

21364/25

I-20837/25



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AL 416814

12/11/25  
 2-81-3063908/25

Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

District Sub-Register-III  
 Alipore, South 24-parganas

12-11-25


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

KNOW THE ALL MEN BY THESE PRESENT that we, 1) KUNTAL SINHA (having Income Tax PAN -BCUPS2091C, AADHAAR No. 868113025593), son of Late Dipak Sinha, by Occupation-Business,

NO. 1993 Date: 11 NOV 2025

Name: Soumik Samanta (ADV) 50.6  
Address: City Civil Court Cal

Vendor - Washim Gazi  
Alipore Judges Court  
Kolkata-700 027

Signature of Vendor 



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
12 NOV 2025

Soumik Samanta  
Adv  
City Civil Court, Calcutta

resident of L 34, Kamdahari, Bose Para, P.S. Bansdrone, P.O. Garia, District- South 24 Parganas, Kolkata- 700084, West Bengal, **2) RAKHI PAUL SINHA** (having **Income Tax PAN- BDOPP9916N, AADHAAR No. 847892746734**), daughter of Late Dipak Kumar Sinha, by Occupation- Housewife, resident of Janakinath Basu Road, Purbachal, Rajpur-Sonarapur (M), P.O. Subhas Gram, P.S. Sonarapur, District- South 24 Parganas, Kolkata- 700147, West Bengal, **3) MALLIKA SINGHA** alias **MALLIKA SINHA** (having **Income Tax PAN - EEJPS2017J, AADHAAR No. 427123603168**), wife of Late Dipak Sinha, by Occupation- Housewife, resident of L 34, Kamdahari, Bose Para, P.S. Bansdrone, P.O. Garia, District- South 24 Parganas, Kolkata- 700084, West Bengal, all by Faith- Hindu, by Nationality- Indian, herein after called and referred to as the **“Principals and /or Executants”**, hereto **SEND GREETINGS:**

**WHEREAS** we, the executors/principals herein, **1) KUNTAL SINHA**, son of Late Dipak Sinha, by Occupation-Business, resident of L 34, Kamdahari, Bose Para, P.S. Bansdrone, P.O. Garia, District- South 24 Parganas, Kolkata- 700084, West Bengal, **2) RAKHI PAUL SINHA**, daughter of Late Dipak Kumar Sinha, by Occupation- Housewife, resident of Janakinath Basu Road, Purbachal, Rajpur-Sonarapur (M), P.O. Subhas Gram, P.S. Sonarapur, District- South 24 Parganas, Kolkata- 700147, West Bengal, **3) MALLIKA SINGHA** alias **MALLIKA SINHA**, wife of Late Dipak Sinha, by Occupation- Housewife, resident of L 34, Kamdahari, Bose Para, P.S. Bansdrone, P.O. Garia, District- South 24 Parganas, Kolkata- 700084, West Bengal, all by Faith- Hindu, by Nationality- Indian, are joint absolute owners of homestead land, area measuring about 5 (Five) Cottah 2 (Two) Chittak 00 (Zero) Square Feet, be the same or a little bit more or less, comprising at R.S. & L.R. Dag No. 492 appertaining R.S. Khatian No. 720 corresponding to L.R. Khatian No. 2030, 2031, 2032, lying and



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situated at **Mouza- Kamdahari, J.L. No. 49**, P.S. Bansdrani, District- South 24 Parganas, within the limits of **Kolkata Municipal Corporation**, Ward No. 111, Borough- XI, Premises No. 68, Bose Para Road, Assessee No. 311110400681, within the jurisdiction of A.D.S.R. Alipore and D.S.R. of South 24 Parganas at Alipore, Kolkata- 700084 herein with exclusive rights of ownership thereto having unfettered right, title and interest thereto free from all encumbrances, liens, lispendens and attachments whatsoever, together with all sorts of easement rights over the Road/Common Passage and proportionate Rent payable to the Collector, South 24-Parganas Govt. of West Bengal, more fully and particularly described in the Schedule "A" hereunder, written [hereinafter referred to as the "**Said Land**"] and they are possessing and enjoying the same without let and hindrances and same is free from all encumbrances.

**AND WHEREAS** we, the Executers/Principals herein intend to construct a multistoried Building on Land Scheduled below but due to paucity of fund, knowledge and experience of construction, we the above named Principals approached Developer **M/s EDENEDGE HOUSING PRIVATE LIMITED**, incorporated under The Companies Act, 2013 having its registered office 1 No. Ashroy Apartment, Ground Floor, Ramkrishnanagar, P.O. Laskarpur, P.S. Sonarpur [now Narendrapur], District- South 24 Parganas, Kolkata- 700153, West Bengal represented by its directors namely **1) SK NIZAMUDDIN ALAM**, son of Sk Samsar Alam, by Faith- Muslim, residing at Natun Hat Nutan Para, Paschim Nischintapur, P.O. Boral, P.S. Sonarpur, Rajpur-Sonarpur (M), District- South 24 Parganas, Kolkata- 700154, West Bengal, **2) SUMON GHOSH**, son of Dulal Chandra Ghosh, by Faith-Hindu, resident of Natundiyara, Opposite of Matree Builders, P.O. Nayabad, P.S. Sonarpur, District- South 24 Parganas, Kolkata-



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700150, West Bengal and **3) ABHIJIT ROY**, son of Kali Shankar Roy, by Faith-Hindu, residing at Peyara Bagan, Rajpur Sonarpur (M), P.O. Laskarpur, P.S. Sonarpur, District- South 24 Parganas, Kolkata-700153, West Bengal, all by Nationality- Indian (Adult Citizen), by Occupation- Business, to construct Multistoried building on the said property at the cost and expenses of the Developer or out of funds to be procured by the Developer from the intending buyer or others on certain agreed terms and conditions.

**AND WHEREAS** knowing from the reliable sources and interaction with principals herein made an offer to **M/s EDENEDGE HOUSING PRIVATE LIMITED**, incorporated under The Companies Act, 2013 having its registered office 1 No. Ashroy Apartment, Ground Floor, Ramkrishnanagar, P.O. Laskarpur, P.S. Sonarpur [now Narendrapur], District- South 24 Parganas, Kolkata- 700153, West Bengal represented by its directors namely **1) SK NIZAMUDDIN ALAM**, son of Sk Samsar Alam, by Faith- Muslim, residing at Natun Hat Nutan Para, Paschim Nischintapur, P.O. Boral, P.S. Sonarpur, Rajpur-Sonarpur (M), District- South 24 Parganas, Kolkata- 700154, West Bengal, **2) SUMON GHOSH**, son of Dulal Chandra Ghosh, by Faith-Hindu, resident of Natundiyara, Opposite of Matree Builders, P.O. Nayabad, P.S. Sonarpur, District- South 24 Parganas, Kolkata-700150, West Bengal and **3) ABHIJIT ROY**, son of Kali Shankar Roy, by Faith-Hindu, residing at Peyara Bagan, Rajpur Sonarpur (M), P.O. Laskarpur, P.S. Sonarpur, District- South 24 Parganas, Kolkata-700153, West Bengal, all by Nationality- Indian (Adult Citizen), by Occupation- Business, agreed to undertake the construction work of the proposed multistoried building as per sanctioned building plan to be sanctioned from Kolkata Municipal Corporation or from any other competent authority at the costs of the Developer thereon the property morefully mentioned herein the schedule hereunder.



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**AND WHEREAS** to fulfill the interest of the principals as well as the Developer, they made several cross table discussions and finally they have entered into a Development Agreement to develop their homestead land, area measuring about 5 (Five) Cottah 2 (Two) Chittak 00 (Zero) Square Feet, be the same or a little bit more or less, comprising at R.S. & L.R. Dag No. 492 appertaining R.S. Khatian No. 720 corresponding to L.R. Khatian No. 2030, 2031, 2032, lying and situated at Mouza- Kamdahari, J.L. No. 49, P.S. Bansdroni, District-South 24 Parganas, within the limits of Kolkata Municipal Corporation, Ward No. 111, Borough- XI, Premises No. 68, Bose Para Road, Assessee No. 311110400681, within the jurisdiction of A.D.S.R. Alipore and D.S.R. of South 24 Parganas at Alipore, Kolkata-700084 and executed the registered Development Agreement on ...<sup>12<sup>th</sup></sup> day of November, 2025 with some stipulated conditions particularly mentioned therein for construction of a multistoried building in or upon the said property, more fully and particularly described in the Schedule hereunder written, which was duly registered in the office of D.S.R.-III of South 24 Parganas at Alipore by being No. I-20819..... for the year 2025 with such terms and conditions clearly cited therein and as per terms and conditions mentioned in aforementioned Development Agreement, the owners have already handed over peaceful vacant possession of Scheduled Land immediately after execution of said Development Agreement.

**AND WHEREAS** we, the Executers/Principals are unable to look after, manage, supervise, administer, develop, construct and/or to dispose of the schedule below property/land being personally present at all places and offices hence, it is necessary and expedient to appoint an attorney and as such, we the above named Principals do hereby and hereunder nominate, constitute, authorize, empower and appoint jointly or severally any two directors out directors of all



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directors of **M/s EDENEDGE HOUSING PRIVATE LIMITED**, incorporated under The Companies Act, 2013 having its registered office 1 No. Ashroy Apartment, Ground Floor, Ramkrishnanagar, P.O. Laskarpur, P.S. Sonarpur [now Narendrapur], District- South 24 Parganas, Kolkata- 700153, West Bengal, presently represented by its directors namely **1) SK NIZAMUDDIN ALAM**, son of Sk Samsar Alam, by Faith- Muslim, residing at Natun Hat Nutan Para, Paschim Nischintapur, P.O. Boral, P.S. Sonarpur, Rajpur-Sonarpur (M), District- South 24 Parganas, Kolkata- 700154, West Bengal, **2) SUMON GHOSH**, son of Dulal Chandra Ghosh, by Faith-Hindu, resident of Natundiyara, Opposite of Matree Builders, P.O. Nayabad, P.S. Sonarpur, District- South 24 Parganas, Kolkata-700150, West Bengal and **3) ABHIJIT ROY**, son of Kali Shankar Roy, by Faith-Hindu, residing at Peyara Bagan, Rajpur Sonarpur (M), P.O. Laskarpur, P.S. Sonarpur, District- South 24 Parganas, Kolkata-700153, West Bengal, all by Nationality- Indian (Adult Citizen), by Occupation- Business and the Developer herein in pursuance of understanding between the parties in the Development Agreement as mentioned herein as true and lawful **ATTORNEY** of the principals to do and /or execute deed and things for and on their behalf in respect of the land mentioned in the schedule below, herein after referred to as the **"Said Land"** and as my true and lawful **ATTORNEY** to do inter-alia all the following acts, deeds, things and matters in their name and upon signature on our behalf in the manner as follows:-

(1) To look after, manage, supervise and administer the below Scheduled Property (hereinafter referred to as the "Said Land and Flat/Car Parking Space/ Shop/ Other Saleable Space/Property to be constructed").

(2) To appear and act on our behalf of principals before any office or Department of Government of West Bengal and



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Government of India, including any Land Revenue Office including B.L. & L.R.O./A.D.M.(L.R.) & D.L. & L.R.O. of South 24 Parganas at Alipore/ Collectorate Office/ Revenue Department/ Land Ceiling Authority/ K.M.D.A./The Kolkata Municipal Corporation or any other Authority concerned/ W.B.S.E.B/ C.E.S.C./ Police Station/ W.B.S.E.D.C.L./ E.K.W.M.A./ Local Club/ Organization and Local Bodies and represent me everywhere and sign and verify all papers, forms, petitions, applications, receipts and vouchers etc. in my name and on our behalf, as and when required.

(3) To pay the Rent/Khajna & Tax to the Land Revenue Office and local office of The Kolkata Municipal Corporation or any government and semi-Government authorities against the said land in the name of the principals.

(4) To appoint any Contractor/Sub-Contractor/Assignor for fulfill the construction work or building thereon and to cancel the same and engage new Contractor as required or by its [Developer's] own discretion as if the owners do the same for their own interest.

(5) To apply for and obtain Building Plan, Revised Building Plan, Rectified Building Plan, Completion Plan, Completion Certificate or such certificate, permissions and clearance certificate and/or permissions from the competent Authority as it may be required to Develop of the Building as well as the execution and/or Registration of any Sale Deed in respect of Developer's Allocation in terms of the Agreement or other documents concerning the said premises and also to appear before and sign and submit all papers an documents of transfer concerning the said property and make representation, to the



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concern authorities for getting such certificate and/or permissions.

(6) To negotiate terms and to sell any space of Developer's Allocation/ Space(s)/ Office(s)/ Flat(s)/ Shop(s)/ Car Parking Space(s)/ other saleable space(s) with proportionate share of land in the said property except Owners' Allocation as mentioned in the Second Schedule of the said Development Agreement dated 12/11/2025 to any purchaser or purchasers at such price which said Attorney in their absolute discretion thinks proper.

(7) To enter into any Agreement or Agreements with any party or parties or with the intending Purchaser(s) for sale or sales of space or spaces with super structure or Space(s)/Office(s)/ Flat(s)/Shop(s)/ Car Parking Space(s)/ Other Saleable Space(s) along with proportionate share of land and/or cancel and the same with the intending purchaser or purchasers to receive any booking money and/or earnest money or advance or advances and also the balance/ entire consideration money from the intending purchaser or purchasers of the purchase money and to give, good, valid, receipt and/or discharges for the same to the purchaser or purchasers for the Developer's allocation only.

(8) That the Attorney may sign and to execute any agreement deed of conveyance and to deliver any conveyance or conveyances/transfer for the Selling Space(s)/Office(s)/ Shop(s)/ Flat(s)/Car Parking Space(s)/ other saleable space(s) in the proposed building with easements rights of the common areas of the proposed selling of space/ flat/ flats along with proportionate share of land and common rights in favour of



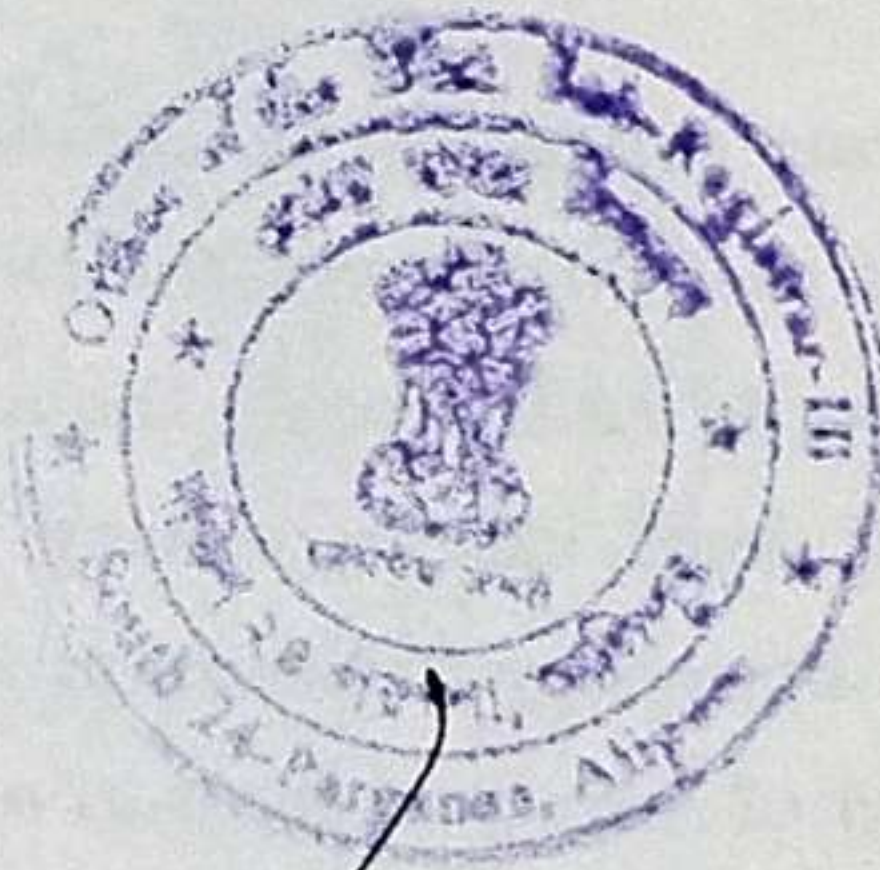
DISTRICT SUB-REGISTRAR-III  
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intending purchaser or purchasers and to negotiate for selling, transferring and conveying the developer's allocation only of the said property or any part thereof in favour any person/s, firm or association as mentioned in the Development Agreement dated 12/11/2025.

(9) To execute and register any legitimate Deed of Rectification/Declaration(s), Deed of Amalgamation, Boundary Declaration, Deed of Supplement monetary or any other deed(s) except the Deed of Land Sale before the said registering authority on our behalf upon signing our name and sign Affidavit/s, Building Plan and others legitimate papers and documents in our name and on my behalf.

(10) To amalgamate scheduled land, same or any part thereof with the adjacent plot owner and the Developer will have every right and authority to amalgamate the afore said land with any adjacent plot of land, through any Deed (in purpose of amalgamation or boundary declaration)/ Boundary Declaration Deed or any Deed of Amalgamation in any form and the owner herein empower the Developer to execute and register the same on behalf of the owner and to submit before The Kolkata Municipal Corporation or any legal authority for Sanction the Building Plan and to arrange for recording the name of us as owners of the Schedule property before The Kolkata Municipal Corporation or any other authority concerned by way of Mutation the same or any part thereof and to submit before The Kolkata Municipal Corporation or any legal authority for Sanction the Building Plan, Rectified/Modified Sanction Plan and Completion Plan

(11) To institute any case and/or suit on our behalf relating to



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the Schedule property against any person/s, firm, association, public/private body and every right to appear in any proceedings if institute by any person/s, firm, association, public/private body or any authority concern before any Court of Law and to defend, contest and prosecute or compromise all cases, suits or disputes by appointing and retaining any expert Pleader/s, Advocate/s, Solicitor/s, Legal practitioner/s or any Agent/s and discharge him/her/them and sign, verify, serve and accept the application, Vokatnama, plaint, written statement or objection, verifications, show cause, objection petition, notices, summons, judgment, decree etc. and to swear Affidavit and submit the same and to deposit or withdraw money, documents before Ld. Court of any Magistrate either Judicial Magistrate, Executive Magistrate, District Magistrate, Add District Magistrate or Munseff, Fast Track Court or Sub-Judge, District Judge, Sessions Judge and District Delegate, Land Reform Tribunal Tenancy and Hon'ble Court of High Court at Calcutta and/or Hon'ble Apex Court of India for all necessary and/or legitimate document/s and protect/safe-guard our interest relating to the Schedule property in every respect and in all aspects.

(12) To make General Dairy and/or F.I.R. before the Local Police Station against the person/s who/whom creates any disturbance in respect of the Schedule property and complain before any Police Authority as and when required.

(13) To prefer Appeal, Motion, Revision (Civil or Criminal) etc. before any Court of Law viz. Sub-Judge, District Judge, Hon'ble High Court and Hon'ble Supreme Court against any Order and/or Judgment passed by any Court of Law with respect to



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Scheduled land.

(14) To collaborate with any Third party/ Other Developer for construction or financial assistance if necessary and to create any Simple/equitable/registered mortgage by depositing all necessary deeds and Documents in favour of Bank/FI/NBFC as security against construction/project loan and to execute, sign and registered any or all necessary deeds and documents keeping without hampering the Owners' Allocation made in Development Agreement dated .../11/2025

**BE** it noted that the Power of Attorney is being granted in favour of the said Attorney in pursuance of Development Agreement and further the said Attorney shall not hereby obtain or have power, right or interest which is not mentioned or not have in the said Development Agreement. It is also mentioned herewith that the principals will not be able to revoke this attorney in future until the interest of the Developer is completed with the project as per scope of work defined in Development Agreement. In question of revocation of Development Power of Attorney, The Indian Contract Act, 1872 will be applicable. In case of death of Owner/s before complete transfer of Developer's Allocation, legal heirs of owner/s will be bound to grant Development Power of Attorney in favour of Attorney mentioned herein keeping terms and conditions same and they will co-operate in all respect in smooth running of Development work and transfer of Developer's Allocation.

**AND GENERALLY** to do all other acts, deeds and things which will be required in connection to fulfill the terms and conditions as mentioned the Development Agreement relating to aforesaid property and all acts lawfully done by the Attorney/s shall be taken as the



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acts of principals, deeds and things as if we personally present and done the same for ourselves.

**AND** the principals do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of our said Attorney which will be done by virtue of this Development Power of Attorney.

**SCHEDULE OF THE PROPERTY - REFERRED TO ABOVE**

**(Description of Land)**

**ALL THAT** piece and parcel of plot of homestead land, area measuring about **5 (Five) Cottah 2 (Two) Chittak 00 (Zero) Square Feet**, be the same or a little bit more or less, comprising at R.S. & L.R. Dag No. 492 appertaining R.S. Khatian No. 720 corresponding to L.R. Khatian No. 2030, 2031, 2032, lying and situated at Mouza-Kamdahari, J.L. No. 49, P.S. Bansdroni, **District- South 24 Parganas**, within the limits of **Kolkata Municipal Corporation, Ward No. 111**, Borough- XI, **Premises No. 68, Bose Para Road, Assessee No. 31-111-04-0068-1**, within the jurisdiction of A.D.S.R. Alipore and D.S.R. of South 24 Parganas at Alipore, Kolkata- 700084 and together with all sorts of easement rights over the Road/Common Passage and proportionate Rent payable to the Collector, 24-Parganas (South) Govt. of West Bengal and the property is connected to **Bose Para Road**. The property is butted and bounded by-

**On the North:** Land of R.S. Dag No. 491

**On the South :** Average 18.3945 Feet wide Bose Para Road

**On the East :** Average 5.8366 Feet wide Common passage/Road and thereafter Land R.S. Dag No. 493 and 494

**On the West :** Part of land of R.S. Dag No. 492



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IN WITNESS WHEREOF we, the principals and attorney named hereinabove, have hereunto set and subscribed our hands, signatures and seal on ...12<sup>th</sup>..... the day of **November** of **Two Thousand Twenty Five (2025)**.

**IN PRESENCE OF WITNESSES: -**

[1] Subrata Dutta  
s/o Late S. N. Bhowmik  
Kanchanjaya Rd - 700153  
PO Lunkapuri.

Kuntal Sinha

[1]

[2] Rakhi Paul Sinha.

[3]



LTI of Mallika Sinha by pen of Soumik Samanta

[2] Soumik Samanta  
Adv  
City Civil Court, Calcutta

**Principals and /or Executants**

[1]

Suman Ghosh

[2]

Sr Nizamuddin Alam

[3]

Shyama Prasad

Drafted by me based on instruction given, information provided and documents produced by the parties and read over and explained to the parties:

Soumik Samanta

Soumik Samanta  
Advocate












City Civil Court, Calcutta  
Enrolment No. F/4539/3458/2023

**Attorney**














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		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					












Name..... SK NIZAMUDDIN ALAM .....

Signature..... SK Nizamuddin Alam .....

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name..... SUMON GHOSH .....

Signature..... Sumon Ghosh .....












		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name..... ABHISIT ROY .....

Signature..... Abhisit Roy .....


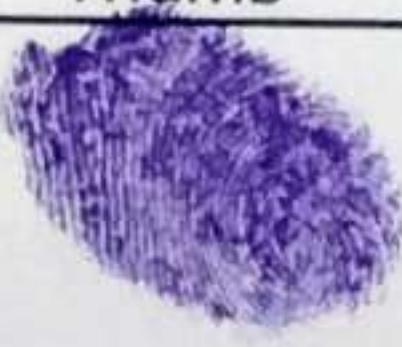











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	Left Hand					
	Right Hand					












Name... Kuntal Sinha

Signature... Kuntal Sinha

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name... RAKHI PAUL SINHA

Signature... Rakhi Paul Sinha

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name... MALLIKA SINHA

Signature... LTI of Mallika Sinha by pen of Soumile Samanta





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ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

RHQ1988757



নির্বাচকের নাম : সৌমিক সামন্ত  
Elector's Name : Soumik Samanta  
পিতার নাম : প্রদীপ কুমার সামন্ত  
Father's Name : Pradiip Kumar Samanta  
লিঙ্গ/Sex : পু/ M  
জন্ম তারিখ : 01/03/1997  
Date of Birth : 01/03/1997

RHQ1988757

ঠিকানা:  
পশ্চিম বোয়ালিয়া, হাজপুর সোনারপুর, সোনারপুর, বর্ধমান 24  
পারগানা-700064

Address:  
PASCHIM BOALIA, RAJPUR  
SONARPUR, SONARPUR, SOUTH 24  
PARGANAS-700064

Date: 08/12/2018

151-সোনারপুর উত্তর নির্বাচন কেন্দ্রে নির্বাচন নিয়ন্ত্রণ  
অফিসারের দায়িত্বে স্বাক্ষর  
Facsimile Signature of the Electoral  
Registration Officer for  
151-Sonarpur Uttar Constituency

বিষয় পরিবর্তন হলে নতুন ঠিকানা উল্লেখ করে এই কার্ড নং ও এ-নং  
ফর্মের মাধ্যমে নির্বাচন অফিসের কাছে এই কার্ড নং ও  
পরিচয়পত্র পত্রটি প্রেরণ করুন।

In case of change in address mention this Card No.  
in the address Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

### Major Information of the Deed



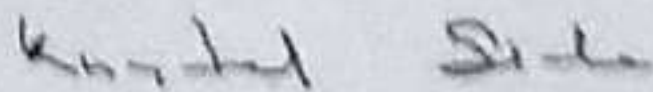
Deed No :	I-1603-20837/2025	Date of Registration	12/11/2025
Query No / Year	1603-8003063908/2025	Office where deed is registered	
Query Date	12/11/2025 2:36:52 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	CHANDRIMA RANA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9382492264, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 1/-		Rs. 71,75,001/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 232/- (Article:E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160320819/2025 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



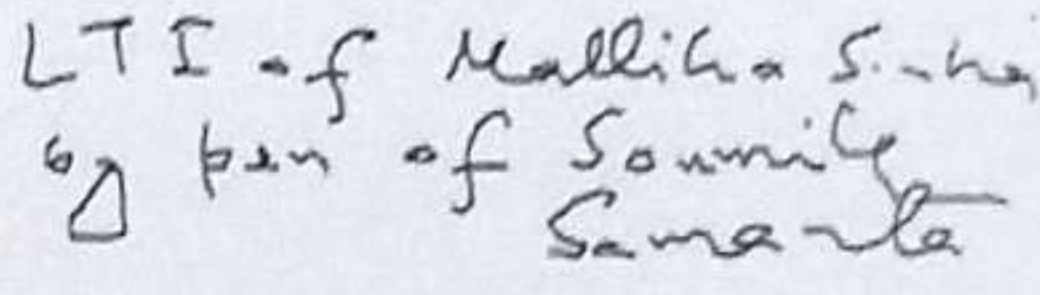


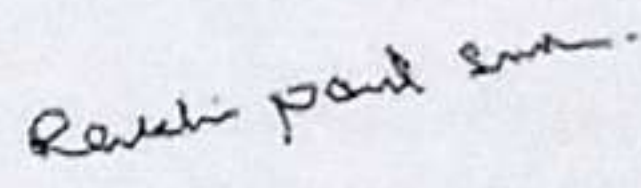
### Land Details :

District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BOSE PARA ROAD, , Premises No: 68, , Ward No: 111 Pin Code : 700084

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	1/-	71,75,001/-	Width of Approach Road: 19 Ft., , Project Name :
<b>Grand Total :</b>				<b>8.4563Dec</b>	<b>1 /-</b>	<b>71,75,001 /-</b>	

### Principal Details :



SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Kuntal Sinha</b> Son of Late Dipak Sinha Executed by: Self, Date of Execution: 12/11/2025 , Admitted by: Self, Date of Admission: 12/11/2025 ,Place : Office	 12/11/2025	 Captured LTI 12/11/2025	 12/11/2025
City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: bcxxxxxx1c,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/11/2025 , Admitted by: Self, Date of Admission: 12/11/2025 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	<b>Mrs Mallika Singha, (Alias: Mrs Mallika Sinha)</b> Daughter of Mr Prabhakar Ghosh Executed by: Self, Date of Execution: 12/11/2025 , Admitted by: Self, Date of Admission: 12/11/2025 ,Place : Office	 <small>12/11/2025</small>	 Captured <small>LTI 12/11/2025</small>	 <small>12/11/2025</small>
City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: eexxxxxx7j,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/11/2025 , Admitted by: Self, Date of Admission: 12/11/2025 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	<b>Mrs Rakhi Paul Sinha</b> Daughter of Late Dipak Kumar Sinha Executed by: Self, Date of Execution: 12/11/2025 , Admitted by: Self, Date of Admission: 12/11/2025 ,Place : Office	 <small>12/11/2025</small>	 Captured <small>LTI 12/11/2025</small>	 <small>12/11/2025</small>
City:- Not Specified, P.O:- Subhas Gram, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: bdxxxxxx6n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/11/2025 , Admitted by: Self, Date of Admission: 12/11/2025 ,Place : Office				



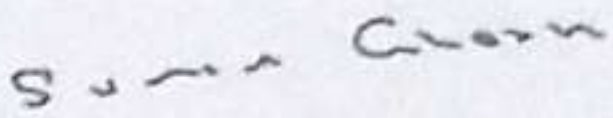
**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>EDENEDGE HOUSING PRIVATE LIMITED</b> City:- Not Specified, P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 , PAN No.:: AAxxxxxx5J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative



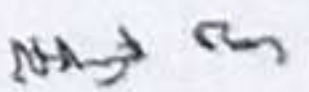
**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature	
1	<b>Mr SK Nizamuddin Alam</b> Son of Mr SK Samsar Alam Date of Execution - 12/11/2025, , Admitted by: Self, Date of Admission: 12/11/2025, Place of Admission of Execution: Office	
	 <small>Nov 12 2025 2:52PM</small>	 Captured <small>LTI 12/11/2025</small>

City:- Not Specified, P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: awxxxxx5c,Aadhaar No Not Provided Status : Representative, Representative of : EDENEDGE HOUSING PRIVATE LIMITED (as director)

2	Name	Photo	Finger Print	Signature
	<b>Mr Sumon Ghosh</b> Son of Mr Dulal Chandra Ghosh Date of Execution - 12/11/2025, , Admitted by: Self, Date of Admission: 12/11/2025, Place of Admission of Execution: Office		 Captured	
		Nov 12 2025 2:51PM	LTI 12/11/2025	12/11/2025

City:- Not Specified, P.O:- Nayabad, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: auxxxxx3b,Aadhaar No Not Provided Status : Representative, Representative of : EDENEDGE HOUSING PRIVATE LIMITED (as director)

3	Name	Photo	Finger Print	Signature
	<b>Mr Abhijit Roy (Presentant)</b> Son of Mr Kali Shankar Roy Date of Execution - 12/11/2025, , Admitted by: Self, Date of Admission: 12/11/2025, Place of Admission of Execution: Office		 Captured	
		Nov 12 2025 2:51PM	LTI 12/11/2025	12/11/2025

City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aoxxxxx8q,Aadhaar No Not Provided Status : Representative, Representative of : EDENEDGE HOUSING PRIVATE LIMITED (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SOUMIK SAMANTA</b> Son of Mr PRADIP KUMAR SAMANTA CITY CIVIL COURT, CALCUTTA, City:- , P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	12/11/2025	12/11/2025	12/11/2025

Identifier Of Mr Kuntal Sinha, Mrs Mallika Singha, Mrs Rakhi Paul Sinha, Mr SK Nizamuddin Alam, Mr Sumon Ghosh, Mr Abhijit Roy

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Kuntal Sinha	EDENEDGE HOUSING PRIVATE LIMITED-2.81875 Dec
2	Mrs Mallika Singha	EDENEDGE HOUSING PRIVATE LIMITED-2.81875 Dec
3	Mrs Rakhi Paul Sinha	EDENEDGE HOUSING PRIVATE LIMITED-2.81875 Dec

Endorsement For Deed Number : I - 160320837 / 2025

On 12-11-2025

**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 14:42 hrs on 12-11-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Abhijit Roy ,.

**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 71,75,001/-

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

Execution is admitted on 12/11/2025 by 1. Mr Kuntal Sinha, Son of Late Dipak Sinha, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 2. Mrs Mallika Singha, Alias Mrs Mallika Sinha, Daughter of Mr Prabhakar Ghosh, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 3. Mrs Rakhi Paul Sinha, Daughter of Late Dipak Kumar Sinha, P.O: Subhas Gram, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by Profession House wife

Indetified by Mr SOUMIK SAMANTA, , , Son of Mr PRADIP KUMAR SAMANTA, CITY CVIL COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 12-11-2025 by Mr SK Nizamuddin Alam, director, EDENEDGE HOUSING PRIVATE LIMITED, City:- Not Specified, P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154

Indetified by Mr SOUMIK SAMANTA, , , Son of Mr PRADIP KUMAR SAMANTA, CITY CVIL COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 12-11-2025 by Mr Sumon Ghosh, director, EDENEDGE HOUSING PRIVATE LIMITED, City:- Not Specified, P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154

Indetified by Mr SOUMIK SAMANTA, , , Son of Mr PRADIP KUMAR SAMANTA, CITY CVIL COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 12-11-2025 by Mr Abhijit Roy, Director, EDENEDGE HOUSING PRIVATE LIMITED, City:- Not Specified, P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154

Indetified by Mr SOUMIK SAMANTA, , , Son of Mr PRADIP KUMAR SAMANTA, CITY CVIL COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**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 1993, Amount: Rs.50.00/-, Date of Purchase: 11/11/2025, Vendor name: W Gazi

Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 560687 to 560709

being No 160320837 for the year 2025.



*Shabab Alam*

Digitally signed by Shabab Alam  
Date: 2025.11.14 18:10:57 +05:30  
Reason: Digital Signing of Deed.

(Shabab Alam) 14/11/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.