

12232/23

D-11749/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 096950

04.08.2023  
 8/1995820

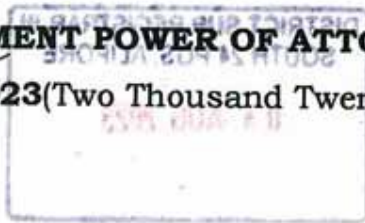
Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

*[Signature]*  
 District Sub-Register-III  
 Alipore, South 24-parganas

04 AUG 2023

**DEVELOPMENT POWER OF ATTORNEY**

THIS DEVELOPMENT POWER OF ATTORNEY is made on this 4th day of August 2023 (Two Thousand Twenty-three) A.D. :: **BETWEEN** ::



Contd.....P/2

11857

13 MAR 2023

No.....Rs. 100/- Date.....

Name : Sajal Kumar Bhattacharyya (Adv)

Advocate

Address : ALIPORE POLICE COURT  
Kolkata - 700 027

Vendor : Alipore Collectorate 24 Pgs. (South)

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



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS, ALIPORE  
04 AUG 2023

Identifier:-

Sajal Kumar Bhattacharyya  
S/o Lt. Lalit Ch. Bhattacharyya  
Sajal Kumar Bhattacharyya (LL.B)  
Advocate

Alipore Police Court  
Kolkata - 700 027  
Alipore Police Court,  
Kolkata-700027



(1) **MRS. MOUMITA DEY PAN: ARCPD1523G** Wife of Late Ashis Kumar Dey, **AADHAAR NO. 8781 6648 8412** wife of Late Ashis Kumar Dey (2) **MR. ARNAB DEY PAN: CANPD1877M AADHAAR NO. 5203 7050 0440** (3) **MR. ARPAN DEY PAN: CSLPD1481D AADHAAR NO. 7774 0498 4317** both 2 & 3 are the son of Late Ashis Kumar Dey, 1 to 3, by faith-Hindu, by Nationality - Indian, occupation - Business, jointly residing at 130, Boral Main Road, P.O. Garia, P.S. Regent Park, Kolkata-700084, W.B. AND (4) **SRI BIJOY GHOSH PAN: ADYPG4183B AADHAAR NO. 4079 8352 1391** Son of Late Lalmohon Ghosh, by faith-Hindu, by Nationality-Indian, by Occupation Business **residing at:- C/9, Rajnarayan Park, P.O. & Village:- Boral, P.S. Formerly-Sonarpur, now Narendrapur, Kolkata-700154, District-South 24Parganas**, all the above here-in-after jointly called or referred to as the **LAND OWNERS /PRINCIPALS**, here-in-after called or referred to as the Parties of the **ONE PART/ FIRST PART** do hereby appoint, engage, nominate, constitute, authorise and given exclusive Power to or upon :-

**M/S. PERFECT ENTERPRISE**, having its **PAN: AAKFP- 7665G**, a **PARTNERSHIP FIRM**, having its Office Address at 77, Boral Main Road, P.O. Garia, P.S. old Regent Park, now Bansdronei, Kolkata-700084 and duly represented by **TWO PARTNERS** namely :- (1) **SMT. MOUMITA DEY PAN: ARCPD1523G, AADHAAR No.8781 6648 8412** Wife of Late Ashis Kumar Dey, by faith-Hindu, by Occupation-Business, Nationality-Indian, **residing at: 130, Boral Main Road, P.O. Garia, P.S. formerly-Regent Park, now Bansdronei, Kolkata-700084 A N D** (2) **SRI BIJOY GHOSH PAN: ADYPG4183B** Son of Late Lalmohan Ghosh, by faith- Hindu, by Occupation-Business, Nationality-Indian, **residing at: C/9, Rajnarayan Park, Boral Main Road, Rangkal, P.S. Formerly Sonarpur, now Narendrapur, P.O. Boral, South- 24 Parganas, Kolkata - 700154. W. B**, both the above here-in-after



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
04 AUG 2023

jointly called or referred to as our true and lawful Attorney to do all or any inter-alias acts, deeds and things on behalf of us in respect of our below SCHEDULE land which we, the executants are the Sixteen Annans lawful Owners and our **SAID ATTORNEYS** may do or cause to be done any more for the betterment and benefit of us in respect of our below SCHEDULE-LAND, which we, the executants of these presents are the sixteen annas lawful owners and our said **ATTORNEYS** may cause to do Development of the said land or any more for the betterment to and benefit of us.

**A BRIEF RECITAL IS HEREUNDER GIVEN HOW ENTIRE LAND GOT BY PRESENT-OWNERS.**

**ANDWHEREAS** a long years ago, One (1) **ASHIS KUMAR DEY** then alive, son of Dakshina Ranjan Dey of 130, Boral Main Road, P.O. Garia, P.S. Regent Park, Kolkaa-70084 therein called One of the **PURCHASERS** and (2) **BIJOY GHOSH** Son of Late Lalmohan Ghosh of **C/9, Rajnarayan Park, P.S. Sonarpur, Kolkata-700154**, is called another **PURCHASER** jointly purchased an areas of Land measuring **02(Two)Cottah** formerly **SHALI**, now **BASTU-LAND TOGETHER WITH** 100Sq.Ft. Asbestosh Shed, lying & situated at Mouja - Kandahari, J. L. No. 49, then P.S. Regenet ParK, now Bansdroni, District: South-24Parganas, Touji No.14, R.S.No.200, comprising of R. S. Dag No.688, appertaining to sabek Khatian No.30, Hall Khatian No.765, denoted as **Scheme Plot No.16**, then identified as **PREMISES NO.395**, Atabagan within the Jurisdiction of the Kolkata Municipal Corporation, ward No.111, Borough-XI, then **ASSESSEE NO. 31-111-01-0395-9**, therein called as one of the sold Property absolutely sold by then **VENDORS NAMELY:-**(1) **SRI KALACHAN DEY @ KalachandDey** Son of Late **Bhubaneswar Dey** (2) **SMT.MONI RANI DEY** Wife of **KalachandDey** (3) **SANKAR NARAYAN DEY** son of **Sri Kalachand Dey**, all then **VENDORS** lastly residing Jointly at 130 Boral Main Road, P.O. Garia, Kolkata-700084, sold conveyed the aforesaid Plot of land **by virtue of Deed of Sale** delivered to said **ASHIS KUMAR DEY** and **BIJOY GHOSH** detail mentioned above and aforesaid **PURCHASERS** purchased the **SAID LAND** by nature **BASTU** by and under a registered **SALE DEED**,



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
04 AUG 2023



registered at the Office of A.D.S.R. Alipore dated 09<sup>th</sup> April-2010, duly recorded in Book No.1, CD Volume No.13, Pages from 343 to 367, being No.02752 for the Year-2010.

**AND WHEREAS** further the said **VENDORS** as joint absolute Owners namely :- (1) **SRI KALA CHAN DEY @ KALACHAND DEY, MONI RANI DEY & (3) SANKAR NRAYAN DEY** had been enjoying said land mentioned in the foregoing Para and declared that they are the joint owners, Possessor of aforesaid land with Structure thereon which is free from all encumbrances, liens, lying at **Mouza-Kamdahari**, J.L. No.49, P.S. Formerly Regent-Park, now Bansdrani, District South-24Parganas, Touzi No.14, R. S. No.200, R.S. Dag No.685, under Khatian No.469, **Land areas 03Cottah 01 Chittack 10 Sq.Ft.** more or less and also R.S. Dag No.687(P), Khatian No.15, also **LAND-AREAS 1Cottah 0Chittack 38Sq.Ft.**, more or less i.e. entire land measuring more or less **4Cottah 02 Chittack 03Sq.Ft.** more or less comprising **PREMISES NO.270 BORAL MAIN ROAD, K.M.C. Word No.111**, Borough-XI and while the Said **VENDORS** had been enjoying **SAID PROPERTY** lawfully, they sold, conveyed the said plot of land unto or in favor of then **ASHIS KUMAR DEY** now deceased **A N D BIJOY GHOSH**, detail mentioned in earlier-Para, duly registered at the Office of A.D.S.R. Alipore, recorded in Book No.1, Volume No.13, Pages from 368 to 395, being No.02753 for the Year 2010.

**AND WHEREAS** while said **Two separate registered DEED OF SALE**, adjacent to each other, aggregating both physical measurement found **06 Cottah 02 Chittack 03 Sq. Ft.** more or less, but as per Physical measurement found that actual measurement is **409.961 Sqmtr, OR 06K-02Ch-2.8 Sq. Ft.** having **50% undivided Share** at present got by legal heirs of Late **Ashis Kumar Dey** mentioned above and remaining **50% undivided share** got by **MR. BIJOY GHOSH**, respectively ~~at present~~ and both, had been enjoying by two **PURCHASERS** in equal share, the **Purchasers** named **ASHIS KUMAR DEY** and **BIJOY GHOSH** both being joint owners of each plot of Land, each having **50 : 50** undivided share of land and as the two plots of land were adjacent to each other, they adjoined the both plot of land into One



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
04 AUG 2023



plot with the application to the Kolkata Municipal Corporation and thereafter, accordingly approved by the K.M.C and two plots of land came to one Plot vide **PREMISES NO. 270/1 BORAL MAIN ROAD, K.M.C. WORD No.111, BORAL MAIN ROAD, KOLKATA -700084.**

**AND WHEREAS** thereafter unfortunately, said **ASHIS KUMAR DEY** (Son of Dakshina Ranjan Dey) Sex-Male, died intestate dated 25/12/2014 at the place of death FORTIS HOSPITALS LIMITED, KOLKATA-25 and after demise, **LATE ASHIS KUMAR DEY** left behind him his Wife named **Smt. Moumita Dey**, two sons namely:-**Arnab Dey** and **Arpan Dey**, all the three are herein called as legal heirs of said **LATE ASHIS KUMAR DEY**, lawfully seized & possessed of **50%(Fifty-Percent)share** of said **LANDED-PROPERTY TOGETHER-WITH 125 Sq. Ft. R.T. Shed** now called as **LAND OWNERS** of the One Part got 50% share from sold by aforesaid **VENDORS**, when they resided at 130, Boral Main Road, P.O. Garia, Kolkata-700084 as well as another **PURCHASER** named **BIJOY GHOSH** detail mentioned above purchased remaining **50%(Fifty Percent) Share of Land TOGETHER-WITH 125 Sq. Ft. R. T. Shed** being same share of Structure .

**AND WHEREAS** Thereafter, by an affidavit given by Moumita Dey dated 27.02.15, before the Court of the Judicial Magistrate 1<sup>st</sup> Class at Alipore South-24Parganasthat where mentioned that the husband of said Moumita Dey, Late Ashis Kumar Dey died on 25.12.2014 at Fortis Hospital, Kolkata-700107, leaving behind him namely:- **MoumitaDey**as his wife, and **2(Two) Sons** namely **Arnab Dey** and **Arpan Dey**. Thus, above named legal heirs of Late Ashis Kumar Dey became lawful **Land-Owners** of undivided 50%(Fifty-Percent)share of **Late Ashis Kumar Dey** AND **remaining 50%(Fifty-Percent) share got by MR. BIJOY GHOSH** for himself as both contributed amount of payment as **50:50 ratio each for two Separate Deeds.**

**AND WHEREAS** Thereafter, by way of proper persuasion to the Concerned Authority, said Late Ashis Kumar Dey & Sri Bijoy Ghosh, the Land-Owners



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
04 AUG 2023

submitted entire Sketch Plan of the said two landed property adjacent to each other along with the two purchased Deeds, the said concerned Authority was pleased and identified as Premises No.270/1, Boral Main Road, Assessee No.31-111-05-1064-4 AND after Purchasing the said Property and after demise of Ashis Kumar Dey his wife MOUMITA DEY got her L.R. Dag No. 685 & 687, L.R. KH. No.878 AND ARNAB DEY got his L.R. Dag No. 685 & 687 KH. No.655, AND ARPAN DEY got his L.R. Dag No. 685 & 687 respectively Kh. No.696 as legal heirs of Late Ashis Kumar Dey. On the other hand, BIJOY GHOSH Son of Late Lalmohan Ghosh got his L.R. Dag No.685 & 687 and L.R. Khatian No.925.

AND WHEREAS after demise of the Father named Ashis Kumar Dey of ARNAB DEY & ARPAN DEY, executed A GENERAL POWER OF ATTORNEY jointly in favor of their Mother named MOUMITA DEY, wife of Late Ashis Kumar Dey where both the said sons uphold their inconvenient and difficult for them to look-after, manage all their affair, business including CONSTRUCTION POWER and all other rights, Powers, authority for the said share or land including acts as one of the BUILDER/DEVELOPER of said LAND including engage, constitute and appoint any Advocate, Pleader, to execute BUILDING PLAN and sign on in any necessary documents and papers in respect of said Landed Property and others whatsoever needful to complete the Building and to sell allocated portions to the intending PURCHASERS by virtue of Deed of Conveyance, Sale Deed etc on our behalf and yourself said GENERAL POWER OF ATTORNEY was registered at the Office of A.D.S. R. ALIPORE and recorded in Book No.IV, CD Volume No.1, Pages from 1972 to 1981, being No.00174 for the year-2015.

AND WHEREAS On the other hand, BIJOY GHOSH Son of Late Lalmohan Ghosh got his L.R. Dag No.685 & 687 and L.R. Khatian No.925, having 50 (Fifty)% Share of the total Land 06 Cottah 02 Chittack 2.8 Sq. Ft. more or less, having equal right of both Part of Land Owners clearly mentioned as:-  
 1i) SMT.MOUMITA DEY as wife of Late Ashis Kumar Dey (ii) ARNAB DEY &  
 (iii) ARPAN DEY, being 2 & 3 are the major aged two Sons, all 1,2 & 3





DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
**04 AUG 2023**

jointly got 25% share Allocated Portion as Land Owners Allocation AND (2) MR. BIJOY GHOSH Son of Late Lalmohan Ghosh shall get 25% share as Land Owner's Allocation as self which is inter-alia agreed between the LAND OWNERS Left by Late Ashis Kumar Dey that share of Profit shall be equal between 1-(i) SMT.MOUMITA DEY as wife of Late Ashis Kumar Dey (ii) ARNAB DEY & (iii) ARPAN DEY as ONE PART get 25% as Land Owners and balance 25% shall be got as DEVELOPER'S Allocation AND in same way (2) MR.BIJOY GHOSH Son of Late Lalmohan Ghosh shall get 25% share as LAND-OWNER ALLOCATION AND remaining 25% shall be got out of the DEVELOPER'S ALLOCATED PORTION.

NOW, IN PURSUANCE OF the Development Agreement, dated 04/08/2023 WE , all the LAND OWNERS mentioned in the Page-2 OR SECOND PAGE , do hereby send greetings that after the execution of DEVELOPMENT AGREEMENT, We, do hereby appoint, engage, nominate, constitute, authorise and given exclusive Power to or upon M/S. PERFECT ENTERPRISE, having its PAN: AAKFP7665G, a PARTNERSHIP FIRM, having its Office Address at 77, Boral Main Road, P.O. Garia, P.S. old Regent Park, now Bansdrani, Kolkata-700084 and duly represented by TWO PARTNERS namely :- (1) SMT. MOUMITA DEY PAN: ARCPD1523G, AADHAAR No.8781 6648 8412 Wife of Late Ashis Kumar Dey, by occupation-Business, Nationality-Indian, detail mentioned before, residing at: 130, Boral Main Road, P.O. Garia, P.S. formerly-Regent Park, now Bansdrani, Kolkata-700084 AND (2) SRI BIJOY GHOSH PAN: ADYPG4183B Son of Late Lalmohan Ghosh, by Occupation-Business, Nationality-Indian, residing at: C/9, Rajnarayan Park, Boral Main Road, Rangkal, P.S. Formerly Sonarpur, now Narendrapur, P.O. Boral, South-24 Parganas, Kolkata-700154. W.B, both the above here-in-after jointly called or referred to AS OUR TRUE AND LAWFUL ATTORNEY to do all or any inter-alia acts, deeds and things on behalf of us in respect of our below SCHEDULE land, which we, all the executants are the Sixteen Annans lawful Owners and our SAID ATTORNEYS may do or cause to be done any more for



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
04 AUG 2023



the construction along-with betterment and benefit of us in respect of our aforesaid and below **SCHEDULE-LAND**, which we, the executants of these presents are the sixteen annas lawful owners and our said **ATTORNEYS** may cause to do Development of the said land or any more for the betterment to and benefit of us accordingly after execution of **DEVELOPMENT-AGREEMENT** dated : 04/08/2023 and said Partnership Firm shall be deemed, treated and known to all as our true constituted & lawful Attorney on our behalf to do or perform all inter-alia acts, Deeds and things in respect of our below SCHEDULE-LAND and cause to do any more for betterment of us , all Land-Owners including the **Following :-**

(1) **To look after**, manage, control, supervise and open out our landed property and construct the new Straight-III/IV storied building as per sanctioned Building Plan, be obtained from THE KOLKATA MUNICIPAL CONSTRUCTION in accordance with terms and condition of Development Agreement registered at the Office of the D.S.R. II / A.D.S.R Alipore, South-24Parganas, Garia, recorded as Book No. 1....Being No. I-1603/1732 for the year. 2023. in our names and on our behalf .

(2) **To appoint** Architect, engineer / LBS for making or preparing building Plan or Plans or drawings for the proposed new building or proposed Project over the Schedule property hereunder written and submit the same to THE KOLKATA MUNICIPAL CORPORATION to have the sanction of the same and to submit and deposit all fees to the Authority concerned and to endorse or sign on the **SAID PLAN** or plans and drawings and all papers, applications, petitions, affidavit etc. in our names and on our behalf.

(3) **To Submit and collect** said **BUILDING PLAN/PLANS** appearing before the Concerned Authority of the KOLKATA MUNICIPAL CORPORATION or any other Authority or Authorities time to time and do necessary acts as needful for obtaining approval or sanction in our names and on our behalf and to take delivery of the said sanctioned plan or completion plan from the Building Department of said Municipality.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE

04 AUG 2023

(4) **To deposit** rents, taxes, other outgoings, sanction fees, incidental expenses, Costs charges etc. as to be required to have plan or plans sanctioned from the Competent authority in our names and on our behalf for the said project and sign the same and take receipts against those on our behalf.

(5) **To apply** for new electric connection and Electric Meter from the K.M.C Electricity Corporation OR Kolkata Electricity and get necessary approval for the same in our names and on our behalf.

(6) **To represent** us in all other Government offices, organization, local authorities, Police Station, all Courts of Civil or Criminal nature to file Suit, appeal, revision and withdraw of any other Court junior to senior or higher revenue, including Labour Tribunal, original and revisional Jurisdiction case in our names and on our behalf.

(7) **To Sign**, verify, file all applications, suit, Petitions Affidavits, declaration and others whatsoever to any court of Civil and Criminal, Govt. of West Bengal, B.L & L.R.O and Statutory Department like local Municipality and others on our behalf and may appear any office of Government, Semi Govt, private or statutory body/Bodies, Board of Revenue, Collector of any District, Sub-Divisional Office, Magistrate, Judges of any Court, Police Station for submit and withdraw and any affidavit, papers, plan, documents in all over India and mainly for West Bengal for the Schedule Property.

(8) **For construction** of said new building and for arrangement of construction fund, our appointed Attorney by Land-Owners and negotiates with the intending buyer or buyers to sell Flat or Flats and others Saleable areas **TOGETHER-WITH** undivided proportionate Share of land, Common areas, Common facilities to the said **BUILDING PROJECT** from or out of the Developers/Land-owners' Allocation & also for as per intention of Land Owners Allocation the Developers herein are entitled to do sale of the any or all FLATS/CONSTRUCTED AREAS/CAR-PARKING AREAS/ SHOP ROOMS Etc. As per sanctioned Building Plan according to contract of Development





DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE

04 AUG 2023

Agreement dated .....being No.....for the year....., registered at the Office of ..... and to receive earnest money out of the agreed total consideration, full consideration value as to be settled by the said Developer firm, without making us liable in any way and to sign on all Agreements for sale, issue money receipt to the buyer/s at the sole discretion of the said Developer firm without violating any terms and conditions of the said Development Agreement and utilize the said fund for the Construction of Building, out of self interest of our Attorney as said Attorneys think fit and proper.

**(9) To execute** or register any agreement for sale and/or deed of conveyance or conveyances or any kinds of Deed like Supplementary Deed, Deed of Agreement, Deed of Sale time to time required to execute, give registration in favour of the concerned PERSON/PERSONS or BUYERS in our names and on our behalf and to appear before D.S.R. 1 to IV, South-24Parganas and may execute any other Deeds as DEVELOPERS' may think fit and proper.

**(10) To show** of all original documents of Title Deeds and other connected documents to the intending buyer or buyers on our behalf and in our names and meet up all litigation incurred to break open our Schedule-Property for construction of new Building and to sell the same portion to portion with Professional Charges of the ADVOCATE including Power of Amalgamation.

**(11) The Developers** shall have liable to create, charge, mortgage and alienate its allocated portions as joint Owners, they have been herein personally appointed as ATTORNEY on behalf of all the Land Owners/ Principals and also in-respect of any of the Developer's own allocation.

**(12) To represent** us everywhere for said proposed project for our interest and for the benefit of us in respect of the said proposed project and to do everything as our said Attorneys thinks fit and proper like as Submit Said Building Plan or Plans before the concerned Authority needful for approval of Building Plan on our behalf as to be required to have the Plan



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PARGANAS ALIPORE

04 AUG 2023



or Plans Sanctioned from the Authority Concerned, without violating the terms of Agreement for Development dated .....

**(13) To execute**, present, sign all documents and register any kinds of DEED/DEEDS on our behalf as time to time needful for the same, before the Registering Authority in respect of SALE of FLAT/SHOP/CAR-PARKING **TOGETHER-WITH** undivided share of land, common areas etc. from the allocation of the said **DEVELOPER FIRM** (except Land-Owners allocated portion) in our name on our behalf and our Attorney has sign, verify, file all documents, applications, Petitions, Affidavit and others to whom it may concern on our behalf.

**(14) To submit all** documents of beloe Schedule Property in original or Photo-Copy in respect of locacl authorities, Police station ,in respect of both Allocated portio i.e Developers' Allocation and Land Owners Allocation.

**GENERALLY** to do and perform all acts, deeds , matter and things necessary and convenient for all or any of the purpose as aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as we could do ourselves, if we was personally present and this **POWER OF ATTORNEY** shall be under legal binding till the Agreement For Development is not mutually cancelled and after execution of this Power of Attorney all the acts Deeds and things done by our Attorney be treated as our own acts and We, the undersigned do hereby agrees to confirm and ratify all other acts and deeds whatsoever that our Attorney shall do or perform or purpose to do under this Power on our behalf or cause to be done in connection with our below SCHEDULE PROPERTY hereunder or any portion or portions thereof.

**FURTHER** we hereby agree to ratify and confirm whatsoever the said Attorneys shall do in the said premises relating to all the affairs, acts and deeds, as stated, -further declare that we shall not do anything inconsistent with this power of Attorney and shall not revoke or ~~cancel~~ same



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
**04 AUG 2023**

until distribution of both the Land Owner's and the Developers' Allocation and Developers' Allocation are disposed of by way of registered **Deed of Conveyance / Sale and others whatsoever.**

**SCHEDULE-A "ENTIRE LAND" ABOVE REFER TO.**

**(Where new building is going to be constructed mentioned hereunder)**

**THE SCHEDULE -A ABOVE REFERRED TO**

**(Where new Building shall be constructed as per Sanction Plan from K.M.C)**

**ALL-THAT** areas of **BASTU-LAND** as per physical measurement **06(Six)Cottah02(Two)Chattak 2.8(two point eight)Sq.Ft.** more or less by nature **BastuTogether-with250Sq.Ft.** single Storied asbestos Shed structure. now demolished), lying and situates at situates at **Mouja-Kamdahari, J.L.49, Touji, No.14, PREMISES NO.270/I, Boral Main Road, Ward No.111, Borough-XI, P.S. Formerly-Regent Park, now, Bansdroni, Old Khatian No.144, Hall Khatian-477, R. S. Dag No.685, 687, R.S. Khatian No.469, Presently L.R. Dag No. of Moumita Dey-685, 687, L.R. Khatian:- 878, L. R. Dag No. of Arnab Dey is 685, 687, L.R. Khatian No.655, L.R. Dag No. of Arpan Dey 685, 687, L.R. Khatian No.696 AND Bijoy Ghosh L.R. Dag No.685, 687, L.R. Khatian No.925, P.S. before Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni, A.D.S.R. Alipore, District-South-24 Parganas** and presently the land is known and identified as **Premises No.270/1, Boral Main Road, Assessee No.311110510644 within the limit of the Kolkata Municipal Corporation, K.M.C. ward No.111, Borough-XI, P.O. Garia, P.S. Bansdroni, Kolkata- 700084** which is the Subject landed property where new Building will be constructed as per Sanctioned Building Plan. The **said land is butted bounded by:-**

**ON THE NORTH :- 12 Anandashree 2<sup>nd</sup> Lane.**

**ON THE SOUTH :- 96 Boral Main Road.**

**ON THE EAST :- 13 Anandashree 2<sup>nd</sup> Lane.**

**ON THE WEST :- 11 Anandashree 2<sup>nd</sup> Lane.274.**





DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
**04 AUG 2023**

**IN WITNESSES WHEREOF** We, the executrix & executors, herein set and subscribe our hands and seal on this...<sup>4th</sup>...Day of August 2023 (Two Thousand Twenty-Three).


**SIGNED, SEALED & DELIVERED**

Above named at Kolkata-700 084,

**IN PRESENCE OF WITNESS :-**

**WITNESS:**

1) Kuntal Bose  
Proprietor - Boral  
Kolkata - 700154

1.   
2. Mousmita Dey  
3. Anurab Dey  
4. Dipam Dey

**SIGNATURE OF LAND OWNERS/ EXECUTANTS  
THE PARTY OF THE FIRST PART**

2) Samidra Sankar  
Boral, Kol-700154  
(Near Boral Rangkal)

M/S. PERFECT ENTERPRISE  
  
Partner

M/S. PERFECT ENTERPRISE  
Mousmita Dey  
Partner

**SIGNATURE OF THE ATTORNEYS**

For:- M/S. PERFECT ENTERPRISE,

PARTNERSHIP FIRM, 77, Boral Main Road,

Kolkata-700084 and duly

Accepting this Power of Attorney

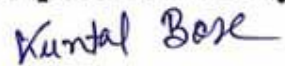
**Drafted by:**

  
Sajal Kumar Bhattacharyya,

ADVOCATE, E.N. No.-WB 1770 / 2001

Alipore Police Cmyt, Kol-27.

**Computer Printed by:-**

  
Kuntal Bose, Boral, Kolkata -7001 54.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
**04 AUG 2023**





THUMB 1ST FINGER MIDDLE FINGER RING FINGER SMALL FINGER

LEFT HAND					
RIGHT HAND					

NAME: BIJOY GHOSH

SIGNATURE:



THUMB 1ST FINGER MIDDLE FINGER RING FINGER SMALL FINGER

LEFT HAND					
RIGHT HAND					

NAME: MOUMITA DEY

SIGNATURE:



THUMB 1ST FINGER MIDDLE FINGER RING FINGER SMALL FINGER

LEFT HAND					
RIGHT HAND					

NAME:

SIGNATURE:



THUMB 1ST FINGER MIDDLE FINGER RING FINGER SMALL FINGER

LEFT HAND					
RIGHT HAND					

NAME:

SIGNATURE:



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
**04 AUG 2023**



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: BIJOY GHOSH

SIGNATURE:



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: MOUMITA DEY

SIGNATURE:



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: ARNAB DEY

SIGNATURE:



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: ARPAN DEY

SIGNATURE:





DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
04 AUG 2023



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

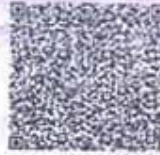
পঞ্জীয়নক্রমের আইডি / Enrollment No. : 2010/17543/24202

To  
Sajal Kumar Bhattacharya  
সজল কুমার ভট্টাচার্য  
S/O: Lalit Chandra Bhattacharya  
c/14  
Raj Narayan Park  
Rajpur Sonarpur(m)  
Boral South 24 Parganas  
West Bengal - 700154

19/06/2014



KL943151299FT  
94315129



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8207 8913 7702**

আধার - সাধারণ মানুষের অধিকার



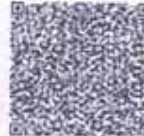
ভারত সরকার

Government of India



সজল কুমার ভট্টাচার্য  
Sajal Kumar Bhattacharya  
পিতা : ললিত চন্দ্র ভট্টাচার্য  
Father : Lalit Chandra Bhattacharya

জন্ম তারিখ / DOB: 10/07/1991  
পুরুষ / Male



**8207 8913 7702**

আধার - সাধারণ মানুষের অধিকার

Sajal Kumar Bhattacharya  
Registration Purpose.

Sajal Kumar Bhattacharya  
Adv, Identifier for registration  
purpose

### Major Information of the Deed

Deed No :	I-1603-11749/2023	Date of Registration	04/08/2023
Query No / Year	1603-8001995820/2023	Office where deed is registered	
Query Date	04/08/2023 12:40:13 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sajal Kr Bhattacharyya Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123854440, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 84,93,758/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160311732/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



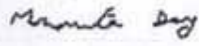


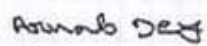


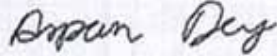
### Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Boral Main Road, , Premises No: 270/1, , 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	6 Katha 2 Chatak 2.8 Sq Ft	1/-	84,93,758/-	Property is on Road , Project Name :
<b>Grand Total :</b>				<b>10.1127Dec</b>	<b>1 /-</b>	<b>84,93,758 /-</b>	



## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs Moumita Dey</b> Wife of Late Ashis Kumar Dey Executed by: Self, Date of Execution: 04/08/2023 , Admitted by: Self, Date of Admission: 04/08/2023 ,Place : Office	<b>Photo</b>  04/08/2023	<b>Finger Print</b>  LTI 04/08/2023	<b>Signature</b>  04/08/2023
130, Boral Main Road, City:- Not Specified, P.O:- Garia, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: arxxxxx3g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/08/2023 , Admitted by: Self, Date of Admission: 04/08/2023 ,Place : Office				
2	<b>Name</b> <b>Mr Arnab Dey</b> Son of Late Ashis Kumar Dey Executed by: Self, Date of Execution: 04/08/2023 , Admitted by: Self, Date of Admission: 04/08/2023 ,Place : Office	<b>Photo</b>  04/08/2023	<b>Finger Print</b>  LTI 04/08/2023	<b>Signature</b>  04/08/2023
130, Boral Main Road, City:- Not Specified, P.O:- Garia, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: caxxxxxx7m,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/08/2023 , Admitted by: Self, Date of Admission: 04/08/2023 ,Place : Office				
3	<b>Name</b> <b>Mr Arpan Dey</b> Son of Late Ashis Kumar Dey Executed by: Self, Date of Execution: 04/08/2023 , Admitted by: Self, Date of Admission: 04/08/2023 ,Place : Office	<b>Photo</b>  04/08/2023	<b>Finger Print</b>  LTI 04/08/2023	<b>Signature</b>  04/08/2023
130, Boral Main Road, City:- Not Specified, P.O:- Garia, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: csxxxxxx1d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/08/2023 , Admitted by: Self, Date of Admission: 04/08/2023 ,Place : Office				





















4	Name	Photo	Finger Print	Signature
	<b>Mr Bijoy Ghosh</b> Son of Late Lalmohan Ghosh Executed by: Self, Date of Execution: 04/08/2023 , Admitted by: Self, Date of Admission: 04/08/2023 ,Place : Office	 <small>04/08/2023</small>	 <small>LTI 04/08/2023</small>	 <small>04/08/2023</small>
C/9, Rajnarayan Park, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxx3b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/08/2023 , Admitted by: Self, Date of Admission: 04/08/2023 ,Place : Office				

#### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Perfect Enterprise</b> 77, Boral Main Road, City:- Not Specified, P.O:- Garia, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: aaxxxxx5g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Smt Moumita Dey</b>            Wife of Late Ashisk Umar Dey            Date of Execution - 04/08/2023, , Admitted by: Self, Date of Admission: 04/08/2023, Place of Admission of Execution: Office         </td> <td>   <small>Aug 4 2023 12:56PM</small> </td> <td>   <small>LTI 04/08/2023</small> </td> <td>   <small>04/08/2023</small> </td> </tr> <tr> <td colspan="4">           130, Boral Main Road, City:- Not Specified, P.O:- Garia, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: arxxxxx3g,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Perfect Enterprise (as partner)         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Smt Moumita Dey</b> Wife of Late Ashisk Umar Dey Date of Execution - 04/08/2023, , Admitted by: Self, Date of Admission: 04/08/2023, Place of Admission of Execution: Office	 <small>Aug 4 2023 12:56PM</small>	 <small>LTI 04/08/2023</small>	 <small>04/08/2023</small>	130, Boral Main Road, City:- Not Specified, P.O:- Garia, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: arxxxxx3g,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Perfect Enterprise (as partner)			
Name	Photo	Finger Print	Signature										
<b>Smt Moumita Dey</b> Wife of Late Ashisk Umar Dey Date of Execution - 04/08/2023, , Admitted by: Self, Date of Admission: 04/08/2023, Place of Admission of Execution: Office	 <small>Aug 4 2023 12:56PM</small>	 <small>LTI 04/08/2023</small>	 <small>04/08/2023</small>										
130, Boral Main Road, City:- Not Specified, P.O:- Garia, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: arxxxxx3g,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Perfect Enterprise (as partner)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Bijoy Ghosh (Presentant )</b>            Son of Late Lalmohan Ghosh            Date of Execution - 04/08/2023, , Admitted by: Self, Date of Admission: 04/08/2023, Place of Admission of Execution: Office         </td> <td>   <small>Aug 4 2023 12:58PM</small> </td> <td>   <small>LTI 04/08/2023</small> </td> <td>   <small>04/08/2023</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Bijoy Ghosh (Presentant )</b> Son of Late Lalmohan Ghosh Date of Execution - 04/08/2023, , Admitted by: Self, Date of Admission: 04/08/2023, Place of Admission of Execution: Office	 <small>Aug 4 2023 12:58PM</small>	 <small>LTI 04/08/2023</small>	 <small>04/08/2023</small>				
Name	Photo	Finger Print	Signature										
<b>Mr Bijoy Ghosh (Presentant )</b> Son of Late Lalmohan Ghosh Date of Execution - 04/08/2023, , Admitted by: Self, Date of Admission: 04/08/2023, Place of Admission of Execution: Office	 <small>Aug 4 2023 12:58PM</small>	 <small>LTI 04/08/2023</small>	 <small>04/08/2023</small>										

C/9,raj Narayan Park, Now Ps Narendrapur, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx3b,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Perfect Enterprise (as partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sajal Kumar Bhattacharyya</b> Son of Late Lalit Ch Bhattacharjee Alipore Police Court, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	04/08/2023	04/08/2023	04/08/2023

Identifier Of Mrs Moumita Dey, Mr Arnab Dey, Mr Arpan Dey, Mr Bijoy Ghosh, Smt Moumita Dey, Mr Bijoy Ghosh

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Moumita Dey	Perfect Enterprise-2.52817 Dec
2	Mr Arnab Dey	Perfect Enterprise-2.52817 Dec
3	Mr Arpan Dey	Perfect Enterprise-2.52817 Dec
4	Mr Bijoy Ghosh	Perfect Enterprise-2.52817 Dec



**Endorsement For Deed Number : I - 160311749 / 2023**

**On 04-08-2023**

**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 12:49 hrs on 04-08-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Bijoy Ghosh ,.

**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 84,93,758/-

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

Execution is admitted on 04/08/2023 by 1. Mrs Moumita Dey, Wife of Late Ashis Kumar Dey, 130, Boral Main Road, P.O: Garia, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Mr Arnab Dey, Son of Late Ashis Kumar Dey, 130, Boral Main Road, P.O: Garia, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 3. Mr Arpan Dey, Son of Late Ashis Kumar Dey, 130, Boral Main Road, P.O: Garia, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 4. Mr Bijoy Ghosh, Son of Late Lalmohan Ghosh, C/9, Rajnarayan Park, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business

Indetified by Mr Sajal Kumar Bhattacharyya, , , Son of Late Lalit Ch Bhattacharjee, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, 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 04-08-2023 by Smt Moumita Dey, partner, Perfect Enterprise, 77, Boral Main Road, City:- Not Specified, P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Sajal Kumar Bhattacharyya, , , Son of Late Lalit Ch Bhattacharjee, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 04-08-2023 by Mr Bijoy Ghosh, partner, Perfect Enterprise, 77, Boral Main Road, City:- Not Specified, P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Sajal Kumar Bhattacharyya, , , Son of Late Lalit Ch Bhattacharjee, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, 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 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 53.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 11857, Amount: Rs.100.00/-, Date of Purchase: 13/03/2023, Vendor name: Subhankar Das



**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 1603-2023, Page from 354923 to 354945

being No 160311749 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.08.24 16:59:11 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/08/24 04:59:11 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)