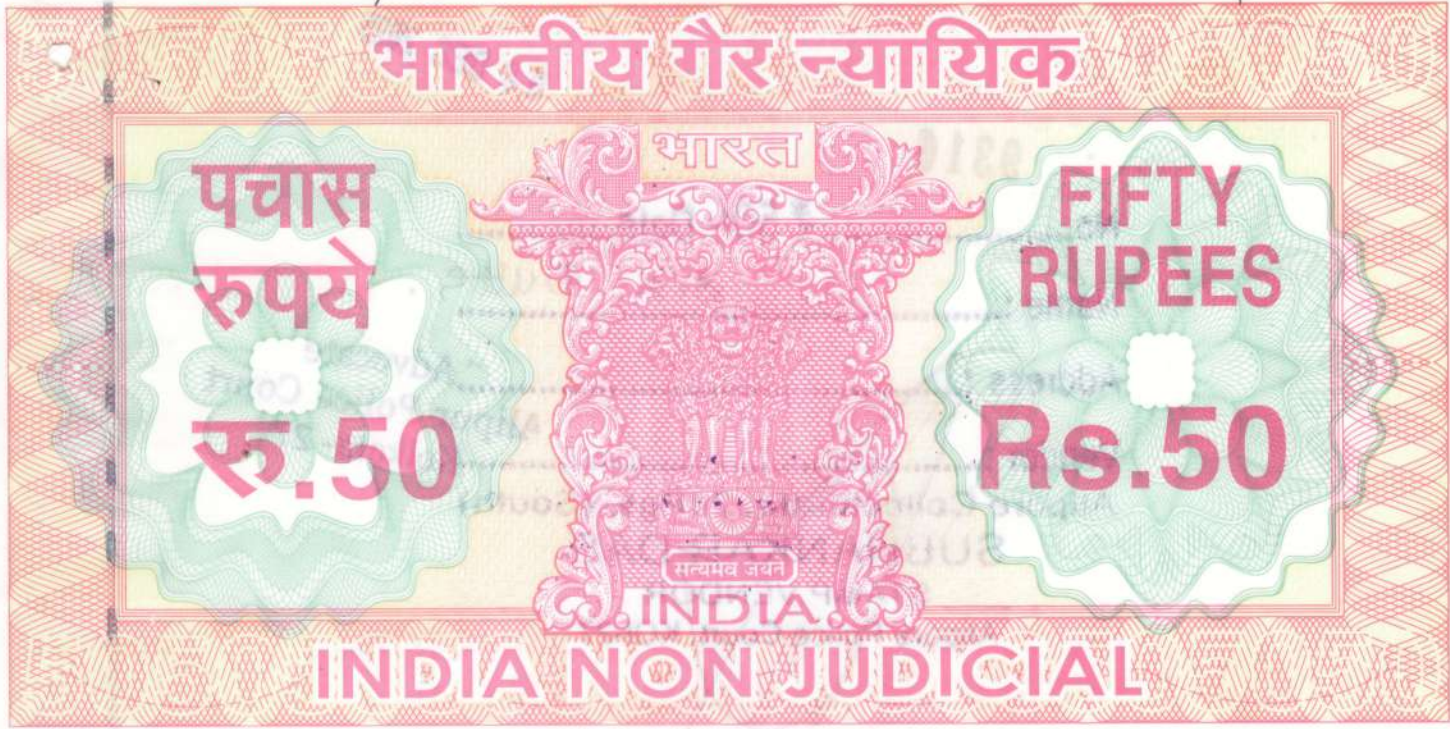


10269/2025

I-9851/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted in  
Registration. The signature sheets and the  
endorsement sheets attached with the  
document are...

AM 240253

3-55/25  
12/12/25

*[Signature]*  
Diema Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration Act  
Alipore South 26 P.O. Alipore  
19 DEC 2025

**DEVELOPMENT POWER OF ATTORNEY AFTER  
REGISTERED DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS, (1) SRI SANJAY RAY (PAN-ACIPR9258H) (AADHAAR -3491 9322 0080) son of Late Deb Kumar Ray by faith Hindu, by Nationality Indian, by occupation – retired person residing at Premises No. 1/286, Gariahat Road, [also known as 286, Jodhpur Park] P.O. Jodhpur Park, under Police Station Lake, within the limit of Kolkata Municipal Corporation Ward No.93, Kolkata 700068, (2) SRI TUSHAR RAY (PAN-ACIPR0719F) (AADHAAR -7820 4627 7908) son of Late Deb Kumar Ray by faith Hindu, by Nationality Indian, by occupation – retired person residing at Premises No. 1/286, Gariahat Road, [also known as 286, Jodhpur Park] P.O. Jodhpur Park, under Police Station- Lake, within the limit of Kolkata Municipal

08 DEC 2025

9316

No..... ₹ 50/- Date.....

Name : ..... S. K. Dutta ,

Address : ..... Advocate  
Alipur Police Court  
Kolkata-27

Vendor : .....  
Alipore Collectorate, 24Pgs. (South)

**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, KOI-27



19 DEC 2025

KNOW ALL MEN BY THESE PRESENTS, (1) SRI RANJAY RAY (PAN-ACPR0197) (AADHAAR-7810 4627 908) son of Late Deb Kumar Ray by first Hindu by Nationality Indian, by occupation - retired person residing at Premises No. 1586, Garbat Road, (also known as 286, Jodhpur Park) P.O. Jodhpur Park, under Police Station Lake, within the limit of Kolkata Municipal Corporation Ward 70006, (2) SRI TURBAR RAY (PAN-ACPR0198) (AADHAAR-7810 4627 908) son of Late Deb Kumar Ray by first Hindu by Nationality Indian, by occupation - retired person residing at Premises No. 1586, Garbat Road, (also known as 286, Jodhpur Park) P.O. Jodhpur Park, under Police Station Lake, within the limit of Kolkata Municipal Corporation Ward 70006, (3) SRI RANJAY RAY (PAN-ACPR0199) (AADHAAR-7810 4627 908) son of Late Deb Kumar Ray by first Hindu by Nationality Indian, by occupation - retired person residing at Premises No. 1586, Garbat Road, (also known as 286, Jodhpur Park) P.O. Jodhpur Park, under Police Station Lake, within the limit of Kolkata Municipal Corporation Ward 70006, (4) SRI RANJAY RAY (PAN-ACPR0200) (AADHAAR-7810 4627 908) son of Late Deb Kumar Ray by first Hindu by Nationality Indian, by occupation - retired person residing at Premises No. 1586, Garbat Road, (also known as 286, Jodhpur Park) P.O. Jodhpur Park, under Police Station Lake, within the limit of Kolkata Municipal Corporation Ward 70006.

Corporation Ward No.93, Kolkata 700068, (3) **SRI SHAUMIK RAY (PAN-AJCPR8600E) (AADHAAR -7597 9922 8822)** son of Sri Sanjay Ray, by faith- Hindu, by Nationality -Non-Resident Indian, by occupation – service , at present residing at Richard Tauber Strasse, Flat-6, 81243, Munich [also known as Richard-Tauber-Straße, Flat-6, 81243, München] Germany previously of - 1/286, Gariahat Road, [also known as 286 Jodhpur Park] P.O. Jodhpur Park, under Police Station Lake, within the limit of Kolkata Municipal Corporation Ward No.93, Kolkata 700068, (4) **SRI KAUSHIK RAY (OCI no A2671269), (PAN- AJCPR8661H)** son of Sri Sanjay Ray, by faith -Hindu, by Nationality - British, by occupation – service at present residing at 2 Bays Crescent, Spencer Wood, Reading RG7 1DF, Berkshire, United Kingdom, previously of 1/286, Gariahat Road, [also known as Premises No. 286 , Jodhpur Park] P.O. Jodhpur Park, under Police Station - Lake, within the limit of Kolkata Municipal Corporation Ward No.93, Kolkata – 700068, hereinafter jointly referred to as **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed or to mean their respective heirs/successors-in-interest/representatives and Assigns) **DO HEREBY APPOINT M/S PRATTAY** a Proprietorship business having its office at Premises No. 32, Old Ballygunge 1<sup>st</sup> Lane, under Police Station – Karaya, Post Office- Ballygunge, within limit of Kolkata Municipal Corporation, Kolkata – 700019 represented by **Proprietor SRI PARTHO SARATHI DAS, (PAN DUBPD5374L) , (AADHAAR No. 8158 5684 8803)** son of Sri. Prasanta Kumar Das, by faith - Hindu, residing at Premises No. 32, Old Ballygunge 1<sup>st</sup> Lane, under Police Station - Karaya, Post Office- Ballygunge, Kolkata – 700019, hereinafter called and referred to as **the DEVELOPER** as our true and lawful Attorney to do, execute and perform the following acts, deeds and things for us in our name and on our behalf given hereunder.

**WHEREAS** we the Owners aforesaid are the joint Owners of **ALL THAT 5 (five) Cottah, 2 (two) Chittacks and 29 (twenty nine) sq. ft. land and an old three storied building of 55 years of age having built up area of 4040 Sq. Ft. [Ground floor 1266 sq feet, First floor 1387 sq feet, Second floor 1387 sq feet]** more or less being municipal premises no 1/286 Gariahat Road [ also known as 286 Jodhpur Park] Kolkata 700 068,



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Registrar U/S 7(3) of  
Registration Act  
Alipore, South Zone, Chennai

19 DEC 2023

Police station Lake, K.M.C Ward no 93, Sub-Registry at Alipore, in the District South 24-Parganas

**AND WHEREAS** by an agreement dated 19/12/2025 (hereinafter referred to as the said registered Development Agreement) registered at D.S.R.-IV Alipore and entered in Book 1, Being no **09850** of the year 2025, we the Owners have granted the exclusive right of development of the said premises unto and in favour of **M/S PRATTAY** a Proprietorship business having its office at 32, Old Ballygunge 1<sup>st</sup> Lane, under Police Station Karaya within limit of Kolkata Municipal Corporation, Kolkata – 700019 represented by **Proprietor SRI PARTHO SARATHI DAS**, (PAN DUBPD5374L) (AADHAAR NO. 8158 5684 8803) son of Sri. Prasanta Kumar Das, by faith- Hindu, residing at 32, Old Ballygunge 1<sup>st</sup> Lane, under Police Station- Karaya, Post Office- Ballygunge, Kolkata – 700019, hereinafter called and referred to as **the DEVELOPER** and in terms thereof, we the Owners are required to grant a Development Power of attorney to the said Developer to effect smooth development and construction of the new building.

**AND WHEREAS** We, the Owners thus, in compliance of and in terms of the said Development agreement desirous of appointing, nominating and constituting the aforesaid Attorney herein as our true and lawful Attorney for and on behalf of ourselves / the Owners in our name, place and stead to severally do the following acts, deeds, matters and things in respect of the said **SCHEDULE "A"** premises.

**NOW KNOW YE BY THESE PRESENTS WITNESSETH** that (1) **SRI SANJAY RAY(PAN- ACIPR9258H) (AADHAAR -3491 9322 0080)** son of Late Deb Kumar Ray by faith - Hindu, by Nationality - Indian, by occupation – retired person residing at Premises No. 1/286, Gariahat Road, [also known as 286 Jodhpur Park] P.O. Jodhpur Park, under Police Station - Lake, within the limit of Kolkata Municipal Corporation Ward No.93, Kolkata 700068, (2) **SRI TUSHAR RAY(PAN-ACIPR0719F) (AADHAAR - 7820 4627 7908)** son of Late Deb Kumar Ray, by faith- Hindu, by Nationality Indian, by occupation – retired person, residing at Premises No. 1/286, Gariahat Road, [also known



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as 286 Jodhpur Park] P.O. Jodhpur Park, under Police Station - Lake, within the limit of Kolkata Municipal Corporation Ward No.93, Kolkata 700068, (3) **SRI SHAUMIK RAY (PAN- AJCPR8600E) (AADHAAR -7597 9922 8822)** son of Sri Sanjay Ray by faith Hindu, by Nationality Nonresident- Indian, by occupation – service at present residing at Richard Tauber Strasse, Flat-6, 81243, Munich [also known as Richard-Tauber-Straße, Flat-6, 81243, München], Germany permanent resident of Premises No. 1/286, Gariahat Road, [also known as 286 , Jodhpur Park] P.O. Jodhpur Park, under Police Station-Lake, within the limit of Kolkata Municipal Corporation Ward No.93, Kolkata 700068, (4)**SRI KAUSHIK RAY (OCI no A2671269) (PAN- +44 7973142536)** son of Sri Sanjay Ray by faith Hindu, by Nationality British, by occupation – service at present residing at 2 Bays Crescent, Spencer Wood, Reading RG7 1DF, Berkshire, United Kingdom, previously of Premises No. 1/286, Gariahat Road, [also known as 286 Jodhpur Park] P.O. Jodhpur Park, under Police Station- Lake, within the limit of Kolkata Municipal Corporation Ward No.93, Kolkata 700068 hereinafter jointly referred to as **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed or to mean their respective heirs/successors-in-interest/representatives and Assigns) do hereby and hereunder nominate appoint and constitute **M/S PRATTAYA** Proprietorship business having its office at 32, Old Ballygunge 1<sup>st</sup> Lane, under Police Station Karaya within limit of Kolkata Municipal Corporation, Kolkata – 700019 represented by **Proprietor SRI PARTHO SARATHI DAS, (PAN DUBPD5374L) (AADHAAR No. 8158 5684 8803)** son of Sri. Prasanta Kumar Das, by faith Hindu, residing at Premises No. 32, Old Ballygunge 1<sup>st</sup> Lane, under Police Station Karaya, Kolkata – 700019, as our true and lawful Constituted Attorney for us in our name and on our behalf either severally and **GENERALLY** to do and execute all or any of the following acts, deeds, and things, that is to say ;

1. **TO** institute, commence, prosecute, carry on or defend or resist all suits and other legal actions and proceedings including arbitration proceedings or be added as a party or be non suited or withdraw the same concerning our said property whose particulars are given below in **SCHEDULE “A”** or any part thereof or concerning anything in which we may be a party in any court, civil, criminal, revenue or any tribunal including



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Registration 1908  
Alipore, South 24 Parganas

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arbitral tribunal or any judicial or quasi judicial authority in original, appellate or revisional jurisdiction including special jurisdiction of the High Court under Article 226 of the Constitution of India etc and to sign and verify all plaints, written statements, statement of claim, statement of defense, petitions, objections, and to accept service of summons, notices and other judicial processes to execute any judgment decree or order and to appoint and engage any Advocate and to sign and execute any vakalatnama, warrant of Attorneys or other authority to give evidence on our behalf and act and plead, and also to compromise or compound any such proceedings or any term at the absolute discretion of our attorney.

2. **TO** look after our interest in the said **SCHEDULE "A"** property and to do all acts and deeds required for the preservation and protection thereof, including dealing with any trespassers or persons attempting to trespass.
3. **TO** appear and represent us before the Kolkata Municipal Corporation, Building Tribunal Kolkata Improvement Trust and other authorities concerned regarding any notice received or served upon the Owners in respect of the said premises and to make representations, prefer appeals, reviews and revisions and for that to sign and submit all papers, appeals, applications and to appear and make representation for and on our behalf before the authorities concerned.
4. **TO** effect mutation, affirm affidavits before First Class Magistrate or before The Notary public; apply for death certificates, on our behalf and sign/execute register necessary declarations, sign /execute and register boundary declarations, notices that may be necessary for sanctioning of building plan for construction upon **SCHEDULE "A"** and also sign building plans supplementary plans completed building plans etc. behalf and to represent us before concern Police Authority, Calcutta Electric Supply Corporation if necessary in regards to the protection of our property.
5. **TO** appoint Architects, Civil Engineers, License building surveyors (L.B.S) and other persons/ technicians necessary for the purpose of preparing building plan for submission before K.M.C and to prepare supplementary building plans if necessary for effective construction and completion of the proposed building agreed to be constructed upon **SCHEDULE "A"**.



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6. **TO** apply for sanction of building plan, supplementary building plans in our name before the Kolkata Municipal Corporation and sign all papers on our behalf.
7. **TO** sign, execute and register all declarations, undertaking, affidavits, instruments and other notices and applications that is required and/or may be necessary for sanction of the plan and thereafter if necessary any revised plan or plans.
8. **TO** appoint labour contractors, masons, coolies, electricians, plumbers, carpenters etc to construct and complete the proposed building.
9. **TO** apply for electricity, water, drainage, lift, gas connection or for any other utility in the said premises and/or make alterations in the existing connection and to have disconnection the same and for that to sign answer, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
10. **TO** apply for necessary permission and obtain license from Legal Metrology State of West Bengal for running the Lift and/or escalator that may be installed in the building after construction for the use of the in-mates of the building constructed upon **SCHEDULE "A"**.
11. **TO** apply for and obtain licenses and permissions that may be necessary or be required for the purpose of installation or running of generator for auxiliary power supply if installed.
12. **TO** apply before KMC necessary making for the purpose of laying new drain or altering existing drain of the said **SCHEDULE "A"** premises and to disconnect and/or connect to the municipal drain and for that purposes above mentioned to sign and execute all necessary papers.
13. **TO** enter into an agreement for sale to transfer or otherwise alienate, Developer's allocation in the said premises in terms of the Registered Development Agreement dated 19/12/2025, Deed No. \_\_\_\_\_ for the year 2025, registered at D.S.R.-IV Alipore, and also to **negotiate on terms for and agree to and enter into and conclude any agreement for sale and to sell alienate, transfer, the Developer's allocation in the**



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Registration Act  
Bangalore South 24 & 30/12/2025

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said property described in **SCHEDULE B below** in the proposed new multistoried building to be constructed on **SCHEDULE A**.

14. **TO** receive from the intending purchaser any earnest money and /or advance or advances and also the balance of purchase money and/or consideration, sale price of the Developer's allocation described in **SCHEDULE B below** and to give good, valid receipt and discharge for the same which will protect the purchaser in connection with the sale of the said property or any part thereof. Be it noted if any intending purchaser needs to take Loan for purchase of a flat from Developer allocation from any bank or financial institution in that event Developer will sign all papers on our behalf.
15. **TO** prepare and sign and present for registration any Deed of Conveyance/ Conveyances or Deed of Sale or Deeds of Sale or document/ documents or instrument/ instruments of transfer in respect of the Developer's allocation described in **SCHEDULE C** of the said registered Development Agreement which is also written in **SCHEDULE B herein below**, and for the said purpose to sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.
16. **TO present any such conveyance or conveyances or any other document in regards to the portion or portions or part of portions in Developer's Allocation described in schedule B below** in the said premises as per the development agreement dated 19/12/2025, vide Deed No. \_\_\_\_\_ for the year 2025 and registered at D.S.R.-IV at Alipore, for registration before the appropriate registering authority and also admit execution and receipt of consideration before the Registrar or Sub-Registrar having authority for and to have the said conveyance registered and to do all acts, deeds, and things, which our said Attorney shall consider necessary for conveying the Developer's allocation in the said property or any part thereof in the manner aforesaid to any purchaser or purchasers as fully and effectually in that respect as I could have done myself.
17. **TO** cause any Deed of Conveyance/ Conveyances or Deed of Sale or Deeds of Sale or document/ documents or instrument/ instruments in respect of the Developer's allocation being **more fully described in SCHEDULE B below** in terms of the said



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District Sub-Registrar-V  
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Registration 1908  
Ahmednagar, Maharashtra

19 DEC 2025

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

18. Be it specially stated that the schedule mentioned property is not situated within the notified and cantonment area and no embargo and/ or restriction has been imposed by the local authority/ competent authority Govt. Authority.
19. **THIS** Development Power of Attorney is not a document of transfer of the property between the Owner and the Developer **AND** by this document no title/ownership has been transferred to the Developer. **AND THE PARTIES HEREIN AGREE THAT THIS CLAUSE** has an overriding effect upon all or any of the clauses written in this agreement.

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

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Alipore, South 24 Parganas

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**THE SCHEDULE "A" HEREIN ABOVE REFERRED TO**  
**[DESCRIPTION OF ENTIRE PROPERTY]**

**ALL THAT** 5 (five) Cottah, 2 (two) Chittacks and 29 (twenty nine) sq. ft. land and an old three storied building of 55 years of age having built up area of 5771 Sq. Ft. [Ground floor 1809 sq feet, First floor 1981 sq feet, Second floor 1981 sq feet] more or less being Municipal Premises No. 1/286 , Gariahat Road [ also known as 286 Jodhpur Park] Kolkata 700 068, Police station - Lake, K.M.C Ward no 93, Sub-Registry at Alipore, in the District South 24-Parganas which is butted and bounded as follows :

**ON THE NORTH** : Premises no 1/ 267 Gariahat Road

**ON THE SOUTH** : 60 feet wide K.M.C. Road

**ON THE EAST** : Premises No 1/287, Gariahat Road

**ON THE WEST:** Premises No 1/ 284, Gariahat Road

**THE SCHEDULE "B" ABOVE REFERRED TO :**  
**DEVELOPER'S ALLOCATION**

**(WHICH IS SCHEDULE C IN THE DEVELOPMENT AGREEMENT )**

**ALL THAT entire First Floor (Commercial) and Second Floor** consisting of two flats in the floor along with **4 (four) Nos Car parking space on ground floor** to be constructed on the said premises/plot of land with proportionate share of land **excluding the Owners allocation**, described herein as **DEVELOPER'S Allocation**.



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District Sub-Registrar  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

19 DEC 2020

IN WITNESS WHEREOF the parties hereto doth set and subscribe their respective hands on the 19<sup>th</sup> day of December 2025.

Signed, Sealed and Delivered in presence of

- 1. Sanyu Ray  
18, Main Avenue  
Kolkata - 700040
- 2. Gantam Khan  
Alipore police court  
Kolkata - 27

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

Signature of Principal s



FOR PRATTAY

*[Handwritten signature]*  
Proprietor

(I accept)

Signature of Attorney



Prepared by me

*[Handwritten signature]*  
SUBIR KUMAR DUTTA  
Advocate

Alipore Civil & Criminal Court,  
Kolkata- 700027. *WA 2165/99*

*Handwritten notes:*  
1/11/2026  
1/11/2026



District Sub-Registrar  
Registrar U/S 7(2) &  
Registration 1956  
Alpore, South 24 Bangalore

19 DEC 2026

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name :- **SANJAY RAY**

Signature :-

A handwritten signature in black ink, appearing to read "Sanjay Ray" with a stylized flourish at the end.

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



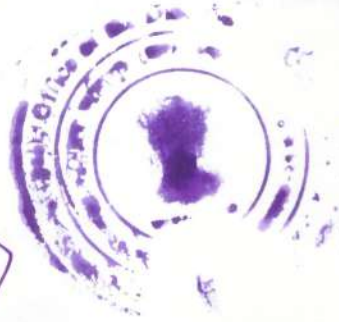
Right Hand  
Finger Prints



Name :- **TUSHAR RAY**

Signature :-

A handwritten signature in blue ink, appearing to read "Tushar Ray" with a stylized flourish at the end.



District Sub-Registrar-IV  
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Registration 1906  
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19 DEC 2025

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Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name : - **SHAUMIK RAY**

Signature : - *Shaumik Ray*



Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name : - **KAUSHIK RAY**

Signature : - *Kausmik Ray*



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name:

Signature

Partho Sarathi Das



District Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration 1908  
Muzos, South 24 P. m. 300

19 DEC 2025



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

CFZ1387018



নির্বাচকের নাম : গৌতম কুমার খাঁ

Elector's Name : Gautam Kumar Khan

পিতার নাম : সাক্ষীগোপাল খাঁ

Father's Name : Sakshigopal Khan

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ  
Date of Birth : 05/01/1980

CFZ1387018

ঠিকানা:  
সেহাই মাজী পাড়া রানিয়া নোদাখালী দক্ষিণ 24 পর্গানা  
743318

Address:  
Sehai Maji Para Raniya Nbdakhal South  
24 Parganas 743318

Date: 05/08/2007

117-সাতগাছিয়া নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral  
Registration Officer for  
117-Satgachia Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকনায় ভোটার লিটে নাম  
ভেদা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার  
জন্য নিশ্চিত করবে এই পরিচয়পত্রের নম্বরটি উল্লেখ করবে।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

13020018

### Major Information of the Deed

Deed No :	I-1604-09851/2025	Date of Registration	19/12/2025
Query No / Year	1604-8003415315/2025	Office where deed is registered	
Query Date	19/12/2025 3:49:23 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBIR KUMAR DUTTA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830034264, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 13,00,000/-		Rs. 3,65,82,439/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 232/- (Article:E, M(b),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160409850/2025 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



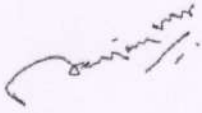


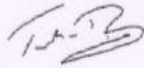



District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (Jodhpur Park), , Premises No: 1/286, , Ward No: 093 Pin Code : 700068

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 2 Chatak 29 Sq Ft	10,00,000/-	3,35,74,306/-	Property is on Road , Project Name :
<b>Grand Total :</b>				<b>8.5227Dec</b>	<b>10,00,000 /-</b>	<b>335,74,306 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5771 Sq Ft.	3,00,000/-	30,08,133/-	Structure Type: Structure,Status of Completion : Completed
<p>Gr. Floor, Area of floor : 1809 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 48 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1981 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 48 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1981 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 48 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>5771 sq ft</b>	<b>3,00,000 /-</b>	<b>30,08,133 /-</b>	

**Principal Details :**



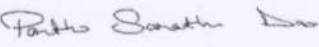


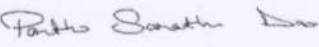


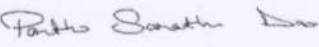
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SANJAY RAY</b> Son of Late DEB KUMAR RAY Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office	 19/12/2025	 Captured LTI 19/12/2025	 19/12/2025
	1/286, GARIAHAT ROAD, City:- Not Specified, P.O:- JODHPUR PARK, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.:: ACxxxxxx8H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office			
2	<b>Name</b> <b>Mr TUSHAR RAY</b> Son of Late DEB KUMAR RAY Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office	 19/12/2025	 Captured LTI 19/12/2025	 19/12/2025
	1/286, GARIAHAT ROAD, City:- Not Specified, P.O:- JODHPUR PARK, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.:: ACxxxxxx9F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office			
3	<b>Name</b> <b>Mr SHAUMIK RAY</b> Son of Mr SANJAY RAY Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office	 19/12/2025	 Captured LTI 19/12/2025	 19/12/2025
	1/286, GARIAHAT ROAD, City:- Not Specified, P.O:- JODHPUR PARK, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: AJxxxxxx0E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	<b>Mr KAUSHIK RAY</b> (Presentant ) Son of Mr SANJAY RAY Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office	 19/12/2025	 Captured LTI 19/12/2025	 19/12/2025
2 BAYS CRESCENT, SPENCER WOOD, READING RG7 1DF, BERKSHIRE, UK, City:- , P.O:- SPCNCER WOOD, United Kingdom, PIN:- RG7 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , NRI/OCI/PIO,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office				



#### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>PRATTAY</b> 32, OLD BALLYGUNGE 1ST LANE, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: DUxxxxxx4L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr PARTHO SARATHI DAS</b>            Son of Mr PRASANTA KUMAR DAS            Date of Execution - 19/12/2025 , , Admitted by: Self, Date of Admission: 19/12/2025, Place of Admission of Execution: Office         </td> <td>             Dec 19 2025 4:02PM         </td> <td>             Captured            LTI            19/12/2025         </td> <td>             19/12/2025         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr PARTHO SARATHI DAS</b> Son of Mr PRASANTA KUMAR DAS Date of Execution - 19/12/2025 , , Admitted by: Self, Date of Admission: 19/12/2025, Place of Admission of Execution: Office	 Dec 19 2025 4:02PM	 Captured LTI 19/12/2025	 19/12/2025
Name	Photo	Finger Print	Signature						
<b>Mr PARTHO SARATHI DAS</b> Son of Mr PRASANTA KUMAR DAS Date of Execution - 19/12/2025 , , Admitted by: Self, Date of Admission: 19/12/2025, Place of Admission of Execution: Office	 Dec 19 2025 4:02PM	 Captured LTI 19/12/2025	 19/12/2025						
32, OLD BALLYGUNGE 1ST LANE, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DUxxxxxx4L,Aadhaar No Not Provided Status : Representative, Representative of : PRATTAY (as PROPRIETOR)									

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr GOUTAM KHAN</b> Son of S G KHAN A P C, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 19/12/2025	 Captured 19/12/2025	 19/12/2025
Identifier Of Mr SANJAY RAY, Mr TUSHAR RAY, Mr SHAUMIK RAY, Mr KAUSHIK RAY, Mr PARTHO SARATHI DAS			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJAY RAY	PRATTAY-2.13068 Dec
2	Mr TUSHAR RAY	PRATTAY-2.13068 Dec
3	Mr SHAUMIK RAY	PRATTAY-2.13068 Dec
4	Mr KAUSHIK RAY	PRATTAY-2.13068 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJAY RAY	PRATTAY-1442.75000000 Sq Ft
2	Mr TUSHAR RAY	PRATTAY-1442.75000000 Sq Ft
3	Mr SHAUMIK RAY	PRATTAY-1442.75000000 Sq Ft
4	Mr KAUSHIK RAY	PRATTAY-1442.75000000 Sq Ft

**Endorsement For Deed Number : I - 160409851 / 2025**

**On 19-12-2025**

**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 15:59 hrs on 19-12-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr KAUSHIK RAY , one of the Executants.

**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 3,65,82,439/-

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

Execution is admitted on 19/12/2025 by 1. Mr SANJAY RAY, Son of Late DEB KUMAR RAY, 1/286, GARIAHAT ROAD, P.O: JODHPUR PARK, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Retired Person, 2. Mr TUSHAR RAY, Son of Late DEB KUMAR RAY, 1/286, GARIAHAT ROAD, P.O: JODHPUR PARK, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Retired Person, 3. Mr SHAUMIK RAY, Son of Mr SANJAY RAY, 1/286, GARIAHAT ROAD, P.O: JODHPUR PARK, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Service, 4. Mr KAUSHIK RAY, Son of Mr SANJAY RAY, 2 BAYS CRESCENT, SPENCER WOOD, READING RG7 1DF, BERKSHIRE, UK, P.O: SPCNCER WOOD, United Kingdom, PIN - RG7, by caste Hindu, by Profession Service

Indetified by Mr GOUTAM KHAN, , Son of S G KHAN, A P C, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 19-12-2025 by Mr PARTHO SARATHI DAS, PROPRIETOR, PRATTAY, 32, OLD BALLYGUNGE 1ST LANE, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:-700019

Indetified by Mr GOUTAM KHAN, , Son of S G KHAN, A P C, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 232.00/- ( E = Rs 200.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/- ) and Registration Fees paid by , by Cash Rs 232.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 9316, Amount: Rs.50.00/-, Date of Purchase: 08/12/2025, Vendor name: Subhankar Das

*Bdasgupta*

**Baishali Dasgupta**  
**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 306581 to 306601  
being No 160409851 for the year 2025.**



*Bdasgupta*

Digitally signed by Baishali Dasgupta  
Date: 2025.12.22 13:30:22 +05:30  
Reason: Digital Signing of Deed.

**(Baishali Dasgupta) 22/12/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.**