

Sl. 4777/2025.

I - 4726/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

0 1211482258/25

L 99568

Certifies that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Aad. District Sub-Registrar
Baruipur, South 24 Parganas

30 MAY 2025

Ashis Kumar Bhattacharya

CIVILIZE ENTERPRISE

Ashim Holder
Partner

CIVILIZE ENTERPRISE

Salem for
Partner

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS SRI ASHIS KUMAR BHATTACHARYA, PAN: AOUPB1165K, Aadhar No. - 6838 0825 7723, Mobile No. - 8981157998, son of Late Bimalendu Bhattacharya, by faith - Hindu, by occupation - Retired, residing at - Madarat Road, near Madarat Popular Academy School, P.O. - Madarat, P.S. - Baruipur, Dist. - South 24 Parganas, Pin - 743610, hereinafter referred to as LAND OWNER/EXECUTANT do hereby nominate -

Ashis Kumar Bhattacharya

CIVILIZE ENTERPRISE

Ashim Halder
Partner

CIVILIZE ENTERPRISE

Salim Sardar
Partner

CIVILIZE ENTERPRISE, PAN - AANFC9515F, a Partnership Firm, having its registered office at Vill & P.O. - Madarat, P.S. - Baruipur, District - 24 Parganas (S), Pin - 743610, represented by its partners -

A) SRI ASHIM HALDER, PAN - ACZPH7565G, Aadhaar No. 4219 6046 1602, son of Late Balai Halder, by faith Hindu, by occupation Business, residing at Madarat Paik Para, P.O. - Madarat, P.S. - Baruipur, Dist. - South 24 Parganas, Pin - 743610,

B) SALIM SARDAR, PAN - CFSPS8180J, Aadhaar No. 2903 1615 2821, son of Late Jamal Sardar, by faith Muslim, by occupation Business, residing at Madarat Masjid Para, P.O. - Madarat, P.S. - Baruipur, Dist. - South 24 Parganas, Pin - 743610, as his true and lawful attorney to do execute and perform the following acts, deeds and things for its name and on his behalf.

WHEREAS all that piece and parcel of Bastu land measuring 09 Cottah 07 Chatak 14 Sq.ft or more or less 16 decimals together with 40 years old one storied building measuring 1000 Sq. feet of C.S. Dag no. 7851/12300 corresponding to R.S. Dag No. 7851/16607 of C.S. Khatian No. 4956 corresponding to R.S Khatian no. 8579 appertaining to Mouza Baruipur, J.L No. 31, under Madarat Gram Panchayat, P.S. - Baruipur, District: South 24 Parganas, butted and bounded in the manner following that is it say.

3

Ashis Kumar Bhattacharya

CIVILIZE ENTERPRISE

Ashim Halder
Partner

CIVILIZE ENTERPRISE

Saleem Sait
Partner

On or towards the North: House of Ritesh Ghosh.
On or towards the South: 28' Feet wide Main Road.
On or towards the East: Madarat Popular Academy High School.
On or towards the West: Common Passage thereafter
House of Sushanta Pal and others.

AND WHEREAS by a Development Agreement dated 30/05/2025 being deed No. 161104718 of the year 2025 registered before the A.D.S.R. Baruipur (hereinafter referred to as the said registered Development Agreement) the Owner i.e. **SRI ASHIS KUMAR BHATTACHARYA**, has granted the exclusive right of development of the area (G+4) storied building on an area of 09 Cottah 07 Chatak 14 Sq.ft or more or less 16 decimals together with one storied building measuring 1000 Sq. feet of C.S. Dag no. 7851/12300 corresponding to R.S. Dag No. 7851/16607 of C.S. Khatian No. 4956 corresponding to R.S Khatian no. 8579 in favour of **CIVILIZE ENTERPRISE**, PAN - AANFC9515F, a Partnership Firm, having its registered office at Vill & P.O. - Madarat, P.S. - Baruipur, District - 24 Parganas (S), Pin - 743610, represented by its partners -

A) SRI ASHIM HALDER, PAN - ACZPH7565G, Aadhaar No. 4219 6046 1602, son of Late Balai Halder, by faith Hindu, by occupation Business, residing at Madarat Paik Para, P.O. - Madarat, P.S. - Baruipur, Dist. - South 24 Parganas, Pin - 743610,

Ashis Kumar Bhattacharya

CIVILIZE ENTERPRISE

Ashim Halder
Partner

CIVILIZE ENTERPRISE

Salim Sardar
Partner

B) SALIM SARDAR, PAN - CFSPS8180J, Aadhaar No. 2903 1615 2821, son of Late Jamal Sardar, by faith Muslim, by occupation Business, residing at Madarat Masjid Para, P.O. - Madarat, P.S. - Baruipur, Dist. - South 24 Parganas, Pin - 743610 and carrying on development and construction business as partnership Firm under name and style

CIVILIZE ENTERPRISE having its registered office at Vill. & P.O. - Madarat, P.S. - Baruipur, Dist. - South 24 Parganas, Pin - 743610 as Developer.

AND WHEREAS the owner is thus, in compliance of and in terms of the said Development Agreement desirous of appointing, nominating and constituting as owner's true and lawful attorney **CIVILIZE ENTERPRISE**, PAN - AANFC9515F, a Partnership Firm, having its registered office at Vill & P.O. - Madarat, P.S. - Baruipur, District - 24 Parganas (S), Pin - 743610, represented by its partners -

A) SRI ASHIM HALDER, PAN - ACZPH7565G, Aadhaar No. 4219 6046 1602, son of Late Balai Halder, by faith Hindu, by occupation Business, residing at Madarat Paik Para, P.O. - Madarat, P.S. - Baruipur, Dist. - South 24 Parganas, Pin - 743610,

B) SALIM SARDAR, PAN - CFSPS8180J, Aadhaar No. 2903 1615 2821, son of Late Jamal Sardar, by faith Muslim, by occupation Business, residing at Madarat Masjid Para, P.O. - Madarat, P.S. - Baruipur, Dist. - South 24 Parganas, Pin - 743610 for and on behalf of the Owner's name, place and stead to severally do the following acts, deeds, matters and thing in respect of development area of the Owners of the said property.

Ashis Kumar Bhattacharya

CIVILIZE ENTERPRISE

Ashim Halder
Partner

CIVILIZE ENTERPRISE

Selam Selam
Partner

- 1) To prepare and sign and present in execution columns for registration any deed of conveyance / conveyances or deed of sale or documents or instruments in respect of Developer's allocation in terms of registered development Agreement dt. 30/05/2025 for the said purpose to sign, execute and present for registration at A.D.S.R. office, District Registry office, Registry of Assurance or any concerned offices.
- 2) The attorney develop the said property by constructing building and to appoint masons, mistry, architect, engineer and to do all necessary works in respect of all kinds of development of the said property.

And the Owner here by agree to ratify and confirm all and whatever or deeds done by said constituted Attorney in term of power of Attorney as if the same were done by owner and the owner further agree to verify and confirm other acts and deeds as owner said. Attorney shall lawfully do, execute, perform or cause to be done executed or performed strictly in connection with the sale of the developers allocation area of the said property thereof under and by virtue of this deed notwithstanding no express power in this behalf is hereunder.

This Development Power of Attorney is revocable.

Ashis Kumar Bhattacharya

CIVILIZE ENTERPRISE

Ashim Halder
Partner

CIVILIZE ENTERPRISE

Salem S. S. S. S. S.
Partner

- 1) To prepare and sign and present in execution columns for registration any deed of conveyance / conveyances or deed of sale or documents or instruments in respect of Developer's allocation in terms of registered development Agreement dt. 30/05/2025 for the said purpose to sign, execute and present for registration at A.D.S.R. office, District Registry office, Registry of Assurance or any concerned offices.
- 2) The attorney develop the said property by constructing building and to appoint masons, mistry, architect, engineer and to do all necessary works in respect of all kinds of development of the said property.

And the Owner here by agree to ratify and confirm all and whatever or deeds done by said constituted Attorney in term of power of Attorney as if the same were done by owner and the owner further agree to verify and confirm other acts and deeds as owner said. Attorney shall lawfully do, execute, perform or cause to be done executed or performed strictly in connection with the sale of the developers allocation area of the said property thereof under and by virtue of this deed notwithstanding no express power in this behalf is hereunder.

This Development Power of Attorney is revocable.

6
Ashis Kumar Bhattacharya

CIVILIZE ENTERPRISE
Ashim Halder
Partner

CIVILIZE ENTERPRISE
Sreemoyee
Partner

SCHEDULE -

ALL THAT piece and parcel of Bastu land measuring 09 (Nine) Cottah 07 (Seven) Chatak 14 (Fourteen) Square feet or more or less 16 decimals together with 40 (Forty) years old one storied building measuring 1000 Sq. feet of C.S. Dag no. 7851/12300 corresponding to R.S. Dag No. 7851/16607 of C.S. Khatian No. 4956 corresponding to R.S Khatian no. 8579 appertaining to Mouza Baruipur, J.L No. 31, under Madarat Gram Panchayat, P.S. - Baruipur, District: South 24 Parganas, butted and bounded as follows:

On or towards the North:	House of Ritesh Ghosh.
On or towards the South:	28' Feet wide Main Road.
On or towards the East:	Madarat Popular Academy High School.
On or towards the West:	Common Passage thereafter House of Sushanta Pal and others.

Ashis Kumar Bhattacharya

CIVILIZE ENTERPRISE

Ashim Halder
Partner

CIVILIZE ENTERPRISE

Saleem Sarker
Partner

IN WITNESS WHEREOF the parties hereto doth set and subscribe their respective hands on this 30th day of May in the year 2025.

SIGNED, SEALED AND DELIVERED

In presence of the

WITNESSES

1. Sujit Kumar Das
Madarat, Barui Pur

Ashis Kumar Bhattacharya

Signature of the Owner/ Executants

2. Arisid Bhattacharya
Madarat, Barui Pur

CIVILIZE ENTERPRISE

Ashim Halder
Partner

CIVILIZE ENTERPRISE

Saleem Sarker
Partner

Signature of the Developer

Drafted by me: -

MD. HANIF, Advocate

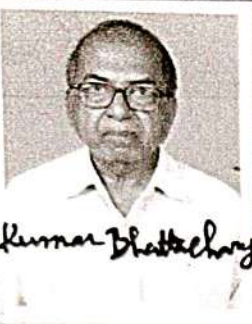
Barui Pur Civil & Criminal Court

En. No. WB/484/2001

Typed by:

Argha Sen Chowdhury.
Argha Sen Chowdhury, Barui Pur.

Presentant



Name ... *Ashis Kumar Bhattacharya*

Signature *Ashis Kumar Bhattacharya*

Left Hand

Right Hand

Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger

Thumb

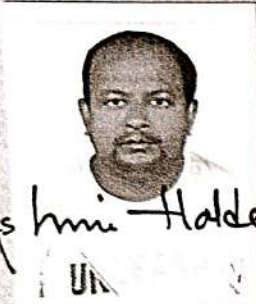
Fore Finger

Middle Finger

Ring Finger

Little Finger

Claimant / Executant



Name *Ashim Halder*
UN

Signature *Ashim Halder*
Partner

Left Hand

Right Hand

Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger

Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger

Claimant / Executant



Name *Saleem Saif*
UN

Signature *Saleem Saif*
Partner

Left Hand

Right Hand

Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger

Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger

Claimant / Executant

Left Hand

Right Hand

Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger

Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger

Name

Signature



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



300520252008830747

GRIPS Payment Detail

GRIPS Payment ID:	300520252008830747	Payment Init. Date:	30/05/2025 10:00:50
Total Amount:	5024	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3813230587525	BRN Date:	30/05/2025 10:01:28
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

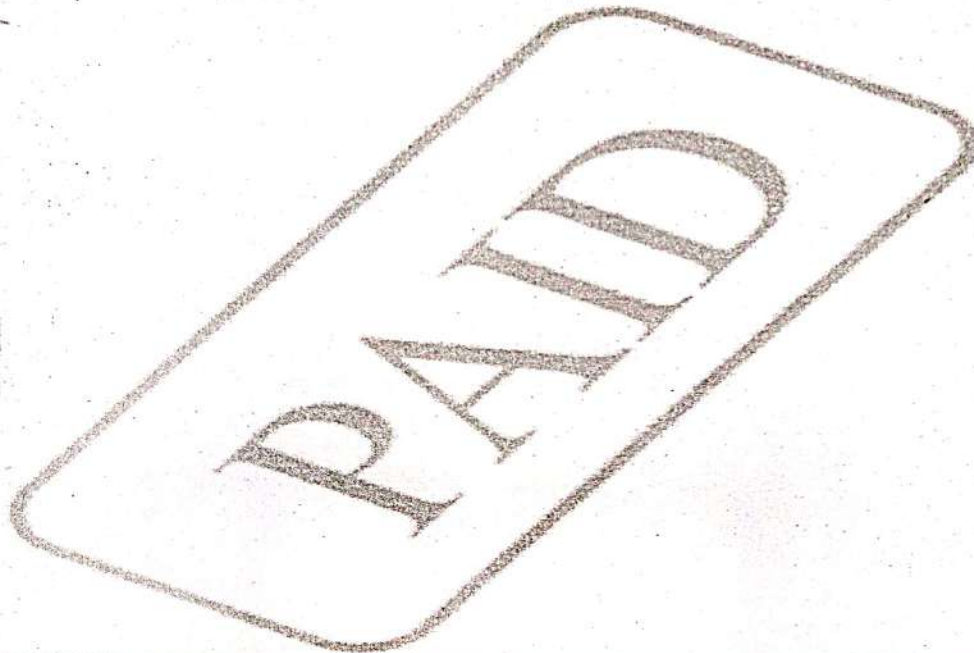
Depositor's Name: Mr CIVILIZE ENTERPRISE
Mobile: 8910431316

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260088307488	Directorate of Registration & Stamp Revenue	5024
Total			5024

IN WORDS: FIVE THOUSAND TWENTY FOUR 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



192025260088307488

GRN Details

GRN:	192025260088307488	Payment Mode:	SBI Epay
GRN Date:	30/05/2025 10:00:50	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3813230587525	BRN Date:	30/05/2025 10:01:28
Gateway Ref ID:	IGASWMGXX8	Method:	State Bank of India NB
GRIPS Payment ID:	300520252008830747	Payment Init. Date:	30/05/2025 10:00:50
Payment Status:	Successful	Payment Ref. No:	2001482258/2/2025
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr CIVILIZE ENTERPRISE
Address:	MADARAT, P. S. - BARUIPUR, PIN - 743610
Mobile:	8910431316
Period From (dd/mm/yyyy):	30/05/2025
Period To (dd/mm/yyyy):	30/05/2025
Payment Ref ID:	2001482258/2/2025
Dept Ref ID/DRN:	2001482258/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001482258/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	5010
2	2001482258/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				5024

IN WORDS: FIVE THOUSAND TWENTY FOUR ONLY.

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Major Information of the Deed

Deed No :	I-1611-04726/2025	Date of Registration	30/05/2025
Query No / Year	1611-2001482258/2025	Office where deed is registered	A.D.S.R. BARUIPUR, District: South 24-Parganas
Query Date	28/05/2025 11:33:42 AM		
Applicant Name, Address & Other Details	Md Hanif Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8910431316, Status : Advocate		
Transaction	[0139] Sale, Development Power of Attorney		
	Additional Transaction		
	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 71,67,883/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MADARAT, Mouza: Baruipur, JI No: 31, Pin Code : 743610

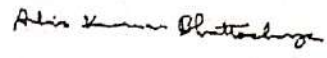
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-7851/16607	RS-8579	Bastu	Bastu	9 Katha 7 Chatak 14 Sq Ft	10,00,000/-	64,36,633/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
Grand Total :					15.604Dec	10,00,000 /-	64,36,633 /-	

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.	5,00,000/-	7,31,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	5,00,000 /-	7,31,250 /-	

9 - 4726/2

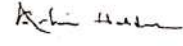
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Ashis Kumar Bhattacharya (Presentant) Son of Late Bimalendu Bhattacharya Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office	Photo  30/05/2025	Finger Print  Captured LTI 30/05/2025	Signature  30/05/2025
Madarat Road, Near Madarat Popular Academy School, City:- , P.O:- Madarat, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AOxxxxxx5K, Aadhaar No: 68xxxxxxxx7723, Status :Individual, Executed by: Self, Date of Execution: 30/05/2025 , Admitted by: Self, Date of Admission: 30/05/2025 ,Place : Office				

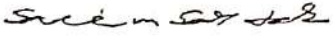
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	CIVILIZE ENTERPRISE Madarat, City:- , P.O:- Madarat, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610 Date of Incorporation:XX-XX-2XX8 , PAN No.:: AAxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Ashim Halder Son of Late Balai Halder Date of Execution - 30/05/2025, , Admitted by: Self, Date of Admission: 30/05/2025, Place of Admission of Execution: Office	Photo  May 30 2025 12:04PM	Finger Print  Captured LTI 30/05/2025	Signature  30/05/2025
Madarat Paik Para, City:- , P.O:- Madarat, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: acxxxxxx5g, Aadhaar No: 42xxxxxxxx1602 Status : Representative, Representative of : CIVILIZE ENTERPRISE (as Partner)				

2

Name	Photo	Finger Print	Signature
Salim Sardar Son of Late Jamal Sardar Date of Execution - 30/05/2025, , Admitted by: Self, Date of Admission: 30/05/2025, Place of Admission of Execution: Office	 May 30 2025 12:04PM	 Captured LTI 30/05/2025	 30/05/2025
Madarat Masjid Para, City:- , P.O:- Madarat, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: cfxxxxxx0j, Aadhaar No: 29xxxxxxxx2821 Status : Representative, Representative of : CIVILIZE ENTERPRISE (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Sujit Kumar Das Son of Late Sunil Kumar Das Madarat, City:- , P.O:- Madarat, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610	 30/05/2025	 Captured 30/05/2025	 30/05/2025
Identifier Of Shri Ashis Kumar Bhattacharya, Shri Ashim Halder, Salim Sardar			

Endorsement For Deed Number : I - 161104726 / 2025

On 30-05-2025

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.

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

Presented for registration at 11:26 hrs on 30-05-2025, at the Office of the A.D.S.R. BARUIPUR by Shri Ashis Kumar Bhattacharya ,Executant.

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 71,67,883/-

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

Execution is admitted on 30/05/2025 by Shri Ashis Kumar Bhattacharya, Son of Late Bimalendu Bhattacharya, Madarat Road, Near Madarat Popular Academy School, P.O: Madarat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by Profession Retired Person

Indetified by Sujit Kumar Das, , , Son of Late Sunil Kumar Das, Madarat, P.O: Madarat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Business

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

Execution is admitted on 30-05-2025 by Shri Ashim Halder, Partner, CIVILIZE ENTERPRISE (Partnership Firm), Madarat, City:- , P.O:- Madarat, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610

Indetified by Sujit Kumar Das, , , Son of Late Sunil Kumar Das, Madarat, P.O: Madarat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Business

Execution is admitted on 30-05-2025 by Salim Sardar, Partner, CIVILIZE ENTERPRISE (Partnership Firm), Madarat, City:- , P.O:- Madarat, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610

Indetified by Sujit Kumar Das, , , Son of Late Sunil Kumar Das, Madarat, P.O: Madarat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/05/2025 10:01AM with Govt. Ref. No: 192025260088307488 on 30-05-2025, Amount Rs: 14/-, Bank: SBI EPay (SBIPay), Ref. No. 3813230587525 on 30-05-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,010/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 8779, Amount: Rs.5,000.00/-, Date of Purchase: 29/05/2025, Vendor name: S Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/05/2025 10:01AM with Govt. Ref. No: 192025260088307488 on 30-05-2025, Amount Rs: 5,010/-, Bank: SBI EPay (SBIPay), Ref. No. 3813230587525 on 30-05-2025, Head of Account 0030-02-103-003-02

Subhrangshu Shekhar Mandal

**Subhrangshu Shekhar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2025, Page from 108709 to 108724
being No 161104726 for the year 2025.



Subhramandal

Digitally signed by Subhramangshu Shekhar Mandal
Date: 2025.06.05 15:34:24 +05:30
Reason: Digital Signing of Deed.

(Subhramangshu Shekhar Mandal) 05/06/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
West Bengal.