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*[Signature]*  
 District Sub-Registrar  
 Registrar U/S 7 (2) of  
 Registration Act  
 Admn. Secy 24, Parade

12 DEC 2025

AGREEMENT FOR DEVELOPMENT WITH DEVELOPMENT  
POWER OF ATTORNEY

THIS AGREEMENT FOR DEVELOPMENT & DEVELOPMENT  
POWER OF ATTORNEY is made this the 12<sup>th</sup> day of December Two  
 Thousand Twenty Five (2025) BETWEEN

(1) SRI TARAK NATH SEN, (PAN-CYCPS4557E & Aadhaar No.8747 7571 7139) & (2) SRI BIJOY RATAN SEN,(PAN-FWVPS6121N & Aadhaar No. 5318 9871 7488), both sons of Late Sailendra Nath Sen by faith-Hindu, Indian, by occupation-Retired, residing at 14, Lake West Road, P.O. Santoshpur, P.S. Sruvey Park, Kolkata-700075, (3) SRI SOUMYENDRA NARAYAN ROY,(PAN-AQXPR7709Q & Aadhaar No.3120 1955 8276) son of Late Dharendra Nath Roy, by faith- Hindu, Indian, by occupation-Service, residing at 26/6/7, Lake East Fourth Road, P.O. Santoshpur, P.S. Sruvey Park, Kolkata-700075, hereinafter referred to as the 'OWNERS' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART:**

AND

M/S. UPSTAIR CONSTRUCTION, a proprietorship firm, having its office at 121, Lake East 6<sup>th</sup> Road, Kolkata-700075, represented by its Proprietor SRI DIPAK CHAKRABORTY, (PAN-BCTPC3354H & Aadhaar No.2210 0901 4585) son of Late Balaram Chakraborty, by faith-Hindu, Indian, by occupation-Business, residing at 54, Lake East 6<sup>th</sup> Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, hereinafter referred to as the 'DEVELOPER' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART:**

WHEREAS one Sri Rai Dwarikanath Chakraborty Bahadur was a Madhyasattwa and was seized and possessed of or otherwise well and sufficiently entitled to All That piece and parcel of land measuring 1.56

Acres more or less, situated at Mouza-Santoshpur, J.L. No.22, Pargana-Khaspur, R.S. No.8, Touzi No.151, comprised in Khatian No.237, under P.S. formerly Tollygunge the Kasba thereafter Purba Jadavpur now Survey Park, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.103, Sub-Registry/A.D.S.R office at Sealdah, in the District of South 24-Parganas, more fully described in the First Schedule hereunder written, by paying the usual rents and taxes to the then Zaminder but there was no existence of the record as the said Landlord Zaminder of Touzi No.151 under Section 106 of West Bengal Rayati/Tenancy Act. instituted a Case, being Case No.8374 of 1913 for correction or rectification of the said Khatian, wherein the name of Rai Dwarikanath Chakraborty Bahadur was also included along with the Landlord Zaminder of Touzi No.151 namely Singha Singhee and the Madhya Sattwa right expunged from the said Khatian No.237.

AND WHEREAS one Haridas Ghosh was a Rayat in Rayati Sthitiban right under the Landlord Zaminder of Touzi No.151 namely Singha Singhee at an yearly rent of Rs-13 annas 8 in respect of land measuring 1.56 Acres of Khatian No.240.

AND WHEREAS in default of payment of rent, the said Landlord Zaminder of Touzi No.151 namely Singha Singhee filed a Rent Suit for non payment of rent before the Court of 1<sup>st</sup> Munsiff at Alipore, being Suit No.1042 of 1933 against the said Defaulter of rent Haridas Ghosh and a Decree was passed by the Ld. Court and in Rent Execution Case No.1301 of 1935, the said land measuring 1.56 Acres of Khatian No.240 at said Mouza-Santoshpur, for sale in Auction and the said Landlord Zaminder of Touzi No.151 Singha Singhee purchased the said land in Auction and took khas possession of the said land with help of Ld. Court and lawfully seized and possessed of the said land.

**AND WHEREAS** thereafter one Sri Santosh Kumar Das, by a registered deed of long term or permanent Kabuliyat, dated 11.12.1944, took settlement in respect of the said land measuring 1.56 Acres from the said Landlord Zaminder, of Touzi No.151 on payment of salami at an yearly rent of Rs.23 and annas 9 and since then lawfully seized and possessed of the said land on payment of rent to the said landlord Zaminder.

**AND WHEREAS** by a registered Deed of Sale, dated 21.12.1945, the said Sri Santosh Kumar Das sold his right, title and interest in the said land measuring 1.56 Acres more or less of Khatian No.240 at said Mousa-Santoshpur, more fully described in the First Schedule hereunder written, unto and in favour of a company namely M/s. Modern House & Land Development Co. Ltd. having its office at 9, Gariahat Road, Kolkata -700019.

**AND WHEREAS** with a view to sell, the said M/s. Modern House & Land Development Co. Ltd. divided the said land into several small plots and provided common passage for free access to those plots by a scheme plan.

**AND WHEREAS** being in need of money, the said M/s. Modern House & Land Development Co. Ltd. sold transferred and conveyed a plot of the said land measuring 3 Cottah 2 Chittak 4 sq.ft. be the same a little more or less, being Scheme Plot No.25, situated at Mouza-Santoshpur, J.L.No.22, Touzi No.151, R.S. No.18, comprised in C.S. Dag No.224 appertaining to C.S. Khatian No.240, under P.S. formerly Purba Jadavpur now Survey Park, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.103, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, more fully described in the First Schedule hereunder written, unto and in favour

of mother of the Owners herein Smt. Radha Rani Sen, wife of Sri Sailendra Nath Sen, by a Deed of Sale, dated 21.07.1956, registered in the office of Sub-Registrar at Alipore and recorded in Book No.I, Volume No.95, page from 246 to 251, Deed No.5711, for the year 1956.

**AND WHEREAS** during the period of Revisional Survey Settlement operation, the land of C.S. Dag No.224 under C.S. Khatian No.240 was recorded as R.S. Dag No.259 under R.S. Khatian No.182 in the finally published Revisional Settlement record of right.

**AND WHEREAS** the said Smt. Radha Rani Sen mutated her name in the office of the Kolkata Municipal Corporation in respect of the said property, which has since been known and numbered as KMC Premises No.11, Lake West, Assessee No.31-103-27-0011-5, having its postal address-14, Lake West Road, Kolkata-700075, upon payment of rates and taxes thereto and constructed a structure on the said land or part thereof.

**AND WHEREAS** while the said Smt. Radha Rani Sen enjoyed the said property, died intestate on 27.02.2015 leaving behind her two sons Sri Tarak Nath Sen, Sri Bijoy Ratan Sen, the owners No.1 & 2 herein and one daughter Smt. Basanti Roy, since deceased as her only legal heirs and successors, who jointly inherited the said property, left by the said deceased, as per Hindu Succession Act. 1956.

**AND WHEREAS** thereafter the said Smt. Basanti Roy died intestate on 30.06.2022 leaving behind her said one son Sri Soumeyendra Narayan Roy, the owner No.3 herein, as her only legal heir and successor, who inherited the 1/3<sup>rd</sup> share in said property, left by the said deceased, as per Hindu Succession Act. 1956.

**AND WHEREAS** thus the Owners herein are in peaceful and uninterrupted possession of the said land net measuring **3 Cottah 2 Chittak 4 sq.ft** be the same a little more or less, together with cemented flooring asbestos shed structure standing thereon, for the sake of brevity hereinafter referred to as the "**said Property**" and exercising the rights of ownership thereto and free from all encumbrances.

**AND WHEREAS** the Owners herein entered into an Agreement for Development, dated 01.07.2024 registered in the office of District Sub-Registrar-IV at Alipore and entered into Book No.I, Volume No.1604-2024, page from 229733 to 229763, Deed No.160407355 with a Developer namely **M/s. Image Construction**, a Proprietorship Firm, having its office at 6, Chanchal Sarani, P.O. Santoshpur, P.S. Sruvey Park, Kolkata-700075, represented by its Proprietor **Sri Debabrata Sarkar**, son of Late Jnanendra Lal Sarkar, residing at 6A, Brojo Mohan Mondal Road, P.Q. Santoshpur, P.S. Sruvey Park, Kolkata-700075, for construction of a multi storied building, under certain terms and conditions contained therein and also registered a Development Power of Attorney, dated 01.07.2024 registered in the office of District Sub-Registrar-IV at Alipore and entered into Book No.I, Volume No.1604-2024, page from 218780 to 218799, Deed No.160407364, for the year 2024, and also granted a General Power of Attorney, dated 25.03.2025, registered in the office of D.S.R.-IV at Alipore and recorded in Book No.I, Volume No.1604-2025, page from 79877 to 79891, Being No.160402857 for the year 2025 unto and in favour of the said Developer.

**AND WHEREAS** the said Developer obtained a building plan of G+III storied building, <sup>being</sup> bearing Building Permit No. 2025110125 dated 29.07.2025 duly sanctioned by the Kolkata Municipal Corporation.

**AND WHEREAS** due to some unavoidable circumstances, the said Developer could not perform the work as stated in the said Agreement and the Owners and the said Developer cancelled the said Agreement for Development and Development Power of attorney, by executing a Cancellation of Agreement for Development, dated ~~12.12.2025~~ registered at D.S.R.-IV, Alipore, vide Book No.I, Being No.09533. for the year 2025 and Cancellation of Development Power of Attorney, dated ~~12.12.2025~~ registered at D.S.R.-IV, Alipore, vide Book No.IV Being No. 00434 for the year 2025 and Revocation of Power of Attorney, dated ~~12.12.2025~~ registered at D.S.R.-IV, Alipore, vide Book No.IV Being No. 00433 for the year 2025.

**AND WHEREAS** thus the Owners herein are in peaceful and uninterrupted possession of the said land net measuring 3 Cottah 2 Chittak 4 sq.ft be the same a little more or less, together with cemented flooring 400 sq.ft. asbestos shed structure standing thereon, for the sake of brevity hereinafter referred to as the "said Property" and exercising the rights of ownership thereto and free from all encumbrances.

**AND WHEREAS** the Owners are desirous of constructing a multi storied building on the said land after demolition of the existing structure, but due to inexperience, the Owners have placed their offer to the Developer to entrust the development work with some terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owners herein under the following terms and conditions.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed and declared by and between the parties hereto as follows:-

That in this agreement unless anything appears to be repugnant to the subject or context:-

### ARTICLE – I : DEFINITION

- 1.1 OWNERS: shall mean and include the party of the First Part and their respective heirs and successors.
- 1.2 DEVELOPER: shall mean and include the Party of the Second Part and his heirs, executors, administrators, legal representatives and assigns.
- 1.3 SAID PROPERTY: shall mean and include the land measuring 3 Cottah 2 Chittak 4 sq.ft. be the same a little more or less, together with 400 sq.ft. cemented flooring asbestos shed structure standing thereon, situated at Mouza-Santoshpur, J.L.No.22, Touzi No.151, R.S. No.18, comprised in C.S. Dag No.224 corresponding to R.S. Dag No.259 appertaining to C.S. Khatian No.240 corresponding to R.S. Khatian No.182, being KMC Premises No.11, Lake West, Assessee No.31-103-27-0011-5, Kolkata-700075, having its postal address-14, Lake West Road, under P.S. formerly Purba Jadavpur now Survey Park, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.103, Sub-Registry/A.D.S.R. office at Sealdah, in the District of South 24-Parganas, fully described in the First Schedule hereunder written.
- 1.4 NEW BUILDING: shall mean and include such G+III storied building shall be approved by the Developer herein in respect of the said property to be constructed on the said land.
- 1.5 COMMON FACILITIES: shall mean and include corridors, staircase, ways, landing, roof common passage, boundary wall, water reservoir, water tank, pump motor, electrical and sanitary

installations, fittings etc. and the ultimate roof i.e the final roof of the building and other facilities required for common enjoyment of the new building.

1.6 OWNERS' ALLOCATION: shall mean and include, the Owners herein shall be entitled to get three self contained flats, out of which one flat on **First floor North-West side** measuring **610 sq.ft.** covered area, one flat on **Second floor North-West side** measuring **700 sq.ft.** covered area, one flat on **Second floor South-West side** measuring **610 sq.ft.** covered area and one **shop room on Ground floor South-West side** measuring **100 sq.ft.** of proposed G+III storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building and sum of **Rs.2,25,000/-** (Rupees Two Lakh Twenty Five Thousand only) as and by way of forfeiture money to be paid by the Developer to the Owners at the time of delivery of the owners' allocation to the owners.

1.7 DEVELOPER'S ALLOCATION : shall mean and include save and except the Owners' allocation, the Developer herein shall be entitled to get remaining flats and spaces of the proposed G+III storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

It is to be mentioned that if the Developer Shall further construct 4<sup>th</sup> floor (G+IV storied building) over the G+III storied building, in that event the Developer shall exclusively obtained total extra floor construction of the said fourth floor of proposed building and the Land owners shall have no right over the extra floor of the said propose building by any demand.

1.8 BUILDING PLAN: shall mean and include the plan, bearing Building Permit No. 2025110125 dated 29.07.2025 sanctioned by the Kolkata Municipal Corporation, for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto.

## ARTICLE- II; DATE OF COIMMENCEMENT

2.1 This agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement and shall remain in full force so long the Developer's allocation is sold or transferred to the intending purchasers.

### **ARTICLE -III: OWNERS' REPRESENTATION**

3.1. The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled in respect of the landed property, more particularly described in the First Schedule hereunder written free from all encumbrances and have not entered into any agreement or contract with any person or persons in respect of the said property and have not received any advance or part payment thereof.

3.2. The said land is not affected by any Scheme of acquisition or requisitioned of the State/Central Govt. or any local body/authority and the same has a clear and good marketable title therein.

### **ARTICLE-IV: DEVELOPER'S REPRESENTATION**

4.1 The Developer have sufficient knowledge and experience in the matter of development/construction of immovable properties and construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property and/or construction of the said new building.

### **ARTICLE-V: DEVELOPMENT WORK**

5.1 The Owners hereby appointed the Party of the Second Part as the Developer and/or contractor, which the Developer hereby agreed and accepted.

5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building,

having several self contained flats on the Ownership basis and will sell the flats and spaces together with undivided proportionate share or interest in the land of the new building in favour of the prospective purchaser or purchasers except the Owners' allocation.

#### **ARTICLE -VI: DEVELOPER'S COVENANTS**

6.1 The Developer shall at its own expenses shall complete and/or cause to be completed the construction of the said new building and deliver the said Owners' allocation as stated hereinbefore within the **24(Twenty four) months** from the date of this Agreement for Development.

6.2 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the Owners or on account of the Developer himself or on account and/or on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.

6.3 The Developer at its own costs and expenses apply for and obtain all necessary sanction and/or permission or No Objection Certificate from the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.

6.4 The Developer shall at its own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required at the said building, but for supply of electricity in the new building, the Developer will apply to the electricity supply authority for obtaining the main connection or main meter and the said meter will be the common meter for all the occupiers of the proposed building, the individual meter to be installed at the cost of the Owners

and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

### **ARTICLE-VII: OWNERS' COVENANTS**

7.1 The Owners shall grant execute and issue a Development Power of Attorney in favour of the Developer authorising and/or empowering the Developer to do all acts, deeds matters and things necessary for completion of the works of development of the said property and/or construction of the said proposed new building and/or to sell the flats and spaces as per terms of this agreement.

7.2 The Owners shall not in any manner obstruct the carrying out of the Development of the ~~said property~~ and/or construction of new building in or upon the said land as herein agreed. Moreover the Owners shall have no right to claim anything except the Owners' allocation in the said building.

7.3 The Owners deliver the original title deed and all other relevant papers and documents to the Developer for selling and transferring the said Developer's allocation and the Developer herein retain the said original papers and documents so long the said Developer's allocation is sold to the intending Purchaser or purchasers.

7.4 All the flats and other spaces of the proposed new building to be erected and sold by the Developer except the Owners' allocation with the proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.

### **ARTICLE-VIII: CONSTRUCTION**

8.1 The construction of the said new building shall be made by the Developer as per the plan sanction by the Kolkata Municipal Corporation.

8.2 The Developer shall be entitled to obtain necessary modification or rectification plan for the purpose of completion of the construction of the building.

8.3 The Developer shall retain appoint and employ such masons Architects, Engineers contractor, manager, supervisors, caretaker and other employees for the purpose of carrying out the work of development of the said property and/or the construction of the said new building as the Developer shall at her own discretion think fit and proper.

8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons supervisors, architects contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction and in this regard the Owners shall not in any manner would be made responsible or liable.

#### **ARTICLE-IX: SPACE ALLOCATION**

9.1 After completion of the construction of the new building, the Developer will allot the flat to the Owners first and after that to the intending purchasers according to the booking of allocation of the prospective purchasers.

9.2 The Developer will be solely responsible for the allotment of flats and spaces in the building to be constructed by him and no one will be entitled to interfere thereto including the Owners herein.

#### **ARTICLE-X: RATES & TAXES**

10.1 The Owners, Developer and Developer's transferees shall bear and pay the municipal taxes, building taxes and other rates and taxes

whatsoever as may be found payable in respect of the said new building after delivery of possession to the Owners & purchasers proportionately.

10.2. The Owners, Developer or the Developer's transferees after taking possession, shall bear and pay the proportionate amount of cost of maintenance and service charges with regard to the said new building in respect of their allocation and the Owners shall be liable for the same but they will pay for their allocation only.

### ARTICLE-XI: JOINT DECLARATION

11.1 During the continuance of this agreement, the Owners herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of their right, title and interest in the said property in any manner whatsoever and not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property.

11.2 The Owners shall not part with possession of any of the residential flats or other spaces of the said building to be constructed, except their allocation prior to notice to be served by the Developer.

11.3 The Developer shall unless prevented by any act of God or act beyond the control of the Developer, complete the construction of the said building within **24(Twenty four) months** from the date of this Agreement for Development.

11.4 If the Developer fails to complete construction and/or complete the said building during the said period, then in that case the Owners shall extent **6(six) months** as grace period for completion of construction

11.5 The Owners till date have not taken any advance booking in respect of the said land and premises from any person or persons and the Owners

have not encumbered the same in any manner whatsoever and declare that the said property is free from all encumbrances and it has a good, clear and marketable title .

11.6 The Owners will be bound to make registration of sale deed in respect of all flats and spaces of Developer's allocation at the cost of the Purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owners shall co-operate with the Developer for such registration and shall have no objection to be a party in the proposed deed of conveyance.

11.7 Nothing contained in these presents shall be construed as a demise or assignment or conveyance or transfer in law by the Owners in favour of the Developer save as herein expressly provided and also the exclusive licence and/or contract to the Developer to commercially exploit the said property in terms hereof on specific agreement basis subject to fulfilment of terms and conditions, failing which Developer shall have no right to sell the flats and spaces in the said building.

11.8 The Owners and Developer have entered into this agreement purely on contract basis and nothing herein contained shall be deemed or construed as a partnership between the parties in any manner nor shall be parties hereto constitute an Association of persons.

#### **ARTICLE-XII:ARBITRATION & JURISDICTION**

12.1 In case of any dispute or differences between the parties hereto concerning or relating to or arising out of this agreement or with regard to the construction or interpretation of this agreement or any of the terms herein contained, the same shall be settled amicably between the parties hereto, if the same is not settled then the matter will be referred to the Arbitration consisting of three members each party will appoint one and third will be appointed by the said two and the decision of the majority will be binding upon the parties hereto and/or same will be proceed according to law or as per provision of Arbitration and Conciliation Act.1996 as amended up to date .

12.2 The Courts at District South 24-Parganas alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

**DEVELOPMENT POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS** that We, (1) **SRI TARAK NATH SEN**, (PAN-CYCPS4557E & Aadhaar No.8747 7571 7139) & (2) **SRI BIJOY RATAN SEN**,(PAN-FWVPS6121N & Aadhaar No. 5318 9871 7488), both sons of Late Sailendra Nath Sen by faith- Hindu, Indian, by occupation-Retired, residing at 14, Lake West Road, P.O. Santoshpur, P.S. Sruvey Park, Kolkata-700075, (3) **SRI SOUMYENDRA NARAYAN ROY**, (PAN-AQXPR7709Q & Aadhaar No. 3120 1955 8276) son of Late Dharendra Nath Roy, by faith- Hindu, Indian, by occupation-Service, residing at 26/6/7, Lake East Fourth Road, P.O. Santoshpur, P.S. Sruvey Park, Kolkata-700075, hereinafter referred to as the **OWNERS/ PRINCIPALS** of the send greetings.

**AND WHEREAS** for the purpose of construction of the proposed G+three storied building on the said land and to sell and/or transfer of the said Developer's allocation of the proposed building together with undivided proportionate share in the land, and to appear before any office and places, We the Owners/Principals herein do hereby nominate, constitute, authorise and appoint the said Developer **M/S. UPSTAIR**

**CONSTRUCTION**, a proprietorship firm, having its office at 121, Lake East 6<sup>th</sup> Road, Kolkata-700075, represented by its Proprietor **SRI DIPAK CHAKRABORTY**, (PAN-BCTPC3354H & Aadhaar No.2210 0901 4585) son of Late Balaram Chakraborty, by faith-Hindu, Indian, by occupation-Business, residing at 54, Lake East 6<sup>th</sup> Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, as our true and lawful Attorney to do and execute inter alia the following acts, deeds and things :-

- 1 On our behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said multi storied building on the Schedule mentioned land.
- 2 To negotiate & sign for sale, transfer, lease, mortgage the Developer's Allocation along with extra construction area of Fourth floor of the proposed multi-storied building to be constructed on the Schedule mentioned land with any person, firm, association, financial Institution at such rate my said Attorney shall deem fit and proper.
- 3 Our Attorney shall be entitled to inter into agreement for sale in respect of the flats and spaces out of Developer's allocation along with extra construction area of Fourth floor of the proposed building together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.
- 4 To execute and register the deeds of sale in favour of the intending purchaser or purchasers in respect of the flat or flats or spaces out of the Developer's allocation together with undivided proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering

authority within the territory of Indian Union, either District Sub-Registrar, Addl. Dist. Sub-Registrar and Registrar of Assurances, and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by our Attorney and the said intending purchaser and to grant valid receipt and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on our behalf.

- 5 To sign, execute and submit the proposed building plan on putting his signature and appear before the Building Department of the K.M.C. to sign and submit the building plan for sanction and or regularisation and all the acts for plan sanction purpose and to pay sanction fees and other fees to the Kolkata Municipal Corporation for sanction of such Building plan and other and/or. to appear and represent before the Kolkata Municipal Corporation, Tribunal for hearing and to sign and execute such all plans forms, application and papers for submission to the K.M.C. for sanction of proposed building plan or revised/modified building plan and also appear before the Tribunal, K.M.C. Building Department, for hearing on my behalf.
- 6 To sign and execute on the revalidation of plan and submit the same to the Building Department, Kolkata Municipal Corporation in my name and on my behalf.
- 7 To sign, execute and prepare the internal and external plan or plans for sewerage, drainage, water connection and submit the same to the Drainage Department. Kolkata Municipal Corporation and sign and execute on the plan or plans in our names and on my behalf and obtain the same from the Kolkata Municipal Corporation, upon payment of all fees, charges etc.

8 To commence, prosecute, defend all suits, actions, applications reference or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statements, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.

9 To appear & sign and to act on my behalf before any office or Department of Govt. of West Bengal, Kolkata Municipal Corporation, District Collector, Revenue office, Board, Police Station, Police Office, etc. and to represent me everywhere and to sign and verify all papers, forms, petition, applications receipts, vouchers etc. as and when required.

10 To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.

11 To execute K.M.C. Declaration, K.M.C. Gift Deed of in favour of the Kolkata Municipal Corporation and to present the said deed or declarations before any Registering authority, having jurisdiction and admit execution thereof and to have the said deed or deeds registered and to sign and verify all such deeds and documents for and on our behalf.

12 To appoint and engage architect/s, engineer/s plumbers, contractors etc, as would be required for sanctioning, construction and completion of proposed building.

13 To apply & sign for obtain electrical connection from CESC LTD and also from K.M.C. drainage and water supply department as would be required in relation to the construction and completion of the proposed building.

14 To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

15 To sign and apply for sanction of proposed 4<sup>th</sup> floor of the said G+III storied building as per KMC building/rule on our behalf.

**AND GENERALLY** to do all other acts, deeds and things which will be required in connection with the management and sale and transfer of the flats and spaces out of Developer's allocation of the proposed multi-storied building to be constructed on the schedule mentioned land and all acts, deeds by my said Attorney shall be taken as our acts deeds and things as We were personally present and done the same ourselves.

**AND** we 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 Power of Attorney.

**FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** a piece and parcel of land measuring 3 Cottah 2 Chittak 4 sq.ft. be the same a little more or less, together with 400 sq.ft. cemented flooring asbestos shed structure standing thereon, situated at Mouza-Santoshpur, J.L.No.22, Touzi No.151, R.S. No.18, comprised in C.S. Dag No.224 corresponding to R.S. Dag No.259 appertaining to C.S. Khatian No.240 corresponding to R.S. Khatian No.182, being KMC Premises No.11, Lake West, Assessee No.31-103-27-0011-5, Kolkata-700075, having its postal address-14, Lake West Road, under P.S. formerly Purba Jadavpur now Survey Park, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.103, Sub-Registry/A.D.S.R. office at Sealdah, in the District of South 24-Parganas, together with all easements rights and appurtenances thereto, being butted and bounded as follows :-

On the North : House No.13, Lake West Road,

On the South : 30'ft. wide K.M.C. Road,

On the East : House No.1, Avenue North Road,

On the West : 20'ft. wide K.M.C. Road,

**SECOND SCHEDULE ABOVE REFERRED TO**

(Owners' Allocation)

**ALL THAT** the Owners herein shall be entitled to get three self contained flats, out of which one flat on **First floor North-West side** measuring **610 sq.ft.** covered area, one flat on **Second floor North-West side** measuring **700 sq.ft.** covered area, one flat on **Second floor South-West side** measuring **610 sq.ft.** covered area and one **shop room** on **Ground floor South-West side** measuring **100 sq.ft.** of proposed building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building and sum of **Rs.2,25,000/-** (Rupees Two Lakh Twenty Five Thousand only) as and by way of forfeiture money to be paid by the Developer to the Owners at the time of delivery of the owners' allocation to the owners.

**THIRD SCHEDULE ABOVE REFERRED TO**

(Developer's Allocation)

**ALL THAT** save and except the Owners' allocation, the Developer herein shall be entitled to get remaining flats and spaces along with extra construction area of **Fourth floor** of the proposed building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

**FOURTH SCHEDULE ABOVE REFERRED TO**

(Specification of the Construction)

1. Construction will be made as per sanction building plan of the K.M.C. with R.C.C structure frame work.
2. All the materials to be used will be brand new and first class quality and the workmanship will be of proper standard.
3. Aluminium channel sliding window 3/8 bar steel grill with glass panes and other necessary fittings will be provided in the window.

4. All doors will be of ISI Mark of flush door, 32/35 mm in thickness. Toilet and W.C. door will be of PVC sheet.
5. Flooring will be of 2' x 2' size white marble/Tiles and normal dado of.
6. In the kitchen 6'ft x 12'-6" black stone slab cooking platform with steel sink and glazed tiles up to 3'ft height from the side of black stone slab.
7. In the Toilet, white glazed tiles on the wall up to 6' ft. height with white Indian pan / Commode , and standard taps in Toilet, one shower point, two tap in kitchen i.e. one in the sink and one under the sink and one wash basin point either in kitchen or in toilet.
8. Concealed electrical wiring with standard copper wires as per Architectural lay out in the manner hereunder written:-  
 Bed room – Two light point, one fan point and one 5 Amp plug  
 Dining – One 15 amp plug point, two light point, one fan point.  
 Kitchen - one light point, one power point, one exhaust fan point.  
 Toilet - One light point and one exhaust fan point  
 Balcony – one light point.
9. Plaster of parish on the walls inside the flat.
10. Outer walls will be weather coat.
11. Concealed pipe line with low down cistern in the toilet.
12. All pipe line will be of plastic high density.
13. All masonry, sanitary, structural electrical painting work will be done as per specification of the Engineer to be engaged by the Developer.
14. That Balcony will be covered up to 2'ft. 6"inch and balance will open.
15. All extra work of fittings can be provided subject to approval of the engineer with extra cost.

**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED SEALED & DELIVERED**

In presence of:-

1. *Donsfer*

Tarak Nath Sen

*Bijoy Kumar Sen*

Somyendra Narayan Roy

**OWNERS/PRINCIPALS**

2. *Dinku Saha*  
*Alipore*  
*24.11.22*

UPSTAIR CONSTRUCTION

*Blakraborty*

Proprietor

**DEVELOPER/ATTORNEY**

Drafted by:-

*Donsfer*  
Advocate,

Alipore Police Court,

Kolkata-700027.



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... DIPAK CHAKRABORTY.....

Signature... Chakraborty.....



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... TARAK NATH SEN.....

Signature... Tarak Nath Sen.....



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... BIJOY RATAN SEN.....

Signature... Bijoy Ratan Sen.....



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... SOUMYENDRA NARAYAN ROY.....

Signature... Soumyendra Narayan Roy.....



Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192025260385751978

GRN Details

GRN: 192025260385751978 Payment Mode: SBI Epay  
GRN Date: 12/12/2025 11:00:28 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 7299938099519 BRN Date: 12/12/2025 11:00:51  
Gateway Ref ID: 115505625457 Method: State Bank of India UPI  
GRIPS Payment ID: 121220252038575196 Payment Init. Date: 12/12/2025 11:00:28  
Payment Status: Successful Payment Ref. No: 2003285937/2/2025  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr ALOK SAFUI  
Address: ALIPORE POLICE COURT  
Mobile: 9830828274  
Period From (dd/mm/yyyy): 12/12/2025  
Period To (dd/mm/yyyy): 12/12/2025  
Payment Ref ID: 2003285937/2/2025  
Dept Ref ID/DRN: 2003285937/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003285937/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	9971
2	2003285937/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	3050
3	2003285937/2/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
<b>Total</b>				<b>13321</b>




IN WORDS: THIRTEEN THOUSAND THREE HUNDRED TWENTY ONE ONLY.

PAID

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

TARAK NATH SEN  
SAILENDRA NATH SEN  
23/11/1959  
Permanent Account Number  
CYCPS4557E  
Tarak Nath Sen  
Signature



Tarak Nath Sen

### Major Information of the Deed

Deed No :	I-1604-09535/2025	Date of Registration	12/12/2025
Query No / Year	1604-2003285937/2025	Office where deed is registered	
Query Date	07/12/2025 2:42:21 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Alok Saful Allpore Court,Thana : Allpore, District ; South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,25,000/-]		
Set Forth value	Market Value		
	Rs. 83,37,708/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,071/- (Article 48(g))	Rs. 3,082/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



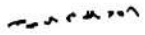





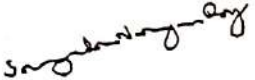
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake West Road, , Premises No: 11, , Ward No: 103 Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 2 Chatak 4 Sq Ft		82,17,708/-	Width of Approach Road: 30 Ft.,
Grand Total :				5.1654Dec	0/-	82,17,708 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	1,20,000/-	Structure Type: Structure,Status of Completion : Completed
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	0 /-	1,20,000 /-	




**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr TARAK NATH SEN</b> Son of Late SAILENDRA NATH SEN Executed by: Self, Date of Execution: 12/12/2025 , Admitted by: Self, Date of Admisson: 12/12/2025 ,Place : Office	 12/12/2025	 LTI 12/12/2025 Captured	 12/12/2025
14, LAKE WEST ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: CYxxxxxx7E, Aadhaar No: 87xxxxxxx7139, Status :Individual, Executed by: Self, Date of Execution: 12/12/2025 , Admitted by: Self, Date of Admission: 12/12/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Mr BIJOY RATAN SEN</b> Son of Late SAILENDRA NATH SEN Executed by: Self, Date of Execution: 12/12/2025 , Admitted by: Self, Date of Admission: 12/12/2025 ,Place : Office	 12/12/2025	 LTI 12/12/2025 Captured	 12/12/2025
14, LAKE WEST ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: FWxxxxxx1N, Aadhaar No: 53xxxxxxx7488, Status :Individual, Executed by: Self, Date of Execution: 12/12/2025 , Admitted by: Self, Date of Admission: 12/12/2025 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	<b>Mr SOUMYENDRA NARAYAN ROY</b> Son of Late DHIRENDRA NATH ROY Executed by: Self, Date of Execution: 12/12/2025 , Admitted by: Self, Date of Admission: 12/12/2025 ,Place : Office	 12/12/2025	 LTI 12/12/2025 Captured	 12/12/2025
26/6/7, LAKE EAST FOURTH ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: AQxxxxxx9Q, Aadhaar No: 31xxxxxxx8276, Status :Individual, Executed by: Self, Date of Execution: 12/12/2025 , Admitted by: Self, Date of Admission: 12/12/2025 ,Place : Office				




**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>UPSTAIR CONSTRUCTION</b> 121, LAKE EAST 6TH ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Date of Incorporation:XX-XX-2XX5 , PAN No.:: BCxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr DIPAK CHAKRABORTY (Presentant)</b> Son of Late BALARAM CHAKRABORTY Date of Execution - 12/12/2025, , Admitted by: Self, Date of Admission: 12/12/2025, Place of Admission of Execution: Office	 <small>Dec 12 2025 12:58PM</small>	 Captured <small>LTI 12/12/2025</small>	 <small>12/12/2025</small>
54, LAKE EAST 6TH ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: BCxxxxxx4H, Aadhaar No: 22xxxxxxxx4585 Status : Representative, Representative of : UPSTAIR CONSTRUCTION (as PROPRIETOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ALOK SAFUI</b> Son of Late SANAT KUMAR SAFUI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 <small>24/12/2025</small>	 Captured <small>24/12/2025</small>	 <small>24/12/2025</small>
Identifier Of Mr TARAK NATH SEN, Mr BIJOY RATAN SEN, Mr SOUMYENDRA NARAYAN ROY, Mr DIPAK CHAKRABORTY			

<b>Transfer of property for L1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mr TARAK NATH SEN	UPSTAIR CONSTRUCTION-1.72181 Dec
2	Mr BIJOY RATAN SEN	UPSTAIR CONSTRUCTION-1.72181 Dec
3	Mr SOUMYENDRA NARAYAN ROY	UPSTAIR CONSTRUCTION-1.72181 Dec
<b>Transfer of property for S1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mr TARAK NATH SEN	UPSTAIR CONSTRUCTION-133.33333300 Sq Ft
2	Mr BIJOY RATAN SEN	UPSTAIR CONSTRUCTION-133.33333300 Sq Ft
3	Mr SOUMYENDRA NARAYAN ROY	UPSTAIR CONSTRUCTION-133.33333300 Sq Ft

**Endorsement For Deed Number : I - 160409535 / 2025**

**On 12-12-2025**

**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 12:27 hrs on 12-12-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr DIPAK CHAKRABORTY ..

**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 83,37,708/-

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

Execution is admitted on 12/12/2025 by 1. Mr TARAK NATH SEN, Son of Late SAILENDRA NATH SEN, 14, LAKE WEST ROAD, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person, 2. Mr BIJOY RATAN SEN, Son of Late SAILENDRA NATH SEN, 14, LAKE WEST ROAD, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person, 3. Mr SOUMYENDRA NARAYAN ROY, Son of Late DHIRENDRA NATH ROY, 26/6/7, LAKE EAST FOURTH ROAD, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service

Indetified by Mr ALOK SAFUI, , Son of Late SANAT KUMAR SAFUI, 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 12-12-2025 by Mr DIPAK CHAKRABORTY, PROPRIETOR, UPSTAIR CONSTRUCTION (Sole Proprietorship), 121, LAKE EAST 6TH ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr ALOK SAFUI, , Son of Late SANAT KUMAR SAFUI, 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 3,082.00/- ( B = Rs 2,250.00/- , E = Rs 800.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 3,050/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2025 11:00AM with Govt. Ref. No: 192025260385751978 on 12-12-2025, Amount Rs: 3,050/-, Bank: SBI EPay ( SBIPay), Ref. No. 7299938099519 on 12-12-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 9,971/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 95766, Amount: Rs.100.00/-, Date of Purchase: 05/12/2025, Vendor name: JAYDEEP CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2025 11:00AM with Govt. Ref. No: 192025260385751978 on 12-12-2025, Amount Rs: 9,971/-, Bank: SBI EPay ( SBIPay), Ref. No. 7299938099519 on 12-12-2025, Head of Account 0030-02-103-003-02

*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 308993 to 309025  
being No 160409535 for the year 2025.**



*B. Dasgupta*

Digitally signed by Baishali Dasgupta  
Date: 2025.12.24 13:14:33 +05:30  
Reason: Digital Signing of Deed.

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