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1-411/2024



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01/03/24  
R=8/582419/24

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 504213

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

*[Handwritten Signature]*

Dist. Sub-Registrar-1  
Alipore, South 24 Parganas

01 MAR 2024

**DEVELOPMENT POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS that I SIDDHARTHA GHOSH ROY (PAN ANHPC7568D ) Aadhaar No 3375 5979 0895 Mob No 9883182465 son of Late Jyotirmoy Ghosh Roy Chowdhury @ Jyotirmoy Ghosh Roychowdhury , by faith Hindu, by occupation – Retired , by Nationality Indian, residing at D/10, New Patuli, P.O. Panchasayar , P.S. Patuli, Kolkata – 700094, District 24-Parganas (South), West Bengal hereinafter called and referred to as the OWNER/PRINCIPAL

396f

*Belavaram Saha.*

No. 1173 Date 01/03/24  
Sold to Pratima Bhatnagar  
of 1154 Duttanagar Kanchi  
Rupees 100

*SD*  
Samiran Das  
Stamp Vendor  
Alicore Police Court  
South 24 Pgs., Kol-27



District Sub-Registrar-I  
Alipore, South 24 Parganas

01 MAR 2024

Identified by  
Ban Ban Das  
*It*  
Yatan Ban Das  
Alicore Police Court  
200-29

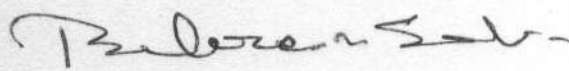
(which expression unless repugnant to the context shall mean and include their heirs, executors, administrators, representatives and assigns) of the **ONE PART** do hereby empower nominate, constitute and appoint **1. MR BALARAM SAHA (PAN BXPPS6773P)** Aadhaar No 5355 0856 5142 Mob No 8240004972 son of Sambhulal Saha by faith- Hindu, by occupation – Business by Nationality Indian residing at 86/3, Biplabi Ullashkar Dutta Road P.O. Baghajatin ,P.S. Patuli Kolkata 700086 **2. BIPUL DAS (PAN AJXPD4533H)** Aadhaar No 7543 2007 5831 Mob No son of Late Makhan Lal Das by faith- Hindu, by occupation – Business by Nationality Indian residing at A54/1, Bapujinagar P.O. Regent Estate P.S. Jadavpur Kolkata 700092 **3. SRI TAPAS CHAKRABORTY (PAN AFLPC5224J)** Aadhaar No 9463 2260 1017 Mob No son of Late Nanigopal Chakraborty by faith- Hindu, by occupation – Business by Nationality Indian residing at J/324, Baishnabghata Patuli Township P.O. Panchasayar, P.S. Patuli Kolkata 700094 partners of **M/S. FRIENDS ENTERPRISE (PAN AAJFF6138K)** a Partnership firm having its office at G/154, Baishnabghata Patuli P.O. Panchasayar, P.S. Patuli

*Balaram Saha*

Kolkata 700094 called as my lawful ATTORNEY in my name and on my behalf to do all or any of the acts, deeds and matters and things mentioned hereunder.

WHEREAS I executants herein became owners of all that piece and parcel of land measuring 3 Cottahs more or less with structure at Mouza Patuli J.L. No. 29, R.S. No 23, Touzi No 6&13, C.S. Khatian No 51, 116, 71, 7, R.S. Khatian 275, 198, 268, 197, C.S. Dag No 249, R.S. Dag No 264, under District Sub-Registry office Alipore, P.S. Jadavpur now Patuli, in the District South 24-parganas which is now known as KMC Premises No. 161 Baishnabghata Patuli under Ward No 101 within Kolkata Municipal Corporation and Postal Address D/10, New Patuli, P.O. Panchasayar, P.S. Patuli, Kolkata – 700094, District 24-Parganas (South) by virtue of Gift Deed which was registered on 30.05.2023 in the office of District Sub Registrar-III Alipore and entered in Book No I Volume No 1603-2023 Page 216150 to 216170 Being No 160307541 in the year 2023 and paying tax regularly vide Assessee No. 31-101-09-0161-7.

AND WHEREAS I executants herein have intended to construct three Storied Building on land measuring 3 Cottahs more or less



with structure at Mouza Patuli J.L. No. 29, R.S. No 23 , Touzi No 6&13, C.S. Khatian No 51 ,116 , 71 , 7, R.S. Khatian 275,198,268,197, C.S. Dag No 249 , R.S. Dag No 264, under District Sub-Registry office Alipore, P.S. Jadavpur now Patuli , in the District South 24-parganas which is now known as KMC Premises No. 161 Baishnabghata Patuli under Ward No 101 within Kolkata Municipal Corporation and Postal Address D/10, New Patuli, P.O. Panchasayar , P.S. Patuli, Kolkata – 700094, District 24-Parganas (South as per building Plan and entered into Development agreement on 1<sup>st</sup> March 2024 with **M/S. FRIENDS ENTERPRISE (PAN AAJFF6138K)** a Partnership firm having its office at G/154, Baishnabghata Patuli P.O. Panchasayar, P.S. Patuli Kolkata 700094 represented by its partners namely **1. MR BALARAM SAHA (PAN BXPPS6773P )** Aadhaar No 5355 0856 5142 Mob No 8240004972 son of Sambhulal Saha by faith-Hindu, by occupation – Business by Nationality Indian residing at 86/3, Biplabi Ullashkar Dutta Road P.O. Baghajatin ,P.S. Patuli Kolkata 700086 **2. BIPUL DAS (PAN AJXPD4533H)** Aadhaar No 7543 2007 5831 Mob No son of Late Makhan Lal Das by faith-Hindu, by occupation – Business by Nationality Indian residing at

*Balaram Saha*

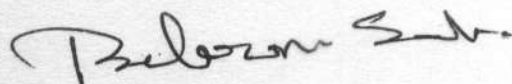
A54/1, Bapujinagar P.O. Regent Estate P.S. Jadavpur Kolkata  
700092 3. **SRI TAPAS CHAKRABORTY (PAN AFLPC5224J)**  
Aadhaar No 9463 2260 1017 Mob No son of Late Nanigopal  
Chakraborty by faith- Hindu, by occupation – Business by  
Nationality Indian residing at J/324, Baishnabghata Patuli Township  
P.O. Panchasayar, P.S. Patuli Kolkata 700094 on such terms and  
conditions containing therein.

**AND WHEREAS** I desirous to appoint the said 1. **MR BALARAM  
SAHA (PAN BXPPS6773P )** Aadhaar No 5355 0856 5142 Mob No  
8240004972 son of Sambhulal Saha by faith- Hindu, by  
occupation – Business by Nationality Indian residing at 86/3,  
Biplabi Ullashkar Dutta Road P.O. Baghajatin ,P.S. Patuli Kolkata  
700086 2. **BIPUL DAS (PAN AJXPD4533H)** Aadhaar No 7543  
2007 5831 Mob No son of Late Makhan Lal Das by faith- Hindu,  
by occupation – Business by Nationality Indian residing at A54/1,  
Bapujinagar P.O. Regent Estate P.S. Jadavpur Kolkata 700092 3.  
**SRI TAPAS CHAKRABORTY (PAN AFLPC5224J)** Aadhaar No  
9463 2260 1017 Mob No son of Late Nanigopal Chakraborty by  
faith- Hindu, by occupation – Business by Nationality Indian  
residing at J/324, Baishnabghata Patuli Township P.O.

*Balaram Saha*

Panchasayar, P.S. Patuli Kolkata 700094 partners of **M/S. FRIENDS ENTERPRISE (PAN AAJFF6138K)** a Partnership firm having its office at G/154, Baishnabghata Patuli P.O. Panchasayar, P.S. Patuli Kolkata 700094 as my true and lawful Attorney for in my name and on my behalf to do perform and execute all or any of the following acts, deeds and things in respect of the property described in the Schedule below, that is to say :-

- 1) To look after, manage, supervise and protect the scheduled A property mentioned herein below and in the aforesaid development agreement for us and on my behalf and in my name.
- 2) To put signature or signatures in the necessary papers, all applications, objections, records relating to all or any of the affairs to the appropriate authorities for all any license, permission or consent etc. required by law in connection with management of the scheduled property or every part thereof on my behalf.
- 3) To pay necessary taxes, Govt. duties cess, impositions etc. in respect of the scheduled property in my name before the office



of the Kolkata Municipal Corporation before any other appropriate authority and to get valid receipt thereof.

- 4) To negotiate for sale, transfer and convey of flat/flats floor/floors to sell the said flats of Developer allocation of the said building save and except owners allocation including common areas and facilities and proportionate share of land.
- 5) To execute agreement for sale, to received advance money from the intending purchasers in respect of the Developer allocation described in the Schedule below to any Purchaser or Purchasers at such price which my said Attorney in his discretion thing fit and proper and/or to cancel or to repudiate the same.
- 6) To execute Deed of Conveyance in favour of the intending Purchaser/Purchasers and to present the said Deed or Deeds before any authority for Registration with the territory of Indian Union either District Registrar, Sub-Register, Addl. District Sub-Registrar or Registrar of Assurances, Calcutta and admit execution thereof in respect of the said flats and ~~Car Parking~~ Space and to have the said Deed or Deeds registered on receipt of the full consideration amount relating to the said flats and ~~car~~

*Balaram Saha*

...ing space in the multi storied building **excepting portion of owner allocation** herein above along with undivided proportionate share in land and to grant valid receipt for the same and to sign and verify the said documents.

7) To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money of developer allocation and to give good valid receipt and discharge for the same which will protect the Purchaser/purchaser money to be received by my aforesaid Attorney.

8) Upon such receipt as aforesaid in my name ~~and as~~ my act and deed, to sign, execute and deliver any conveyance or conveyances of the said properties in favour of the said Purchaser or their nominee or assignee and to deliver possession thereof.

9) To sign on behalf of me, submit and execute all other deeds, instruments and assurances 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 said property as I could do ourselves if I personally present.

*Prabakaran Suresh*

- 10) To appear and to apply for obtaining sanction, permission, Declaration, Boundary Declaration, service connection, Indemnity Bond before the appropriate authorities and to put signature or signatures on all necessary forms, application, petition, and documents and such other things or writings as shall be required for all or any of the affairs of the schedule property and every part thereof and to get the same authenticated before the Notary Public or before any Magistrate under the Court of Law and all Government offices on behalf of me as lawful Attorney.
- 11) To appear before the Kolkata Municipal Corporation and submit the building plan for sanction and sign the building plan and other necessary papers and documents if necessary and receive the sanction building plan from the Kolkata Municipal Corporation and to deposit any fees and charges for the same and to do all formalities to submit plan and also for modification and alteration of plan renew and sign execute any papers documents on behalf of me as my lawful attorney.
- 12) To represent us before all the Government offices, offices of the local authorities, offices of the local Political parties, Police

*Belovto*

Station and/or such other place or places wherever and whenever our physical appearance are to be required for all or any of the affairs of the scheduled property or every part thereof and to do the needful as my said attorney shall think fit and proper as the circumstances demand.

- 13) To represent me before the competent court of law in the event of any case/suit relating to the affairs of the scheduled property, to appoint Advocate to conduct/institute such case or suit, to put signatures on the Vokatnamas, written petition, verification, affidavit and/or on such other things or writings and to receive summons, notices to be issued by such court of law and to do the needful to protect my right and ownership and interest in respect of scheduled property and every part thereof.
- 14) To sign and execute any documents for electricity connection to CESC Ltd and Gas, Sewerage, Drainage, water connection and other connections whatsoever documents to be placed before the respective authorities concerned and or KOLKATA MUNICIPAL CORPORATION and for that purpose to make and sign necessary papers and applications in our name

*Prabir Kumar Saha*

and to make payment of all fees, charges and expenses in respect thereof as I could do the same myself .

15) To sign in I.G.R. Slip, execute present, admit any deed of conveyance or lease deed, gift deed and other relevant documents deeds of whatsoever nature in respect of all Flats, ~~car parking~~ space and saleable space **except the owner allocation** mentioned in the ~~development~~ agreement of the proposed straight three storied building and other common areas and facilities, right etc. of the said proposed building before the competent registration officer like A.D.S.R, D.S.R., A.R.A. at Kolkata for the same and to have the said conveyance registered as fully and effectually as I could myself do if I personally present.

16) To sell flat or flats and any other space of the above mentioned property to any intending purchaser or purchasers **from developer allocation** .

17) To received any cheque/draft or cash in name of Attorney or his authorized person for Advance/earnest money or consideration money from sale of flat or flats ~~space~~ for any other saleable space of the **developer allocation**.

*Prabir Sen*

18) This power of attorney shall remain restricted to the said property, building etc. only .

And Generally to act as my Attorney and to do all acts deeds and things necessary for all or any of the purpose aforesaid as fully and effectually in all respect as I myself could do if personally present and all that such acts deeds and things lawfully done by my aforesaid attorney shall be construed as the acts, deeds and things done by me and I do hereby agree to ratify and confirm all and whatsoever other act or acts my said Attorney shall lawfully do, execute or perform or cause to be executed or performed or cause to be executed or performed in connection with the sale of the said properties under and by virtue of this power of attorney, as per development agreement aforesaid registered on 1<sup>st</sup> March 2024 September 2022 vide Book No I Being no 407, for the year 2024 at the office of D.S.R.- I Alipore. South 24 Parganas.

**SCHEDULE A ABOVE REFERRED TO**

All that piece and parcel of land measuring 3 Cottahs more or less with structure <sup>measuring 1000 Sqft</sup> at Mouza Patuli J.L. No. 29, R.S. No 23, Touzi No 6&13, C.S. Khatian No 51, 116, 71, 7, R.S. Khatian 275, 198, 268, 197, C.S. Dag No 249, R.S. Dag No 264, under

*[Handwritten Signature]*

District Sub-Registry office Alipore, P.S. Jadavpur now Patuli , in the District South 24-parganas which is now known as KMC Premises No. 161 Baishnabghata Patuli under Ward No 101 within Kolkata Municipal Corporation and Postal Address D/10, New Patuli, P.O. Panchasayar , P.S. Patuli, Kolkata – 700094, District 24-Parganas (South) vide Assessee No. 31-101-09-0161-7

**ON THE NORTH** : 10 Feet wide KMC Road

**ON THE SOUTH** : R.S. Dag No 264

**ON THE EAST** : Plot No B Satirtha Ghosh

**ON THE WEST** : Bimal Bhattacharya

**SCHEDULE 'B' REFERRED TO ABOVE**

ALL THAT the piece and parcel of proposed multi storied building to be constructed according to specification mentioned in schedule 'A' as per plan in the land described in schedule A above having all the common facilities as described in schedule 'B' written hereunder.

**SCHEDULE 'C' REFERRED TO ABOVE**

**(OWNER'S ALLOCATION IN THE MULTI STORIED BUILDING )**

The owner will get entire ground floor and 50% of Second floor Back side of the said multi storied building with proportionate share of land including common areas with facilities and Rs 6,00,000/- ( Six Lakhs ) will be paid by the Developer to the

*B. S. Saha*

owner as non refundable money out of which Rs 4,00,000/- ( Four Lakh) only at the time of signing this agreement and Power of Attorney and Rs 2,00,000/- ( Two Lakhs) only at the time of Delivery possession.

**SCHEDULE 'D' REFERRED TO ABOVE**  
**(DEVELOPER/S BUILDERS/ALLOCATION)**

All that piece parcel of proposed remaining portion of constructed area of multi storied building of above mentioned property save and except the owner allocation in the land described in schedule A with proportionate share of land including common areas with facilities

*P. S. S. S.*

WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals and executed this power of attorney this the 15<sup>th</sup> day of, March 2024.

SIGNED            SEALED            AND

DELIVERED    by    the    within

mentioned in the presence of :

1. Manisha Ghosh Roy.  
D/10 New Palindi  
Po - Panchyasagar  
KOL - 900094

*Siddhartha Ghosh*

**SIGNATURE OF THE EXECUTANT**  
FRIENDS ENTERPRISE

*Balaram*

FRIENDS ENTERPRISE  
Partner

*Bipul*

FRIENDS ENTERPRISE

*Partha Pratim Das*

**SIGNATURE OF THE ACCEPTANTS**  
Partner

2. *Achintya*  
78, D. U. K. D Road  
KOL - 700086

Drafted by me  
*Partha Pratim Das*  
**Partha Pratim Das**  
Advocate,  
High Court, Calcutta  
Bar Association Room No. 13,  
F-639/1999

Typed by me  
*S...*  
Alipore Police Court



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name BALARAM SAHA

Signature Balaram Saha



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SIDDHARTHA GHOSH ROY

Signature Siddhartha Ghosh Roy



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name TAPAS CHAKRABORTY

Signature Tapas Chakraborty



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name BIPUL DAS

Signature Bipul Das

**Endorsement For Deed Number : I - 160100411 / 2024**

**On 01-03-2024**

**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 : (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:55 hrs on 01-03-2024, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr BALARAM SAHA ,.

**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 39,15,001/-

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

Execution is admitted on 01/03/2024 by Mr SIDDHARTHA GHOSH ROY, Son of Late JYOTIRMOY GHOSH ROY, D/10, NEW PATULI, P.O: PANCHASAYAR, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 70009 by caste Hindu, by Profession Retired Person

Indetified by Mr PARTHA PRATIM DAS, , , Son of Late B C DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 01-03-2024 by Mr BALARAM SAHA, PARTNER, MS FRIENDS ENTERPRISE, G/154, BAISHNABGHATA PATULI, City:- , P.O:- PANCHASAYAR, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094

Indetified by Mr PARTHA PRATIM DAS, , , Son of Late B C DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 01-03-2024 by Mr BIPUL DAS, PARTNER, MS FRIENDS ENTERPRISE, G/154, BAISHNABGHATA PATULI, City:- , P.O:- PANCHASAYAR, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094

Indetified by Mr PARTHA PRATIM DAS, , , Son of Late B C DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 01-03-2024 by Mr TAPAS CHAKRABORTY, PARTNER, MS FRIENDS ENTERPRISE, G/154, BAISHNABGHATA PATULI, City:- , P.O:- PANCHASAYAR, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094

Indetified by Mr PARTHA PRATIM DAS, , , Son of Late B C DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 46.00/- ( E = Rs 14.00/- ,H = Rs 28.00/- ,M(b = Rs 4.00/- ) and Registration Fees paid by Cash Rs 46.00/-



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp




1. Stamp: Type: Impressed, Serial no 1173, Amount: Rs.100.00/-, Date of Purchase: 01/03/2024, Vendor name: Samiran Das



**Md Tabis Ansari**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

2	Name	Photo	Finger Print	Signature
	<b>Mr BIPUL DAS</b> Son of Late MAKHAN LAL DAS Date of Execution - 01/03/2024, , Admitted by: Self, Date of Admission: 01/03/2024, Place of Admission of Execution: Office	 Mar 1 2024 3:28PM	 Captured LTI 01/03/2024	 01/03/2024
A54/1, BAPUJINAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx3H, Aadhaar No: 75xxxxxxxx5831 Status : Representative, Representative of : MS FRIENDS ENTERPRISE (as PARTNER)				
3	Name	Photo	Finger Print	Signature
	<b>Mr TAPAS CHAKRABORTY</b> Son of Late NANIGOPAL CHAKRABORTY Date of Execution - 01/03/2024, , Admitted by: Self, Date of Admission: 01/03/2024, Place of Admission of Execution: Office	 Mar 1 2024 3:28PM	 Captured LTI 01/03/2024	 01/03/2024
J/324, BAISHNABGHATA PATULI, City:- , P.O:- PANCHASAYAR, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx4J, Aadhaar No: 94xxxxxxxx1017 Status : Representative, Representative of : MS FRIENDS ENTERPRISE (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PARTHA PRATIM DAS</b> Son of Late B C DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 01/03/2024	 Captured 01/03/2024	 01/03/2024

Identifier Of Mr SIDDHARTHA GHOSH ROY, Mr BALARAM SAHA, Mr BIPUL DAS, Mr TAPAS CHAKRABORTY



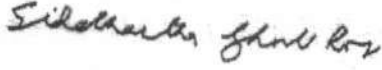
**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr SIDDHARTHA GHOSH ROY	MS FRIENDS ENTERPRISE-4.95 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr SIDDHARTHA GHOSH ROY	MS FRIENDS ENTERPRISE-1000.00000000 Sq Ft



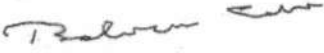
## Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SIDDHARTHA GHOSH ROY</b> Son of Late JYOTIRMOY GHOSH ROY Executed by: Self, Date of Execution: 01/03/2024 , Admitted by: Self, Date of Admission: 01/03/2024 ,Place : Office	 01/03/2024	 Captured LTI 01/03/2024	 01/03/2024
D/10, NEW PATULI, City:- , P.O:- PANCHASAYAR, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ANxxxxxx8D, Aadhaar No: 33xxxxxxxx0895, Status :Individual, Executed by: Self, Date of Execution: 01/03/2024 , Admitted by: Self, Date of Admission: 01/03/2024 ,Place : Office				

## Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>MS FRIENDS ENTERPRISE</b> G/154, BAISHNABGHATA PATULI, City:- , P.O:- PANCHASAYAR, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 , PAN No.:: AAxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

## Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr BALARAM SAHA (Presentant)</b> Son of Mr SAMBHULAL SAHA Date of Execution - 01/03/2024, , Admitted by: Self, Date of Admission: 01/03/2024, Place of Admission of Execution: Office	 Mar 1 2024 3:27PM	 Captured LTI 01/03/2024	 01/03/2024
86/3, BIPLABI ULLASHKAR DUTTA ROAD, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BXxxxxxx3P, Aadhaar No: 53xxxxxxxx5142 Status : Representative, Representative of : MS FRIENDS ENTERPRISE (as PARTNER)				

### Major Information of the Deed

Deed No :	I-1601-00411/2024	Date of Registration	01/03/2024
Query No / Year	1601-8000582419/2024	Office where deed is registered	
Query Date	01/03/2024 2:51:05 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA PRATIM DAS HIGH COURT CAL, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700027, Mobile No. : 9433069769, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 4,00,000/-	Rs. 39,15,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160100407/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Patuli, , Premises No: 161, , Ward No: 101 Pin Code : 700094

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	3 Katha	3,00,000/-	32,40,001/-	Property is on Road , Project Name :
<b>Grand Total :</b>				<b>4.95Dec</b>	<b>3,00,000 /-</b>	<b>32,40,001 /-</b>	

#### 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.	1,00,000/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1000 sq ft</b>	<b>1,00,000 /-</b>	<b>6,75,000 /-</b>	

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 160100411 for the year 2024.



*[Handwritten signature]*

Digitally signed by MD TABIS ANSARI  
Date: 2024.03.06 13:59:31 +05:30  
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 06/03/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.