agreement by way of Sale, Gift, Lease or License to any person in any manner, the said Attorney in its absolute discretion thinks fit and proper on our behalf.

16. To execute , sign and present for Registration , Before proper registration Authority , proper Sale / Conveyance Deed for conveying our rights, interests , liens and titles in the said property or any part thereof , in favour of the intending purchaser and for the purpose of conveying the same absolutely and

forever, in favour of the intending purchaser or his/her nominees to do all acts, deeds and things which is /are necessary for the purpose i.e. to receive the consideration thereof, and to admit the receipt thereof, and deliver the possession thereof, to the said purchaser or his/her nominee(s), either physical or constructive, as may be feasible, in respect of Developer's allocation in respect of the proposed new building to be constructed.

17. To receive from the intending purchaser or purchasers any earnest money or advance or advances and also the balance of sale proceeds or full consideration on completion of such sale or sales, to receive, accept compensation, cheque, draft in its own favour / name from any financial institution / banks or from intended purchaser and /or any loan moveable, immovable or actionable claim, etc. and to give good and valid receipt and discharge for the same under its own signature of the said Developers Allocation under the Development Agreement and shall be exclusively entitled/appropriate to all Realizations/Proceeds without any right, claim or interest therein whatsoever of the Owner.

18. To sign, execute and deliver any Deed of Sale, conveyance mortgage, Gift, exchange, lease and license in respect of the Developers Allocation, in favour of any such purchasers or person or persons or his nominee or nominees or assignee after and during completion of the building.
19. To sign and execute all other deeds, instruments and assurances in respect of the Developers Allocation which he shall consider necessary and to enter into and /or agree to such covenants and conditions, as may be required for fully and effectually conveying the Developers Allocation on our behalf.
20. To present any such deed or deeds of sale , conveyance mortgage , gift , exchange ,lease , license or other document or documents for registration when executed by the Attorney in respect of the Developers Allocation, to admit execution thereof and receipt of consideration before the Sub-Registrar or Registration having authority for and to have it registered according to law and to do all other acts, deeds and things which the said Attorney consider necessary for the transferring and/or conveying the Developers Allocation or part thereof to such

purchaser, purchasers or party as fully and effectively in all respects and shall be entitled to the entire proceeds without any right, claim or interest therein whatsoever of the Owners.

21. To file /defend any suit in any court of law in any matter concerning the said Developers Allocation or any matter incidental thereof and for the purpose to appoint any advocate, pleader, vakil, attorney etc. And to make any statements, applications, affidavits, undertakings, etc for and on our behalf and in our names.

22. To compromise, compound or withdraw the cases, to appoint arbitrator, to proceed in arbitration proceedings, to deposit and withdraw the money, to execute the decree, to receive and recover the amount of decree, to issue receipts, and to take any step for the same.

23. To appear before the officers of the Competent / Appropriate Authority under the provisions of West Bengal Apartment Ownership Act, to give the application, for permission, to sign the requisite forms, to give the statement, to file affidavit, undertaking, indemnity bond, etc.

24. To execute the deed of Apartment / Declaration or any other deed, to present the same for registration to the Competent Registering Authority, to admit the execution, to get the same registered.
25. To execute, sign and present all kinds of suits, writs, complains, petitions, revisions, written statement, appeals etc, in law court i.e. Civil Criminal or Revenue and /or Tribunal and to proceed in all proceedings before arbitration or any other authority, in our names and on our behalf and in any matter concerning the SAID PROPERTY or any matter incidental thereof.
26. To mortgage the said Developer's Allocation only, sign on all relevant documents, to receive the mortgage amount and to complete all other formalities in this regard.
27. To execute any rectification Deed of any deed(s) executed in respect of the said Developer's Allocation and to get the same registered in the office of the Registrar, if required.
28. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and with all

Government Departments and other concerned authorities in connection with the development of the said property.

29. To appear and represent us before and all concerned authorities and parties as may be necessary in connection with the development of the said properties as aforesaid.

30. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personnel and workmen to carrying out the development of the said properties as also construction of the buildings thereon and to pay their fees, considerations monies salaries and/or wages.

31. To pay various deposits to Kolkata Municipal Corporations and other concerned Authorities as may be necessary for the purpose of carrying out the Development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipts in our names and our behalf in connection with the refund of such deposits.

32. To approach City Engineer and Authorities and Officers of Kolkata Municipal Corporations for the purpose of obtaining

various permissions and other services connections including water connection for carrying out and completing the development of the said property and construction of building(s) thereon and also to obtain water connection and service connections to the building constructed.

33. To make necessary applications to the CESC Limited and other concerned authorities for obtaining electric Power for the said Property and the buildings to be constructed thereon.

34. To make necessary representations including filing of complaints, Appeals, etc. before the Assessor and Collectors of Kolkata Municipal Corporations and or other concerned Authorities in regards to the fixation of ratable value in respect of the building(S) on the said property and/or any portion thereof by the Assessor and the Collector of Kolkata Municipal Corporations or any statutory authorities.

35. To apply from time to time for modifications of the building plans in respect of the building to be constructed on the said property, on our behalf.

36. To give such letters and writings and/or undertakings as may be required from time to time by Kolkata Municipal Corporation and/or other concerned authorities for the purpose of carrying out the development works in respect of the property as also in respect of the construction work of the building thereon.

37. To give such letters and writings and/or undertakings as may be required from time to time by Kolkata Municipal Corporations and the Fire Brigade Departments for occupying the said building and/or obtaining necessary No-Objection Certificate (NOC) from the Department in respect of the said building.

38. To approach the Government of West Bengal and all its Departments in all its departments as also the Kolkata Municipal Corporation and all other concerned authorities for the purpose of obtaining NOC and/or permission and/or sanction with regard to the carrying out the constructions of the said building and completion thereof and for obtaining possession and/or Completion Certificate in respect of the said building in connection with running and establishing units therefrom.

39. To do all other acts matters and things in respect of the said properties including to represent before and correspond with the Kolkata Municipal Corporations and/or any other concerned authorities for any of the matters relating to the sanctioning of plans, obtaining the Floor Space Index (F.S.I) for the construction proposed to be carried out on the said property and any other matters pertaining to the said property.
40. To make application and submit the amended or new building plans to the Kolkata Municipal Corporation including all its departments and /or other concerned authorities for the purpose of getting the Plans, Commencement Certificates sanctioned and/or revalidated and to give such other applications, writings and undertakings as may be required for the purpose of the development of the said property.
41. To enter into agreement for sale of the Developers Allocation with intending Purchasers or any other persons on such terms as may be deemed fit by the Attorney and to receive Earnest Money and/or the Consideration or any part payment of the consideration and also to fulfill and enforce the mutual obligations

there under obviously in respect of Developers Allocation only as per the terms and conditions laid down in this Development Agreement on our behalf.

42. To sign, execute, enter into, modify, cancel, alter, approve, present for registration and admit execution of the Agreement for Sale or Deed of Sale and any other documents for transfer on my behalf for proper and effective sale of Developer's allocation in the proposed new building after handing over possession of Owner's Allocation to the Owner along with completed Certificate from competent authority and complying with all other obligations, to any party(s) and thus to appear before any Registrar of Assurance, District Registrar, Sub Registrar, Metropolitan Magistrate, Notary Public and other office or Authority(s) having its respective jurisdiction and to acknowledge and present for registration and to have all the conveyance deed agreements registered fully and effectually in all respects on our behalf and in the manner as WE could do the same and 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.

43. To pay every sum of money whatsoever which may become due and payable to us upon or by virtue of any agreement, changes or other securities and on receipt thereof to make signature execute and give sufficient releases or other discharges for the same.

44. To accept for AND in our names the services of any writ of summons or other legal process and appear in any court of and before all courts, Magistrates or Judicial Authorities or other Officers whatsoever as the said Attorney shall deem advisable and to commence any action or other proceedings in any Court of Law and to proceed with such actions and to prosecute or discontinue or become non-suited as the said Attorney think fit and also to take such other lawful steps and means for the recovery and getting in any such money or other things whatsoever which shall by the said Attorney be conceived to be due, owing or belonging to me by any person, firm or body corporate and also to appoint any solicitor and/or Advocate or

Lawyer to prosecute or defend in the promises aforesaid or any of them as occasion may arise either in our names or in the name of the said Attorney.

45. To Appoint pleaders, solicitors, Advocates, Attorneys or Lawyers to appear and act in any Court of Law or other offices of any State or Local Authority and to revoke such appointments.

46. To sign verify and execute Plaints, Written Statements, Counter Claims, Appeals, Reviews, Applications, Affidavits, Authorizations and papers of every descriptions that may be necessary to be signed, verified and executed for the purpose of any suit, action, appeal, or proceedings of any kind whatsoever in any Court of Law or Equity whether of original or Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authority and to do all acts and appearances and applications in any such Court or Courts as aforesaid in any such suit, action appeal or proceedings brought or commenced and to defend answer or oppose the same or suffer judgments or Decrees to be had given taken or pronounced in any such suit, action

appeal or proceedings and to execute decree as the said Attorney shall advised.

47. To settle and compound all disputes with all persons on and from the execution of these presents,

48. To do all other acts, deeds, things, and matters that may be necessary to be done for the rendering these presents valid and effectual to all intents and purposes according to Laws of India and particularly in West Bengal.

49. To keep us indemnified from all sorts of financial burden and from all sorts of hazards from misappropriations.

50. That the Attorney shall have no Power to sell and/or in any way transfer the Owner's allocations in the said building.

51. That this Power of Attorney shall become automatically cancelled after the developer's entire right under development agreement is completely fulfilled.

52. That all the dues and payable (if any) to the Principal must be paid to them in due course.

And Generally to do and perform all and every such further and other act deed and thing concerning and relating to the acts deeds and things mentioned above and necessary to do them fully and effectively as WE could have done the same personally

And WE hereby declare that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently the Powers Conferred upon it.

And WE hereby declare that the Power and Authorities hereby granted shall become automatically revoked when the Property shall be treated developed and the Developer's entire right title and interest in the said property as per terms of the said Development Agreement transferred and conveyed in favour of the Prospective/Ultimate Purchaser/Transferee.

And WE do hereby ratify and confirm and agree to ratify and confirm all whatsoever our said Attorney shall lawfully do or cause to be done in respect of the aforesaid property or properties by virtue of this Instrument and further WE hereby declare that WE shall not do anything inconsistent with the said Power of Attorney.

And the parties herein by signing this instant document are hereby accepting the execution and acceptance of the power granted by the Owner in favour of the Attorney herein.

SCHEDULE ABOVE REFERRED TO

~~ALL THAT~~ ~~ALL THAT~~ one-piece and parcel of Bastu land measuring more or less 01 (one) Cottahs 15 (fifteen) Chittacks & (two) Sq. Ft. lying and situated at, Mouza - Behala, J.L. No. 2, Touzi No. 346 Pargana - Balia, Resa no. 87, comprising in C. S. Khatian No. 1906, R.S Khatian 5555, C.S Dag No. 6081, R.S Dag no. 8314,

previously within local limits of South Suburban Municipality (Behala Unit) presently within the local limits of Kolkata Municipal Corporation (south suburban unit), previously within the ambit of Behala police station and presently within the ambit of Parnasree Police Station, Ward no. 130, Borough no. IV, and a dilapidated two storied building having pacca structure and cemented floors measuring 1000 sq.ft more or less (Ground floor 500 Sft. And First floor 500 Sft.) standing thereupon, identified as Municipal premises no. 58/2, Netaji Subhas Road, Behala, Kolkata 700034, corresponding to postal premises no. 75, Netaji Subhas Road, Behala, Kolkata 700034, having Assessees no. 411300903324, under the jurisdiction of Additional District Sub-Registrar, Behala, within the District of 24 Parganas, South together with all easement rights attached thereto AND the land is butted and bounded as follows:-

ON THE NORTH : Netaji Subhas Road
ON THE SOUTH : Property of Nilkantha Chatterjee
ON THE EAST : Municipal sewerage drain
ON THE WEST : Property of 58/1, Netaji Subhas Road;

Road Zone : (Dwarik Mukherjee Road -- Sudhasindhu Banerjee Road)

IN WITNESS WHEREOF WE, the Executor herein, hereby execute this instrument on this the 23rd day of June' 2025

Witnesses:

1. Binoy Kar
S/o Nikhil Kar
10/13 K.D. Mukherjee Rd.
KOL-60

2. Samar Kr Deb
54C. B.L.T. Road
KOL - 700060

(1) Krishna Chowdhury

(2) Madhumita Mitra

EXECUTORS

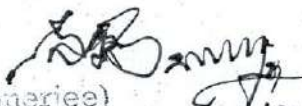
Saini Kumar Ray.

Accepted by me

Saini Kumar Ray.

Attorney

Drafted by me:


(S. Banerjee)
Advocate WB/538/86
Alipore Judges Court, Alipore

Thumb 1st Finger Middle Finger Ring Finger Small Finger



LEFT

RIGHT



Name: KRISHNA CHOWDHURY

Signature *Krishna Chowdhury*

Thumb 1st Finger Middle Finger Ring Finger Small Finger



LEFT

RIGHT



Name: MADHUMITA MITRA

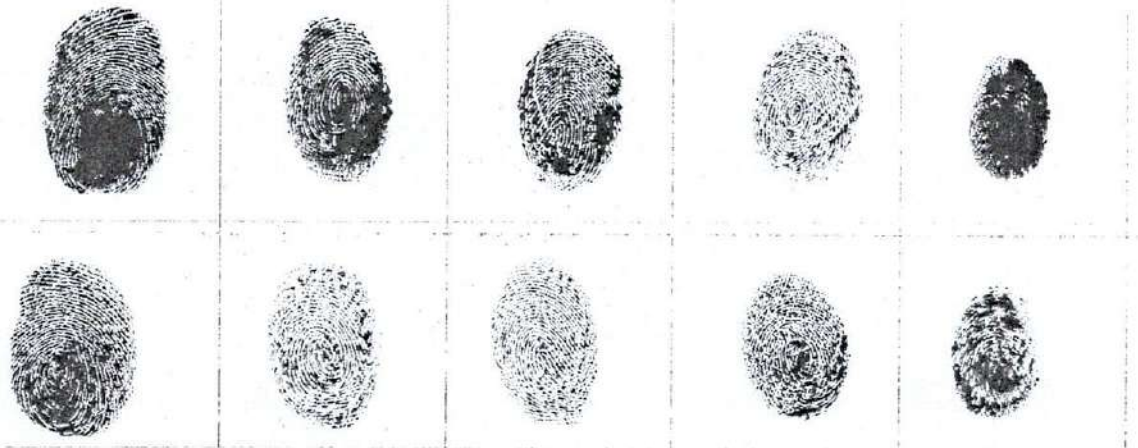
Signature *Madhumita Mitra*

Thumb 1st Finger Middle Finger Ring Finger Small Finger



LEFT

RIGHT



Name: SALIL KUMAR RAY

Signature *Salil Kumar Ray*



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

Query No / Year	8001771775/2025	Office where deed will be registered
Query Date	23/06/2025 11:20:17 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	S BANERJEE ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9874517987, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 36,04,167/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160704754/2025	

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Netaji Subhas Road, Road Zone : (Dwarik Mukherjee Road -- Sudhasindhu Banerjee Road) , , Premises No: 58/2, , Ward No: 130
Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	1 Katha 15 Chatak 2 Sq Ft	1/-	29,10,417/-	Property is on Road , Project Name :
Grand Total :				3.2015Dec	1 /-	29,10,417 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	6,93,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1 /-	6,93,750 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs KRISHNA CHOWDHURY Wife of Late JOY KUMAR CHOWDHURY75, NETAJI SUBHAS ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: AOxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs MADHUMITA MITRA Wife of Mr KOUSIK MITRA75, NETAJI SUBHAS ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AOxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	FOUR WALLS 19, SUDHA SINDHU BANERJEE LANE (GABTALA LANE), City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 PAN No.:: ACxxxxxx6L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr SALIL KUMAR RAY Son of Late SAILENDRA KUMAR ROY19, SUDHA SINDHU BANERJEE LANE, (GABTALA LANE), City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: ACxxxxxx6L,Aadhaar No Not Provided by UIDAI	FOUR WALLS (as PROPRIETOR)

Identifier Details :

Name & address
Mr SAMAR KR DAS Son of Late K N DAS 54C B L T ROAD, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mrs KRISHNA CHOWDHURY, Mrs MADHUMITA MITRA, Mr SALIL KUMAR RAY

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs KRISHNA CHOWDHURY	FOUR WALLS-1.60073 Dec
2	Mrs MADHUMITA MITRA	FOUR WALLS-1.60073 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs KRISHNA CHOWDHURY	FOUR WALLS-500.00000000 Sq Ft
2	Mrs MADHUMITA MITRA	FOUR WALLS-500.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. 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)
3. 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.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. 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.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. 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
8. 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.
9. 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.