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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AU 285216

Handwritten notes and signatures:

- Q- 8/867080/25
- 28-03-2025
- 8-867080/2025
- (2.5) PM

Certified that the document is admitted to registration. The Signature sheets and the endorsement sheet attached with this document are part of this document.

Actl. Dist. St. Registrar
Alipore, South 24 Parganas

28 MAR 2025

14 OCT 2025

DEVELOPMENT POWER OF ATTOTNEY

TO ALL TO WHOM BY THESE PRESENTS THAT WE, (1). SMT. NUPUR DEY (having PAN AYGPD1123R and Aadhaar No. 4582 3708 2079) wife of Late Arun Dey, by faith Hindu, by occupation Housewife, by nationality Indian, residing G-1431, First Floor, C.R. Park, Kalkaji, P.O. Chitta Ranjan Park, P.S. Kalkaji, District South Delhi, New Delhi,

Swepan Bhatta (Sb)

23056

24 MAR 2025

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

Name : Mananku Ray
Advocate

Address : Alipur Police Court
Kolkata-27

Vendor : Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol, 27



Maha

MAHUA DEY
w/o MR. SUVENDU DAS
FLAT NO-301, Third floor
Srimani Sai
Hinayat Nagar Road No-1
Hyderabad-500029
P.O. Domalguda
Service

Pin 110019, (2). **SMT. LEKHA GHOSH** (having PAN ANXPG0921E and Aadhaar No. 2867 8431 1847) Wife of Sri. Debasish Ghosh, by faith Hindu, by occupation Housewife, by nationality Indian, (3). **SRI. DEBASISH GHOSH** (having PAN AFTPG7689D and Aadhaar No. 8473 4864 4521) Son of Late Amalendu Kumar Ghosh, by faith Hindu, by occupation Business, by nationality Indian, both (2) and (3) residing at 44 Sreerampore North, Post Office Garia, Police Station Patuli, Kolkata 700084, in the District 24 Parganas (South), West Bengal, hereinafter called and referred to as the **OWNERS /PRINCIPALS, SEND GREETINGS;**

WHEREAS One Amulya Chandra Dutta and Rohini Bala Dutta became the joint owners of All That land measuring about 1.81 acres in Mouza Baishnabghata under Khatian No. 183, 184, 399, 400 and 424 lying under the jurisdiction of Police Station previously Tollygunge then Jadavpur now Patuli by way of purchase from one Debi Prasanna Mukherjee on 22.12.1956.

AND WHEREAS said Amulya Chandra Dutta and Rohini Bala Dutta divided the said land into several small plots after making development of the same and declared for absolute sale of those plots against consideration.

AND WHEREAS by one registered deed of conveyance dated 21st April, 1961 one Hemlata Ghose wife of Upendra Kumar Ghose purchased one small plot being Plot No. 21 measuring about 5 (five) Cottahs 23 Sq.ft. be the same a little more or less being part of C.S. Dag No. 1078 appertaining to C.S. Khatian No. 184 and 400 corresponding to R.S. Khatian No. 711 and 712 in Mouza Baishnabghata morefully mentioned in the Schedule A herein below from the said Amulya Chandra Dutta and Rohini Bala Dutta for valuable consideration. The said Deed of Conveyance was registered in the office of the Sub-Registrar at Alipore and recorded in its Book No. I, Volume No. 76, Pages 57 to 63, Being No. 3306 for the year 1961.

AND WHEREAS being the owner in the manner stated above that said Hemlata Ghose mutated her name in the office of the competent authority upon payment of all rent, rates and taxes therefor and since then she was in peaceful possession by erecting one single storied brick built structure upon the aforesaid land in the year 1962.

AND WHEREAS with an intention to make provision for herself, her sons and their wives



said Hemlata Ghose as Settlor, executed one registered Deed of Family Settlement on 03.03.66 in respect of the said land and building making herself and her sons namely Amiya Kumar Ghosh, Amulendu Kumar Ghosh, Umapada Ghosh and Bimal Kumar Ghosh as the trustee of the said property. That said Deed of Settlement was registered in the office of the Sub-Registrar at Alipore and it was recorded in its Book No. I, Volume No.22, Pages 293 to 298, Being No. 1775, for the year 1966.

AND WHEREAS it was stated inter alia in the said Deed of Settlement that upon the expiration of the period of one year after the death of that said Hemlata Ghosh the trust would come to an end and the property under settlement should vest absolutely and forever in equal share to all the four sons of Settlor Hemlata Ghosh i.e. that said Amiya Kumar Ghosh, Amalendu Kumar Ghosh, Uma pada Ghosh and Bimal Kumar Ghosh. Therefore during the life time of the said settlor the trustees constructed two self contained flats on the ground floor and two self contained flats on the first floor of the said building comprising in the year 1964 and as such after the completion of the first floor there are four flats in the said building having two flats on the ground floor and two flats on the first floor and the trustees inducted two tenants in the aforesaid two flats on the ground floor for the benefit of the trust at the material point of time.

AND WHEREAS thereafter that said Hemlata Ghose died intestate on 3rd day of July, 1978 leaving behind her four sons and after the lapse of one year from the date of her death her four sons namely Amiya Kumar Ghosh, Amulendu Kumar Ghosh, Umapada Ghosh and Bimal Kumar Ghosh became the joint owners of the property morefully mentioned in the Schedule A herein belowas her legal heirs, successors and claimants. In the said Deed of Settlement; that said Settlor Hemlata Ghose made provision that after one year from the date of death of the Settlor, the Deed of Settlement should be ceased and the Trust property i.e. the said messuages land and holding should be vested upon the aforesaid four Trustees i.e. her four sons namely Amiya Kumar Ghosh, Amulendu Kumar Ghosh, Umapada Ghosh and Bimal Kumar Ghosh absolutely and in equal share. Subsequently after death of that said Hemlata Ghose, the Trustees according to the Provision No. 7 of the said Deed of Settlement became absolutely entitled to the said messuages land and holding the Trust property on and from the 3rd July, 1979 in equal shares. Therefore Amiya Kumar Ghosh, Amulendu Kumar Ghosh, Umapada Ghosh and Bimal Kumar Ghosh mutated their respective names in the



records of Jadavpur Municipality and were paying municipal taxes and receiving separate receipts in the aforesaid names.

AND WHEREAS while in joint possession and enjoyment of the property for their exclusive enjoyment and ownership said Amiya Kumar Ghosh, Bimal Kumar Ghosh, Amalendu Kumar Ghosh and Umapada Ghosh amicably partitioned the said property amongst themselves by executing one registered deed of partition of the said messuages land and holding in four Lots allotting each Lot to Amiya Kumar Ghosh, Bimal Kumar Ghosh, Amalendu Kumar Ghosh and Umapada Ghosh separately leaving the staircase leading from the Ground Floor to the roof lying on the Western side of the Building and the vacant land lying on the Southern side of the building and passages on the Eastern, Western and Northern sides of the Building as ejmali property for common use of the Parties thereof. That said Amiya Kumar Ghosh was allotted one flat lying on the southern portion of the ground floor, that said Bimal Kumar Ghosh was allotted one flat lying on the northern portion of the ground floor, that said Amalendu Kumar Ghosh was allotted one flat lying on the southern portion of the first floor and that said Umapada Ghosh was allotted one flat lying on the northern portion of the first floor. The said Deed of Partition was executed and registered on 29th day of April, 1982 in the office of the Sub-Registrar at Alipore and it was recorded in its Book No. I, Volume No.129, Pages 172 to 182, Being No. 3655 for the year 1982. As per terms and condition of the said Partition Deed vide Deed No. 3655 for the year 1982, that said Amiya Kumar Ghosh was allotted one flat lying on the southern portion of the ground floor as described therein as Lot A , that said Bimal Kumar Ghosh was allotted one flat lying on the northern portion of the ground floor as described therein as Lot B, that said Amalendu Kumar Ghosh was allotted one flat lying on the southern portion of the first floor as described therein as Lot C and that said Umapada Ghosh was allotted one flat lying on the northern portion of the first floor as described therein as Lot D of the aforesaid partition deed.

AND WHEREAS while in possession as absolute owner that said Umapada Ghosh died intestate on 28.07.1988 leaving behind his wife one Runu Ghosh as his only legal heir, successor and claimant. Thereafter that said Runu Ghosh sold, transferred and conveyed her share of one flat lying on the northern portion of the first floor measuring about 656.76 sq.ft. super built up area along with proportionate share of land to Smt. Lekha Ghosh wife of Sri. Debasish Ghosh, party of the First Part herein through a registered deed of conveyance. The said deed of conveyance was registered in the office of Additional District Sub Registrar,



Alipore, South 24 Parganas, and it was recorded in its Book No. I, Volume No. 4, Pages 332 to 350, Being No. 460 for the year 1996. Thereafter Smt. Lekha Ghosh party of the First Part herein, recorded and mutated her name in the assessment records of Kolkata Municipal Corporation vide Assessee No. 311101301726.

AND WHEREAS while in possession as absolute owner that said Amiya Kumar Ghosh died intestate on 26th December, 1997 leaving behind his only daughter Smt. Nupur Dey wife of Late Arun Dey as his only legal heir, successor and claimant. It is worth to mention that one Renuka Ghosh wife of Amiya Kumar Ghosh died on 03.03.1973. After death of Amiya Kumar Ghosh and Renuka Ghosh Thereafter Smt. Nupur Dey, party of the Second Part herein, became the owner of a flat lying on the southern portion of the ground floor measuring about 647 sq.ft. super built up area along with proportionate share of land and thereafter Smt. Nupur Dey, party of the Second Part herein recorded and mutated her name in the assessment records of Kolkata Municipal Corporation vide Assessee No. 311101300874.

AND WHEREAS while in possession as absolute owner that said Amalendu Kumar Ghosh gifted his entire share of one flat lying on the southern portion of the first floor measuring about 694.61 sq.ft. super built up area along with proportionate share of land to his son Sri. Debasish Ghosh, party of the Third Part herein through a registered deed of gift. The said deed of gift was registered in the office of Additional District Sub Registrar, Alipore, South 24 Parganas, and it was recorded in its Book No. I, CD Volume No. 38, Pages 4043 to 4064, Being No. 8865 for the year 2011. Thereafter Sri. Debasish Ghosh, party of the Third Part herein, recorded and mutated his name in the assessment-records of Kolkata Municipal Corporation vide Assessee No. 311101301714.

AND WHEREAS while in possession as absolute owner that said Bimal Kumar Ghosh died intestate on 6th September, 2007 leaving behind his wife one Bandana Ghosh and two sons namely Snehasish Ghosh and Subhasish Ghosh as his legal heirs, successors and claimants. Thereafter that said Bandana Ghosh, Snehasish Ghosh and Subhasish Ghosh sold, transferred and conveyed her share of one flat lying on the northern portion of the ground floor measuring about 656.76 sq.ft super built up area along with proportionate share of land to Smt. Lekha Ghosh wife of Sri. Debasish Ghosh and Sri. Debasish Ghosh son of Amalendu Kumar Ghosh, party of the Fourth Part herein through a registered deed of conveyance. The said deed of conveyance was registered in the office of District Sub Registrar-I, Alipore,



South 24 Parganas, and it was recorded in its Book No. I, Volume No. 5, Pages 1263 to 1292, Being No. 838 for the year 2014. Thereafter Smt. Lekha Ghosh and Sri Debasish Ghosh, party of the Fourth Part herein, recorded and mutated their names in the assessment records of Kolkata Municipal Corporation vide Assessee No. 311101301738.

AND WHEREAS thereafter that said Amalendu Kumar Ghosh executed and registered a deed of declaration in respect of deed of gift vide Book No. I, CD Volume No. 38, Pages 4043 to 4064, Being No. 8865 for the year 2011 registered in the office of Additional District Sub Registrar, Alipore, South 24 Parganas, and the said deed of declaration was registered was registered in the office of Additional District Sub Registrar, Alipore, South 24 Parganas and it was recorded in its Book No. IV, Volume No.4, Pages from 1639 to 1648, Being No. 1352 for the year 2012.

AND WHEREAS thereafter Sri. Debasish Ghosh executed and registered a deed of declaration in respect of deed of sale vide Book No. I, Volume No. 5, Pages 1263 to 1292, Being No. 838 for the year 2014 registered in the office of District Sub Registrar-I, Alipore, South 24 Parganas, and the said deed of declaration was registered was registered in the office of District Sub Registrar-I, Alipore, South 24 Parganas and it was recorded in its Book No. IV, Volume No. 1601-2020, Pages 683 to 693, Being No. 160100028 for the year 2020.

AND WHEREAS thereafter that said Sri. Debasish Ghosh executed and registered a deed of declaration in respect of deed of gift vide Book No. I, CD Volume No. 38, Pages 4043 to 4064, Being No. 8865 for the year 2011 registered in the office of Additional District Sub Registrar, Alipore, South 24 Parganas, and the said deed of declaration was registered was registered in the office of Additional District Sub Registrar, Alipore, South 24 Parganas and it was recorded in its Book No. IV, Volume No. 1605-2020, Pages 3214 to 3223, Being No. 160500132 for the year 2020.

AND WHEREAS subsequently Smt. Nupur Dey, Smt. Lekha Ghosh and Sri Debasish Ghosh executed and registered a deed of amalgamation to amalgamate their respective separate assessee numbers into one assessee number in connection with their share of property and the said amalgamation deed was registered in the office of District Sub Registrar-I, Alipore, South 24 Parganas and it was recorded in its Book No. I, Volume No. 1601-2025, Pages 24690 to 24717, Being No. 160100661, Year 2025. Subsequently Smt.



Nupur Dey, Smt. Lekha Ghosh and Sri Debasish Ghosh became the joint owners of a plot of land measuring about 5 Cottahs 00 Chittaks 23 Sq.ft. along with two storied building measuring about 2655.13 sq.ft. super built up area more or less (on the ground floor 1303.76 sq.ft. more or less and on the first floor 1351.37 sq.ft. more or less) lying and situated at Mouza Baishnabghata, Pargana Khaspur, R.S. No. 19, J.L. No. 28, Touzi No. 151, C.S. Dag No. 1078 under C.S. Khatian No. 184 and 400 corresponding to R.S. Khatian No. 711 and 712, L.R. Dag No. 1078 corresponding to L.R. Khatian No. 1101, 1094 and 1088 under P.S. previously Tollygunge then Jadavpur now Patuli, Sub Registry office at Alipore, District 24 Parganas (South). Now the land is being known and called as K.M.C. Premises No. 87, Sreerampore North, P.O. Garia, Police Station previously Tolygunge then Jadavpur now Patuli, Kolkata 700084 and the land is within the limits of Kolkata Municipal Corporation, Ward No. 110 and subsequently Smt. Nupur Dey, Smt. Lekha Ghosh and Sri Debasish Ghosh recorded and mutated their names in the records of Kolkata Municipal Corporation having Assessee No. 311101301714 and the land is being known as K.M.C. Premises No. 87, Sreerampore North, Garia, P.O. Garia, P.S. Patuli, Kolkata 700084. It is worth to mention that in the mean time Smt. Nupur Dey, Smt. Lekha Ghosh and Sri Debasish Ghosh recorded and mutated their names in the records of B.L. and L.R.O. vide L.R. Dag No. 1078 corresponding to L.R. Khatian No. 1101, 1094 and 1088.

AND WHEREAS thereafter the Owners have decided to develop the same by erecting multistoried building thereon after obtaining sanction plan from the Kolkata Municipal Corporation. But due to paucity of funds and inexperience they are searching for a suitable Developer/s, who will carry out the said project.

ANDWHEREAS with a view to develop the below schedule property through a reputed Developer and the Owners were in search of a Developer and upon hearing the same, **M/S. S. S. CONSTRUCTION** (having PAN AAMFS4982P), a Partnership Firm duly registered under the Indian Partnership Act and having its registered office at 152, Kanungo Park, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084 has agreed to develop and/or construct a multi-storied building in the below schedule property, as per the sanction plan, sanctioned by the Kolkata Municipal Corporation at its own cost and accord and the Owners herein have agreed with the proposal of the Developer hereinabove.



AND WHEREAS we the Principals/ Owners have entered into a Registered Agreement dated 28th March, 2025 with **M/S. S. S. CONSTRUCTION** (having PAN AAMFS4982P), a Partnership Firm duly registered under the Indian Partnership Act and having its registered office at 152, Kanungo Park, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, and represented by the following partners 1) **SRI SWAPAN BHATTA** (having PAN AEFPB8007H and Aadhaar No. 2193 1487 2321), Son of Late Ramesh Chandra Bhatta, by faith Hindu, by occupation Business, by nationality Indian, residing at 126, Kanungo Park, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084 (2) **SRI SAJAL BHATTA** (having PAN AEVPB3414J and Aadhaar No. 5530 8355 4646), Son of Late Ramesh Chandra Bhatta, by faith Hindu, by occupation Business, by nationality Indian, residing at 152, Kanungo Park, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, hereinafter called and referred as Developer for developing the said premises with a right to construct a residential building as per building plan to be sanctioned by the Kolkata Municipal Corporation at or upon the said land morefully mentioned in the Schedule below, within the limit of Kolkata Municipal Corporation, through a Developer, the particular of the same more particularly described in the Schedule written hereinbelow with such terms and conditions as clearly written therein. The said registered agreement was registered in the office of District Sub Registrar-I, Alipore and it was recorded in its Book No. I, Being No. 160501524, for the year 2025.

AND WHEREAS in pursuance of the aforesaid agreement entered into by and between us named therein as owners of the One Part and M/S. S. S. CONSTRUCTION, mentioned therein as Developer of the Other Part and in pursuance of understanding between the parties thereto it is necessary and also expedient for us to appoint an agent to look after all our affairs during our absence.

NOW KNOW BY THESE PRESENTS we, (1). **SMT. NUPUR DEY** (having PAN AYGPD1123R and Aadhaar No. 4582 3708 2079) wife of Late Arun Dey, by faith Hindu, by occupation Housewife, by nationality Indian, residing G-1431, First Floor, C.R. Park, Kalkaji, P.O. Chitta Ranjan Park, P.S. Kalkaji, District South Delhi, New Delhi, Pin 110019, (2). **SMT. LEKHA GHOSH** (having PAN ANXPG0921E and Aadhaar No. 2867 8431 1847) Wife of Sri. Debasish Ghosh, by faith Hindu, by occupation Housewife, by nationality Indian, (3). **SRI. DEBASISH GHOSH** (having PAN AFTPG7689D and Aadhaar No. 8473 4864 4521) Son of Late Amalendu Kumar Ghosh, by faith Hindu, by occupation Business, by



nationality Indian, both (2) and (3) residing at 44 Sreerampore North, Post Office Garia, Police Station Patuli, Kolkata 700084, in the District 24 Parganas (South), West Bengal, do hereby and hereunder nominate, appoint, and constitute (1) **SRI SWAPAN BHATTA** (having PAN AEFPB8007H, Aadhaar No 2193 1487 2321), Son of Late Ramesh Chandra Bhatta, by faith Hindu, by occupation Business, by nationality Indian, residing at 126, Kanungo Park, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084 (2) **SRI SAJAL BHATTA** (having PAN AEVPB3414J and Aadhaar No. 5530 8355 4646), Son of Late Ramesh Chandra Bhatta, by faith Hindu, by occupation Business, by nationality Indian, residing at 152, Kanungo Park, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084; both are the partners of M/S. S.S. CONSTRUCTION (having PAN AAMFS4982P), a Partnership Firm duly registered under The Indian Partnership Act and having its registered office at 149, Kanungo Park, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, to be my true and lawful constituted ATTORNEY for us, in our name and on our behalf of to do execute, exercise and perform all or any of the following acts, deeds and things, that is to say :-

1. To construct a G plus Three building on the property as described in the Schedule hereunder written, according to the sanctioned / modified building plan to sanctioned/ granted by the Kolkata Municipal Corporation in or upon the land morefully mentioned in the Schedule below, within the limit of Kolkata Municipal Corporation Ward No. 110 subject to our prior approval.
2. To apply, 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 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 and in our names, subject to our prior approval in writing subject to our prior approval.
3. To deposit any fees, charges or any other amount on behalf of us which may have to pay to Kolkata Municipal Corporation and/or any other authorities in respect of the said premises or at the Scheduled property mentioned hereinbelow.



4. To manage, control and supervise the management and administration of the said property by whatsoever manner or way and if required appoint agent or agents, servant or servants on our behalf.

5. To apply for electric, water, telephone, sewerage, drainage and any other connection of whatsoever nature and for that purpose sign, issue and receive all papers and /or representation and/or relevant documents and / plans and/or drawings and/or designs and/or sketches and /or undertaking etc. of whatsoever manner or nature, which may be thought to be necessary by the said Attorney before the various department or departments of the Kolkata Municipal Corporation and/or proper authorities of various public and /or private and/or Government or Semi Government organization and /or autonomous body or bodies.

6. To appoint architect or architects, contractors, masons, labours, plumbers, engineers, painters, electricians, etc. for the purpose of execution of the construction of the proposed building on the said premises according to the sanctioned building plan and to terminate their service or services as and when required.

7. To sign and apply for and obtain necessary permissions and/ or approvals and /or sanction and/or license from statutory authorities including the Fire Brigade and Authorized Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act and The West Bengal (Regulations of Promotion of Construction & Transfer by Promoters) Rules 1995 as well as appear and represent me before the necessary authorities including Land Acquisition Department, District Kolkata, P.W.D., the Kolkata Municipal Corporation and / or any other concerned Authority and concerned Police Stations, in connection with the sanction, modification and/or alteration of plans, construction and development in respect of the said property.

8. To sign and submit all papers, documents, plans or any other necessary documents, for purpose obtaining sanctioned building plan, undertaking and declarations as may be further required for construction of the proposed building as per plan sanctioned from the Kolkata Municipal Corporation.

9. To sign and receive registered or registered with A/D letter and /or articles and/or documents of whatsoever manner or nature in respect of the said premises and/or property



written in the Schedule mentioned hereinbelow and grant proper and valid receipt or receipts thereof.

10. To file and defend any or all suits, cases, appeals, complaints and application of whatsoever manner or nature for and on behalf that is to institute and /or preferred against us and also to present and prosecute Writ Applications or Petitions in respect thereof in any manner in any Court of Law and also to appear, file and defend any case or cases whatsoever manner or nature before the Judicial Authority and Quasi Judicial Authority in respect of the said premises particular of the same more particularly described in the Schedule written hereinbelow.

11. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors to act, plead and conduct the case and to revoke such appointments.

12. To sign, declare, verify and/or affirm any plaint, written statement, petition, application, cross objection, claim, counter claim, consent petition, revisions, review, new trial or stay application of whatsoever nature, affidavit, vokalatnama, memorandum of appeal or any other document or court paper in any proceeding as the occasions shall require for and on behalf of us as our said Attorney in his absolute discretion may think fit and proper.

13. To appear and represent us before the Collector, Kolkata Municipal Corporation, the Income Tax Authorities and other authorities, statutory bodies and Government Departments and/or its officers and also all other State Executives, Judicial or Quasi Judicial, Municipal and other authorities for all matters concerned herewith and to produce deliver and/or explain title deeds, accounts, documents and papers as may be necessary and to pay taxes and other amounts and to deal with them in all manner.

14. To appear and represent us before all authorities including those under Kolkata Municipal Corporation for mutation, fixation and /or finalization of the annual valuation and taxes of the said property and for that sign, execute and submit necessary papers and documents and to do all acts, deeds and things as our said Attorney think fit and proper.

15. To make sign and verify all applications or objections to appropriate authorities for all license, permission or consent etc. required by law in connection with the management and



development of the said property and also to execute, present and register any declaration or undertaking before Registrar and Sub-Registrar and/or any other statutory authority.

16. To apply for and obtain and renew all license, permits, etc. as may be necessary or required for purchasing cement, iron, steel, and other building materials for the purpose of carrying out construction and develop the said property as our said Attorney may deem fit and proper.

17. 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 space if any in respect of the Developers' allocation morefully described in the aforesaid Development Agreement in the said proposed building to be constructed with the prospective buyers of the flats and garage spaces or commercially sanctioned space as our said Attorneys may deem fit proper.

18. 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 proper, valid receipt and discharge thereof and also to accept the full and final payment from intending purchasers as our said Attorney may deem fit proper.

19. Upon such receipt as aforesaid in their names and on our behalf and as our act and deed, to sign, execute and register deeds, instruments and assurances, conveyance or conveyances as may be required for fully and effectually conveying the Developer's allocation stated in the said Registered Development Agreement in favour of the purchaser or purchasers or his/her/their nominee or nominees and assignees, as the case may be.

20 To sign, execute and present any such conveyances or conveyances for registration, to admit, execution and on receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said conveyance 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 portion in the property as mentioned in the Schedule hereunder written to the Purchaser/Purchasers as fully and effectually in all respects as we could do the same ourselves.



21. To receive any notice relation to our said Property from Kolkata Municipal Corporation or from the offices of the Government or Semi Government and other Department.

22. 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 purposes, matters or subject herein specified.

23. For all or any of the purpose herein before stated to appear and represent ourselves 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 and things for better exercise of the authorities herein contained relating to my property/properties which we could have lawfully done under our own hands and seals, if we personally present.

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

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
(Description of the premises)

ALL THAT piece and parcel of land measuring more or less 5 Cottahs 00 Chittaks 23 Sq.ft. along with two storied building aged about 25 years measuring about 2655.13 sq.ft. super built up area more or less (on the ground floor 1303.76 sq.ft. more or less and on the first floor 1351.37 sq.ft. more or less) lying and situated at Mouza Baishnabghata, Pargana Khaspur, R.S. No. 19, J.L. No. 28, Touzi No. 151, C.S. Dag No. 1078 under C.S. Khatian No. 184 and 400 corresponding to R.S. Khatian No. 711 and 712, L.R. Dag No. 1078 corresponding to L.R. Khatian No. 1101, 1094 and 1088 under P.S. previously Tollygunge then Jadavpur now Patuli, Sub Registry office at Alipore, District 24 Parganas (South). Now the land is being known and called as K.M.C. Premises No. 87, Sreerampore North, P.O. Garia, Police Station previously Tolygunge then Jadavpur now Patuli, Kolkata 700084 and the land is within the limits of Kolkata Municipal Corporation, Ward No. 110, and the land is being butted and bounded as follows:-



ON THE NORTH : Partly by 10'-10" wide common passage and partly by Plot No. 14 of the Scheme Plan
ON THE SOUTH : By Plot No. 24 of the Scheme Plan
ON THE EAST : By C.S. Plot No. 1079
ON THE WEST : By Plot Nos. 20 and 22 of the Scheme Plan

IN WITNESS WHEREOF the parties hereto have put their hands and signature on the 28th March, 2025.

WITNESSES:

1. Supriya Kanjilal,
388, Basunagar,
P.O. Madhyamgram,
Kolkata-700129.

Krupa Day.
Lekha Ghosh.
Debrish Ghosh.

EXECUTANTS

POWER accepted by us

2. Anirban Das
Dakshin-H
1/11 Baratar Road
KOL-9K

S. S. CONSTRUCTION
Sreparan Bhatta (Bhatta)
Partner

S. S. CONSTRUCTION
Sajal Bhatta (Bhatta)
Partner

ATTORNEY

Drafted by me as per deeds,
documents, testimonials and
instructions given by the parties hereto

Manankar Ray

(MANANKAR RAY)
Advocate (WB/733/2001)
Alipore Police Court
Kolkata 700027.

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO

left hand					
right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name NUPUR DEY

Signature Nupur Dey

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name LEETA GHOSH

Signature Leeta Ghosh

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name DEBASISH GHOSH

Signature Debasish Ghosh

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO

left hand

right hand

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand

right hand

Name ...SWAPAN BHATTA...

Signature [Signature]



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand

right hand

Name ...SAJAL BHATTA...

Signature [Signature]

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO

left hand

right hand

Name

Signature

Major Information of the Deed

Deed No :	I-1605-01525/2025	Date of Registration	14/10/2025
Query No / Year	1605-8000867080/2025	Office where deed is registered	
Query Date	28/03/2025 12:31:43 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	MANANKAR RAY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831499159, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 28,00,000/-	Rs. 77,32,972/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 200/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160501524/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :









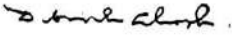
District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SREERAMPURE NORTH, , Premises No: 87. , Ward No: 110 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 23 Sq Ft	20,00,000/-	57,30,106/-	Width of Approach Road: 12 Ft.,
Grand Total :				8.3027Dec	20,00,000 /-	57,30,106 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2655.13 Sq Ft.	8,00,000/-	20,02,866/-	Structure Type: Structure
Gr. Floor, Area of floor : 1303.76 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1351.37 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2655.13 sq ft	8,00,000 /-	20,02,866 /-	



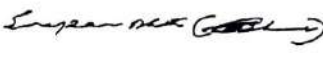


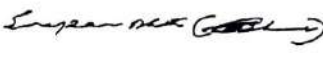


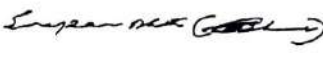









Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt Nupur Dey Wife of Late Arun Dey Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office		 Captured	 28/03/2025
G-1431, First Floor, C.r.park, Kalkaji, City:- Not Specified, P.O:- Chitta Ranjan Park, P.S:-KALKAJI, District:-South, Delhi, India, PIN:- 110019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: ayxxxxxx3r, Aadhaar No: 45xxxxxxxx2079, Status :Individual, Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office				
2	Smt Lekha Ghosh Wife of Shri Debasish Ghosh Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office		 Captured	 28/03/2025
44 Sreerampore North, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: anxxxxxx1e, Aadhaar No: 28xxxxxxxx1847, Status :Individual, Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office				
3	Shri Debasish Ghosh Son of Late Amalendu Kumar Ghosh Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office		 Captured	 28/03/2025
44 Sreerampore North, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: afxxxxxx9d, Aadhaar No: 84xxxxxxxx4521, Status :Individual, Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S S Construction 152 Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-1XX4 , PAN No.:: aaxxxxxx2p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl 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> Shri Swapan Bhatta (Presentant) Son of Late Ramesh Chandra Bhatta Date of Execution - 28/03/2025, , Admitted by: Self, Date of Admission: 28/03/2025, Place of Admission of Execution: Office </td> <td>  Mar 28 2025 1:00PM </td> <td>  LTI 28/03/2025 Captured </td> <td>  28/03/2025 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Swapan Bhatta (Presentant) Son of Late Ramesh Chandra Bhatta Date of Execution - 28/03/2025, , Admitted by: Self, Date of Admission: 28/03/2025, Place of Admission of Execution: Office	 Mar 28 2025 1:00PM	 LTI 28/03/2025 Captured	 28/03/2025	126 Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: aexxxxxx7h, Aadhaar No: 21xxxxxxx2321 Status : Representative, Representative of : S S Construction (as Partner)		
Name	Photo	Finger Print	Signature									
Shri Swapan Bhatta (Presentant) Son of Late Ramesh Chandra Bhatta Date of Execution - 28/03/2025, , Admitted by: Self, Date of Admission: 28/03/2025, Place of Admission of Execution: Office	 Mar 28 2025 1:00PM	 LTI 28/03/2025 Captured	 28/03/2025									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Sajal Bhatta Son of Late Ramesh Chandra Bhatta Date of Execution - 28/03/2025, , Admitted by: Self, Date of Admission: 28/03/2025, Place of Admission of Execution: Office </td> <td>  Mar 28 2025 1:02PM </td> <td>  LTI 28/03/2025 Captured </td> <td>  28/03/2025 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Sajal Bhatta Son of Late Ramesh Chandra Bhatta Date of Execution - 28/03/2025, , Admitted by: Self, Date of Admission: 28/03/2025, Place of Admission of Execution: Office	 Mar 28 2025 1:02PM	 LTI 28/03/2025 Captured	 28/03/2025	152 Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: aexxxxxx4j, Aadhaar No: 55xxxxxxx4646 Status : Representative, Representative of : S S Construction (as Partner)		
Name	Photo	Finger Print	Signature									
Shri Sajal Bhatta Son of Late Ramesh Chandra Bhatta Date of Execution - 28/03/2025, , Admitted by: Self, Date of Admission: 28/03/2025, Place of Admission of Execution: Office	 Mar 28 2025 1:02PM	 LTI 28/03/2025 Captured	 28/03/2025									

Identifier Details :

Name	Photo	Finger Print	Signature
Smt MAHUA DEY Wife of Mr SUVENDU DAS HIMAYAT NAGAR, FLAT NO- 301, 3RD FLOOR, City:- Not Specified, P.O:- DOMALGUDA, P.S:- HANUMANTHANAGAR, District:- Bangalore, Karnataka, India, PIN:- 500029	 28/03/2025	 28/03/2025 Captured	 28/03/2025
Identifier Of Smt Nupur Dey, Smt Lekha Ghosh, Shri Debasish Ghosh, Shri Swapan Bhatta, Shri Sajal Bhatta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Nupur Dey	S S Construction-2.76757 Dec
2	Smt Lekha Ghosh	S S Construction-2.76757 Dec
3	Shri Debasish Ghosh	S S Construction-2.76757 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Nupur Dey	S S Construction-885.04333300 Sq Ft
2	Smt Lekha Ghosh	S S Construction-885.04333300 Sq Ft
3	Shri Debasish Ghosh	S S Construction-885.04333300 Sq Ft

Endorsement For Deed Number : I - 160501525 / 2025

On 28-03-2025

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:51 hrs on 28-03-2025, at the Office of the A.D.S.R. ALIPORE by Shri Swapan Bhatta

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 77,32,972/-

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

Execution is admitted on 28/03/2025 by 1. Smt Nupur Dey, Wife of Late Arun Dey, G-1431, First Floor, C.r.park, Kalkaji, P.O: Chitta Ranjan Park, Thana: KALKAJI, , South, DELHI, India, PIN - 110019, by caste Hindu, by Profession House wife, 2. Smt Lekha Ghosh, Wife of Shri Debasish Ghosh, 44 Sreerampore North, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 3. Shri Debasish Ghosh, Son of Late Amalendu Kumar Ghosh, 44 Sreerampore North, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Smt MAHUA DEY, , , Wife of Mr SUVENDU DAS, HIMAYAT NAGAR, FLAT NO- 301, 3RD FLOOR, P.O: DOMALGUDA, Thana: HANUMANTHANAGAR, , Bangalore, KARNATAKA, India, PIN - 500029, by caste Hindu, by profession Service

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

Execution is admitted on 28-03-2025 by Shri Swapan Bhatta, Partner, S S Construction, 152 Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Smt MAHUA DEY, , , Wife of Mr SUVENDU DAS, HIMAYAT NAGAR, FLAT NO- 301, 3RD FLOOR, P.O: DOMALGUDA, Thana: HANUMANTHANAGAR, , Bangalore, KARNATAKA, India, PIN - 500029, by caste Hindu, by profession Service

Execution is admitted on 28-03-2025 by Shri Sajal Bhatta, Partner, S S Construction, 152 Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Smt MAHUA DEY, , , Wife of Mr SUVENDU DAS, HIMAYAT NAGAR, FLAT NO- 301, 3RD FLOOR, P.O: DOMALGUDA, Thana: HANUMANTHANAGAR, , Bangalore, KARNATAKA, India, PIN - 500029, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) and Registration Fees paid by , by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23056, Amount: Rs.100.00/-, Date of Purchase: 24/03/2025, Vendor name: Subhankar Das



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

n 14-10-2025

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) and Registration Fees paid by , by Cash Rs 193.00/-



**MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2025, Page from 65565 to 65589

being No 160501525 for the year 2025.



ma

Digitally signed by MANIMALA CHAKRABORTY
Date: 2025.10.16 13:56:32 +05:30
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 16/10/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.