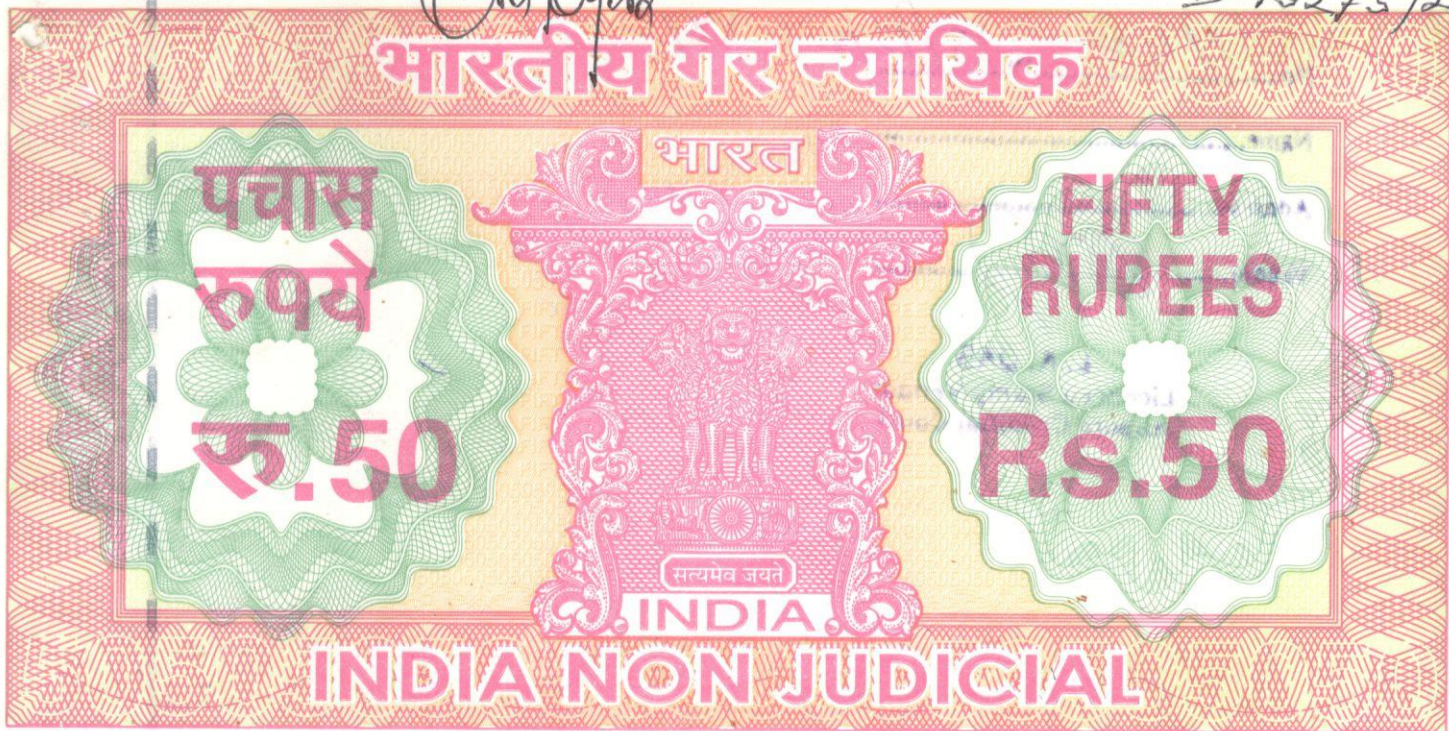


05/12/23

I-15273/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is submitted for registration. The signature sheets and the original documents sheets attached with the document are the part of this document. **AK 705172**

20/12/2023
 Q-8003125615/2023

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas
 20 DEC 2023

**POWER OF ATTORNEY
 AFTER REGISTERED DEVELOPMENT AGREEMENT**

TO ALL TO WHOM THESE PRESENTS, WE,

- 1.1 **Sri Gautam Chatterjee alias Gautam Chattopadhyay**, (PAN- AJFPC6467M) (AADHAR No. 377912516225), son of Late Sourendra Nath Chatterjee, by faith-Hindu, by occupation-Retired, by nationality- Indian, residing at Premises No. 35, Kabir Road, Post Office- Kalighat, Police Station- Tollygunge, Kolkata- 700026.
- 1.2 **Sri Debashis Chattopadhyay**, (PAN-ACQPC1094E) (AADHAR No. 571635477287), son of Late Bhupendra Nath Chatterjee, by nationality- Indian, residing at Premises No. 35, Kabir Road, Post Office- Kalighat, Police Station- Tollygunge, Kolkata- 700026.

Anindya Goubar Chatterjee alias Ganbar Chatterjee
 Anita Chakrabarti & Debashis Chattopadhyay
 Chinmayee Chatterjee

No. 1145 Dt. 15/12/23 502

Name.....

Address.....

Vendor.....

L. K. DAS
Licenced Stamp Vendor
Alipore Criminal Court

SUBIR KUMAR DUTTA
ADVOCATE
ALIPORE POLICE COURT
KOLKATA - 700 027

[Faint, illegible text, possibly a stamp or document fragment]



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
20 DEC 2023

- 1.3 **Smt. Chinmoyee Chatterjee**, (PAN- AIHPC9260D) (AADHAR No. 931462889853), wife of Late Samarendra Nath Chatterjee, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at Premises No. 35, Kabir Road, Post Office- Kalighat, Police Station- Tollygunge, Kolkata- 700026.
- 1.4 **Smt. Anita Chakrabarti**, (PAN-ABWPC5775D) (AADHAR No. 535268512973), wife of Sri Binay Bhushan Chakrabarti and daughter of Late Bhupendra Nath Chatterjee, by faith- Hindu, by occupation-Retired, Residing at Premises No. 4/S, Naktala Road, Post- Naktala, Police Station- Netaji Nagar, Kolkata- 700047

WHEREAS WE, the Principals Gautam Chatterjee alias Gautam Chattopadhyay, Smt. Chinmoyee Chatterjee, Sri Debashis Chattopadhyay, and Smt. Anita Chakrabarti, now absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece or parcel of total land measuring 5 Cottahs 5 Chittacks 41 Sq.ft. more or less together with undivided 3000 Sq. Ft. constructed Built Up Area in each of the Two Floors of the existing 30 years old dilapidated building being part of Plot No. 323 of the Surplus Land in Calcutta Improvement Scheme No. XXXIII formed out of a portion of Premises No. 4, Mudiali Road, being a part of Holding No. 43,52,53 , Sub-Division- R, Division- VI, Dihi-Panchannagram, District 24 Parganas, P.S. – Tollygunge, Sub-Registration Office, Alipore in the District of 24 Parganas at present known and numbered as Municipal Premises No. 35 , Kabir Road , Police Station – Tollygunge, Kolkata – 700 026, within the limit of Ward No. 087 of the Kolkata Municipal Corporation, Sub Registry office Alipore, District 24 Parganas (South) and are enjoying the same free from all encumbrances paying taxes regularly which is morefully and particularly described in the SCHEDULE written hereunder and hereinafter called and referred to as the 'Said Premises'.

AND WHEREAS since we are busy with our day to day household affairs, it is not possible for us to look after and supervise all my affairs to develop the said property and / or to construct a multistoried building there as per the building plan to be sanctioned by The Kolkata Municipal Corporation and in this circumstances we have decided to develop our aforesaid premises, lying and situated at Municipal Premises

Chinmoyee Chatterjee Anita Chakrabarti
 Debashis Chattopadhyay
 Gautam Chattopadhyay

Chinmoyee

[Faint, illegible text]

[Faint, illegible text]

[Faint, illegible text]

[Faint, illegible text]



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
20 DEC 2023

No. 35 , Kabir Road , Police Station – Tollygunge, Kolkata – 700 026, within the jurisdiction of Kolkata Municipal Corporation Ward No. 087, District South 24 Parganas through a Developer, the particular of such property morefully described in the Schedule hereunder written .

AND WHEREAS we, the Principals have entered into a Registered Development Agreement dated 20/12/2023, registered in the office of the D.S.R.-IV at Alipore and recorded in Book No. I, Being No.....15266....., for the year 2023 with Messieurs MSD ENCLAVE PROJECTS PVT. LTD., a Private Limited Company registered under the Companies Act , having its registered office at Premises No. 8, Lake Avenue, Post Office- Kalighat, Police Station- Tollygunge, Kolkata – 700 026 represented by its Director **MR. SUBHASISH CHOWDHURY**, son of Late Jayanta Chowdhury, (PAN-AETPC4467J.), Aadhaar No. 7672 6025 0901 by faith- Hindu, by Nationality- Indian, by occupation – Business, residing at Premises No. 08, Lake Avenue, Police Station – Tollygunge, Post Office- Kalighat., Kolkata - 700 026, hereinafter called and referred to as the Developer for developing the said premises with the right to construct a multistoried building as per the building plan to be sanctioned by the Kolkata Municipal Corporation in or upon the said Municipal Premises No. 35, Kabir Road, Police Station – Tollygunge, Kolkata – 700 026, within the jurisdiction of Kolkata Municipal Corporation Ward No. 087, District South 24 Parganas, the particular of such property morefully described in Schedule hereunder written with such terms and conditions as clearly written therein.

AND WHEREAS in pursuance of the aforesaid Agreement entered into between ourselves named therein as Owners of the One Part and Messieurs MSD ENCLAVE PROJECTS PVT. LTD. between the parties thereto it is necessary and also expedient for us to appoint an agent to look after all my affair during my absence.

NOW KNOW YE BY THESE PRESENTS, WE, Gautam Chattopadhyay , son of Late Sourendra Nath Chatterjee, Smt. Chinmoyee Chatterjee , wife of Late Samarendra Nath Chatterjee, Sri Debashis Chattopadhyay, son of Late Bhupendra Nath Chatterjee, and Smt. Anita Chakrabarti, wife of Sri Binay Bhushan Chakrabarti, , do hereby and hereunder nominate, appoint and constitute MSD ENCLAVE PROJECTS PVT. LTD., a

Chinmoyee Chatterjee Anita Chakrabarti
 Debashis Chattopadhyay
 Gautam Chattopadhyay

(Signature)



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

20 DEC 2023

Signature

Private Limited Company registered under the Companies Act , having its registered office at Premises No. 8, Lake Avenue, Post Office-Kalighat, Police Station- Tollygunge, Kolkata – 700 026, represented by its Director **MR. SUBHASISH CHOWDHURY**, son of Late Jayanta Chowdhury, (PAN-AETPC4467J), Aadhaar No. 7672 6025 0901 by faith-Hindu, by Nationality- Indian, by occupation – Business, residing at Premises No. 08, Lake Avenue, Police Station – Tollygunge, Post Office - Kalighat, Kolkata - 700 026 , to be our true and lawful Attorney for us, in our names and on our behalf to do the following acts, deeds and things, that is to say :-

1. To construct a multistoried building on the property as described in the SCHEDULE hereunder, written according to the sanctioned and / or modified building plan to be granted by The Kolkata Municipal Corporation in and upon the said property being Municipal Premises No. 35, Kabir Road, Police Station – Tollygunge, Kolkata – 700 026, within the jurisdiction of Kolkata Municipal Corporation Ward No. 087, District South 24 Parganas .
2. To apply, submit, sign, issue and receive from The Kolkata Municipal Corporation and/or any other Authority or Authorities concerned for such or relevant applications, maps, plans, papers, writings, drawings, design, forms and/or any representation or representations, too, as or may be required in respect of the Premises by the said Attorney at his discretion shall think fit and proper for and on behalf of us in our names.
3. To deposit any fees, charges or any other amount on behalf of us which may have to be paid to The Kolkata Municipal Corporation and/or any other Authorities in respect of the said premises as described in the Schedule mentioned property written hereunder.
4. To appoint Architect or Architects, Contractors, Masons, Labours, Plumbers, Engineers, Painters, Electricians etc. for the purpose of executing the construction of the proposed building on the Said Property of the premises according to the

Gaibh...
Anita Chakrabarti *Sebasish Chattopadhyay*
Anwaje Chatterjee

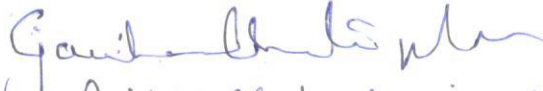


District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

20 DEC 2023

sanctioned building plan and to terminate their service or services as and when required.

5. To apply for Electricity, Telephone, Water, Sewerage, Gas and Drainage and any other connections of whatsoever manner or nature and for that purpose to sign, issue and receive all papers and /or documents and/or plans and/or Drawings and/or Designs and/or Sketches and/or Undertaking and/or Representations and/or all relevant documents etc. of whatsoever manner or nature or may be thought to be necessary by the said Attorney before the various Department or Departments of The Kolkata Municipal Corporation and/or proper Authority or Authorities of various Public and/or Private and/or Government or Semi-Government organization and/or Autonomous Body or Bodies.
6. To sign and receive registered or registered with A/D letter and/or articles and/or any other documents of whatsoever manner or nature in respect of the said Premises and/or property written in the Schedule mentioned herein below and to grant proper and effectual receipt or receipts in respect thereof.
7. To sign and apply for and obtain necessary permissions and / or approvals and / or sanctions and/ or licence from any statutory authority including the Fire Brigade and Authorized Officer under the RERA Act as well as appear and represent ourselves before the necessary authorities including Land Acquisition Department, Dist. South 24 Parganas, (South), P. W. D. Department, the Kolkata Metropolitan Development Authority and concerned Kolkata Police Stations, in connection with the sanction, modification and/ or alteration of plans, construction and development in respect of the above said Property.
8. To sign and submit all papers statements undertakings and declarations as may be further required for construction of the proposed building on the Said Property or the premises according to the sanctioned building plan to be granted by The Kolkata Municipal Corporation.


 Anita Chakrabarti Debashis Chattopadhyay
 Family
 Chinmayee Chatterjee



District Sub-Registrar IV
Registrar U/S (3) of
Registration 1908
Alipore, South 24 Parganas

20 DEC 2023

9. To appoint any agent or agents, servant or servants on our behalf for the purpose of managing the Said property.
10. To appear for and represent us before all authorities including those under The Kolkata Municipal Corporation for mutation, fixation and /or finalization of the annual valuation of the Said property and for that to sign execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said Attorney may deem fit and proper.
11. To make sign and verify all applications or objections to appropriate authorities for all any licence permission or consent etc. required by law in connection with the management and development of the Said Property and also to execute register and present any declaration or undertaking before Registrar and Sub- Registrar and/ or any other statutory authority if required
12. To develop the Said property of the premises by making construction of the said building therein as our said Attorney may deem fit and proper subject to the provisions of the Development Agreement.
13. To engage and appoint Solicitor, Advocate or Advocates to act and plead otherwise conduct the case whenever our said Attorney think proper to do so.
14. In case of acquisition by State Government or Union Government of the Said property our Attorney will have full power to file objection or written statement or petition and to apply for compensation before such authorities.
15. To file and defend any or all Suits, Cases, Appeals, Complaints and Application of whatsoever, manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said Premises which is morefully described in the Schedule written hereunder and also to present and prosecute Written Application or Petitions in respect thereof in any manner relating to the said

Chinmoyee Chatterjee Anita Chakrabarti
 Debashis Chattopadhyay
 Gaurab Chatterjee

[Signature]



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

20 DEC 2023

[Faint handwritten text, possibly a signature or name, located at the bottom of the page.]

premises described in the Schedule hereunder in any Court of Law. To appear, file and defend any case or cases whatsoever manner or nature before and Judicial Authority and/or Quasi-Judicial Authority in respect of the Schedule mentioned property written hereunder and/or the said premises.

16. To sign and verify all complaints, written statements, petitions, objections, Cross Objections, claims, counter claims, Applications for Executions, Revisions, Review New Trial or Stay of whatsoever manner or nature, Memorandum of Appeal and GENERALLY to do all other Acts, deeds and things related to above matters/proceedings for and on our behalf as the said Attorney in their absolute discretion shall think fit and proper in respect of the said Premises.
17. To compromise all Suits, Appeals, Cases and/or any other Legal proceedings in any Court of Law, Tribunal Authority of whatsoever manner of nature and to sign and verify all Application and Solenama thereof for and on our behalf.
18. To raise loan and/or borrow from time to time such sums of money or moneys and upon such terms as our said Attorney may think fit from any Financial Institutions against the security of either in full or in part or portion of the Developer's allocated portions of the new building to be constructed in and upon the Schedule below property and for such purpose, as he may think fit and proper.
19. To apply for and obtain and renew all licences, permits etc. as may be necessary or required for purchasing cement, iron, steel and other building materials for the purpose or carrying on the said construction on the said Property.
20. To negotiate for sale or to enter into agreement for sale, lease, construction, Agreement for creating charge, assignment or nomination over and / or any covered area or open areas or any part thereof or any Flats and Garage spaces and/or Commercially sanctioned spaces in respect of the Developer's Allocation morefully described in the aforesaid Development Agreement in the said proposed building to be constructed with the prospective buyers of Flats and Garage spaces or

Ananya
 Anita Chakrabarti
 Debashis Chattopadhyay
 Chinmayee Chatterjee

Commercially sanctioned space as our said Attorney may deem fit and proper, subject to provisions of the Development agreement.

21. To receive all or any money or monies as earnest or part consideration from the intending purchaser or purchasers of the Developer's allocation and to give good valid receipt and discharge thereof and also to accept the full and final payment from intended Purchasers as our said Attorney may deem fit and proper.
22. Upon such receipt as aforesaid in their names, on our behalf and as our act and deed, to sign, execute and deliver deeds, instruments and assurances, conveyance or conveyances as may be required for fully and effectually conveying the Developer's allocated portion mentioned in the said registered Development Agreement in favour of the Purchaser and/or Purchasers or his/their nominee or nominees and assignees, as the case may be.
23. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said conveyance and/or conveyances registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying and/or transferring the said Developer's allocated portions in the property as mentioned in the Schedule hereunder written to the Purchaser or Purchasers as fully and effectually in all respects as we could do the same ourselves.
24. To receive any notice relating to our said Property from The Kolkata Municipal Corporation or from the offices of the Government or Semi Government and other Department.
25. To accept, sign enter into and acknowledge and perform all such deeds, instruments, contracts, agreements acts and things as shall be required or deemed proper for or in relation to all or any of the purpose, matters or subjects herein specified.

Anita Chakrabarti
Debashis Chattopadhyay
Chinmoyee Chatterjee



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

20 DEC 2023

26. For all or any of the purpose herein before stated, to appear and represent us before all authorities having jurisdiction and to sign, execute and submit all papers and documents relating to our Said Property.

AND GENERALLY to do all acts deeds matters and things concerning the authorities hereby granted in respect of the said premises which we could have done lawfully, under our own hands seals, if personally present.

AND WE, do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done in or about the said premises. Notwithstanding no express power in that behalf is herein provided.

AND to execute and perform any other acts, or acts, deeds, matter or thing whatsoever which in the opinion of our said Attorneys ought to be done, executed and performed in relation to our property or our concern, engagement and business, or affairs or incidental thereto as fully and efficiently as we could do the same if we were personally present.

AND we hereby agreed to ratify all those acts, deeds and things lawfully done by our said Attorneys by virtue of this Power of attorney shall be construed as acts, deeds and things done by us and we undertake to ratify and confirm all and whatsoever that our said Attorneys shall do or cause to be done for me and on our behalf shall have much force and effect as if we were personally present and done.

AND we are the Executants/Principals do hereby agree to ratify and confirm all and whatever other act or acts our said attorneys shall lawfully do, execute or perform or cause to be done, execute or perform in connection with the purchase, sale, partition, release, agreement, court case, mortgage, opening of Bank account, application for loan, to execute banking documents, loan from the Bank, financial institution, under and by virtue of this deed not withstanding on express power in other behalf is hereunder provided.

Gandhi
Anita Chakrabarti
Debashis Chattopadhyay
Chinmoyee Chatterjee



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

20 DEC 2023

AND we hereby declare that all such legal and lawful acts, deeds and things that may be done by you as Power of Attorney agent by virtue of the power hereby conferred shall be binding upon as if done by us in person and we agree to ratify all such acts that done by the said Power Attorney Agent.

SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE

ALL THAT piece or parcel of total land measuring 5 Cottahs 5 Chittacks 41 Sq.ft. more or less together with undivided 3000 Sq. Ft. constructed Built Up Area in each of the Two Floors of the existing 30 years old dilapidated building being part of Plot No. 323 of the Surplus Land in Calcutta Improvement Scheme No. XXXIII formed out of a portion of Premises No. 4, Mudiali Road, being a part of Holding No. 43,52,53 , Sub-Division- R, Division- VI, Dihi- Panchannagram, District 24 Parganas, P.S. – Tollygunge, Sub-Registration Office, Alipore in the District of 24 Parganas at present known and numbered as Municipal Premises No. 35 , Kabir Road , Police Station – Tollygunge, Kolkata – 700 026, within the limit of Ward No. 087 of the Kolkata Municipal Corporation, Sub Registry office Alipore, District 24 Parganas (South), and butted and bounded as follows :-

On the North : By Premises No. 40A & 40B, Southern Avenue,
42, Southern Avenue

On the East : By Premises No. 37, Kabir Road

On the South : By the 40 ft. wide new Road.

On the West : By Premises No. 33, Kabir Road

Chinmayee Chatterjee Anita Chakrabarti
Debashis Chattopadhyay
Ganesh Chatterjee

(Signature)



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

20 DEC 2023

IN WITNESSES WHEREOF we the parties hereto and hereunto set and subscribed our respective hands on this 20th day of December, Two Thousand and Twenty three A. D.

SIGNED, SEALED AND DELIVERED
By the PRINCIPALS at Kolkata
in presence of :-

1. Sany Roy
18, More Avenue
Kolkata - 700040

Goutam Chatterjee
Alis Goshal
Debashis Chattopadhyay
Chinmayee Chatterjee
Anita Chakrabarti

SIGNED, SEALED AND DELIVERED
By the ATTORNEY at Kolkata
in presence of :-

Bikar Halder

Subhasish Choudhury
(SUBHASISH CHOWDHURY)

PREPARED BY

Subir Kumar Dutta
SUBIR KUMAR DUTTA
Advocate
Alipore Civil & Criminal Court, Kolkata - 700 027
WB 2165/99



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

20 DEC 2023

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :-

Signature :- *Gautam...*

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :- Debashis Chattopadhyay

Signature :- *Debashis Chattopadhyay*



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

20 DEC 2023



Thumb Fore Middle Ring Little

Left Hand
Finger Prints



Right Hand
Finger Prints



Name :- *Chinmoyee Chatterjee*

Signature :- *Chinmoyee Chatterjee*



Thumb Fore Middle Ring Little

Left Hand
Finger Prints



Right Hand
Finger Prints



Name :- *Anita Chakrabarti*

Signature :- *Anita Chakrabarti*



Thumb Fore Middle Ring Little

Left Hand
Finger Prints



Right Hand
Finger Prints



Name :- *Subhansh Choudhry*

Signature :- *Subhansh Choudhry*



5
District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
20 DEC 2023

ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
IDENTITY CARD

CFZ1397018



নাম: [Name]

পিতার নাম: [Father's Name]

বাস: [Address]

বাসের নাম: [Address Name]

তারিখ: [Date]

স্বাক্ষর: [Signature]

15773 / 23

CFZ1397018

নাম: [Name]
পিতার নাম: [Father's Name]
743318

Address
District: [District Name]
24 Perganas 743318

Date: [Date]
Signature of the Electoral
Registration Officer for
117 Separate Constituency

[Official stamp and text area]

Major Information of the Deed

Deed No :	I-1604-15273/2023	Date of Registration	20/12/2023
Query No / Year	1604-8003125615/2023	Office where deed is registered	
Query Date	20/12/2023 12:15:42 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. 3/-	Rs. 2,95,89,423/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160415266/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



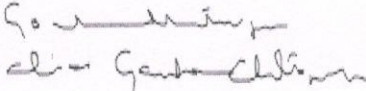


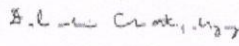



District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kabir Road, , Premises No: 35, , Ward No: 087 Pin Code : 700026



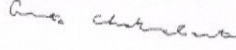
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 5 Chatak 41 Sq Ft	1/-	2,75,64,423/-	Width of Approach Road: 40 Ft., , Project Name :
Grand Total :				8.8596Dec	1 /-	275,64,423 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	2/-	20,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	2 /-	20,25,000 /-	

Principal Details :



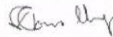


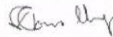


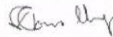
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr GAUTAM CHATTOPADHYAY, (Alias: Mr GAUTAM CHATTERJEE) Son of Late SOURENDRA NATH CHATTERJEE Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office	 20/12/2023	 LTI 20/12/2023 Captured	 20/12/2023
35, KABIR ROAD, City:- Not Specified, P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AJxxxxxx7M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office				
2	Mr DEBASHIS CHATTOPADHYAY Son of Late BHUPENDRA NATH CHATTERJEE Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office	 20/12/2023	 LTI 20/12/2023 Captured	 20/12/2023
35, KABIR ROAD, City:- Not Specified, P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx4E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office				
3	Mrs CHINMOYEE CHATTERJEE Wife of Late SAMARENDRA NATH CHATTERJEE Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office	 20/12/2023	 LTI 20/12/2023 Captured	 20/12/2023
35, KABIR ROAD, City:- Not Specified, P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AIxxxxxx0D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mrs ANITA CHAKRABARTI Wife of Mr BINAY BHUSHAN CHAKRABARTI Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office	 20/12/2023	 LTI 20/12/2023 Captured	 20/12/2023
4/S, NAKTALA ROAD, City:- Not Specified, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABxxxxxx5D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office				



Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MSD ENCLAVE PROJECTS PRIVATE LIMITED 8, LAKE AVENUE, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24- Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx9C,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> Mr SUBHASISH CHOWDHURY (Presentant) Son of Late JAYANTA CHOWDHURY Date of Execution - 20/12/2023, , Admitted by: Self, Date of Admission: 20/12/2023, Place of Admission of Execution: Office </td> <td>  Dec 20 2023 1:03PM </td> <td>  LTI 20/12/2023 Captured </td> <td>  20/12/2023 </td> </tr> </tbody> </table> 8, LAKE AVENUE, KOLKATA, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7J,Aadhaar No Not Provided Status : Representative, Representative of : MSD ENCLAVE PROJECTS PRIVATE LIMITED (as DIRECTOR)	Name	Photo	Finger Print	Signature	Mr SUBHASISH CHOWDHURY (Presentant) Son of Late JAYANTA CHOWDHURY Date of Execution - 20/12/2023, , Admitted by: Self, Date of Admission: 20/12/2023, Place of Admission of Execution: Office	 Dec 20 2023 1:03PM	 LTI 20/12/2023 Captured	 20/12/2023
Name	Photo	Finger Print	Signature						
Mr SUBHASISH CHOWDHURY (Presentant) Son of Late JAYANTA CHOWDHURY Date of Execution - 20/12/2023, , Admitted by: Self, Date of Admission: 20/12/2023, Place of Admission of Execution: Office	 Dec 20 2023 1:03PM	 LTI 20/12/2023 Captured	 20/12/2023						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOUTAM KHAN Son of S G KHAN A P C, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 20/12/2023	 LTI 20/12/2023 Captured	 20/12/2023

Identifier Of Mr GAUTAM CHATTOPADHYAY, Mr DEBASHIS CHATTOPADHYAY, Mrs CHINMOYEE CHATTERJEE, Mrs ANITA CHAKRABARTI, Mr SUBHASISH CHOWDHURY

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr GAUTAM CHATTOPADHYAY	MSD ENCLAVE PROJECTS PRIVATE LIMITED-2.2149 Dec
2	Mr DEBASHIS CHATTOPADHYAY	MSD ENCLAVE PROJECTS PRIVATE LIMITED-2.2149 Dec
3	Mrs CHINMOYEE CHATTERJEE	MSD ENCLAVE PROJECTS PRIVATE LIMITED-2.2149 Dec
4	Mrs ANITA CHAKRABARTI	MSD ENCLAVE PROJECTS PRIVATE LIMITED-2.2149 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr GAUTAM CHATTOPADHYAY	MSD ENCLAVE PROJECTS PRIVATE LIMITED-750.00000000 Sq Ft
2	Mr DEBASHIS CHATTOPADHYAY	MSD ENCLAVE PROJECTS PRIVATE LIMITED-750.00000000 Sq Ft
3	Mrs CHINMOYEE CHATTERJEE	MSD ENCLAVE PROJECTS PRIVATE LIMITED-750.00000000 Sq Ft
4	Mrs ANITA CHAKRABARTI	MSD ENCLAVE PROJECTS PRIVATE LIMITED-750.00000000 Sq Ft

Endorsement For Deed Number : I - 160415273 / 2023

On 20-12-2023

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 12:56 hrs on 20-12-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr SUBHASISH CHOWDHURY .,

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 2,95,89,423/-

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

Execution is admitted on 20/12/2023 by 1. Mr GAUTAM CHATTOPADHYAY, Alias Mr GAUTAM CHATTERJEE, Son of Late SOURENDRA NATH CHATTERJEE, 35, KABIR ROAD, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Retired Person, 2. Mr DEBASHIS CHATTOPADHYAY, Son of Late BHUPENDRA NATH CHATTERJEE, 35, KABIR ROAD, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Retired Person, 3. Mrs CHINMOYEE CHATTERJEE, Wife of Late SAMARENDRA NATH CHATTERJEE, 35, KABIR ROAD, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 4. Mrs ANITA CHAKRABARTI, Wife of Mr BINAY BHUSHAN CHAKRABARTI, 4/S, NAKTALA ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person

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 20-12-2023 by Mr SUBHASISH CHOWDHURY, DIRECTOR, MSD ENCLAVE PROJECTS PRIVATE LIMITED, 8, LAKE AVENUE, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700026

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 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 1145, Amount: Rs.50.00/-, Date of Purchase: 15/12/2023, Vendor name: L K Das

(Signature)

Anupam Halder
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 1604-2024, Page from 6291 to 6313

being No 160415273 for the year 2023.



Digitally signed by Anupam Halder
Date: 2024.01.04 16:38:18 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 04/01/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.