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पश्चिम बंगाल WEST BENGAL 0 - 8-255051/24 AX 703850

Certified that the document is admitted to
Registration. The endorsement sheet/s and
Signature sheet/s attached to this document
are the part of this document

Addl. Dist. Sub-Registrar
TAMLUK

30 JAN 2026

SD DEVELOPER

Sayam K. Das
Proprietor

Bhola Nath Das.
Sandip Das.

**DEVELOPMENT POWER
OF ATTORNEY
STATE-WEST BENGAL**

(Handwritten signature)

3636

600 —

তারিখ -

28/01/2026

ইং জা

মোকাবিল - কলকাতা, পূর্ব মেদিনীপুর

কর্মী

SD DEVELOPER

বাস

Atasbari

বাস

Tamluk

পূর্ব মেদিনীপুর

স্বাক্ষর :-

হাজরন অল রসিদ

H. R. Das



2

Addl. Dist. Sub-Registrar
Tamluk

30 JAN 2026

DEVELOPMENT POWER

OF ATTORNEY

STATE WEST BENGAL

THIS DEVELOPMENT POWER OF ATTORNEY is executed at Tamluk, Purba Medinipur, on this 30th day of January, 2026 (Two Thousand Twenty-Six).

KNOW ALL MEN BY THESE PRESENTS THAT WE:

1. **SRI BHOLANATH DAS** (Aadhaar No. 6190 4493 1512, PAN: AIXPD6673M), son of Late Purnachandra Das, by nationality-Indian, by faith-Hindu, by occupation-Business, residing at Village-Padumbasan, Ward No. 8, Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, PIN - 721636;

AND

2. **SRI SANDIP DAS** (Aadhaar No. 3294 7783 3433, PAN: BGWPD3778B), son of Sri Bholanath Das, by nationality-Indian, by faith-Hindu, by occupation-Business, residing at Village-Padumbasan, Ward No. 8, Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, PIN-721636;

Hereinafter collectively called and referred to as the "OWNERS", do hereby SEND GREETINGS:

WHEREAS, on 29.01.2026, we have entered into a Development Agreement with SD DEVELOPER (Trade Registration Certificate No. 917P14802323154), a proprietorship firm having its registered office at Abasbari, Ward No. 5, Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, PIN-721636, represented by its sole Proprietor **SRI SAYAN KUMAR DAS** (Aadhaar No. 9350 6717 5117, PAN: BIQPD7036J), son of Late Tapas Das, by nationality-Indian, by faith-Hindu, by occupation-Business, residing at Village-Saiyedpur, Ward No. 2, Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, PIN-721636, which was registered before the Additional District Sub-Registrar, Tamluk, Purba Medinipur, being **Development Agreement bearing no. I-110300604 for the year 2026.**

SD DEVELOPER
Sayan K. Das
Proprietor

Sandip Das

Bholanath Das

AND WHEREAS, one of the conditions contained in the said Development Agreement is that we shall grant a Development Power of Attorney in favour of the Developer to carry out the development work and also to transfer the flats/garages/units to the intending purchasers from the Developer's allocation, as mentioned in the said **Development Agreement bearing no. I-110300604 for the year 2026**, and also for the execution and registration of other deeds and documents required for completion of the development work.

NOW THEREFORE, we hereby appoint the said Developer, as described above, as our true and lawful Attorney for the purposes hereinafter mentioned, vesting him with full power and authority to act and perform all such acts, deeds, and things as herein contained.

NOW THIS INDENTURE WITNESSETH THAT WE, SRI BHOLANATH DAS (Aadhaar No. 6190 4493 1512, PAN: AIXPD6673M), son of Late Purna Chandra Das, by nationality Indian, by faith Hindu, by occupation Business, residing at Village-Padumbasan, Ward No. 8, Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, PIN - 721636 **AND SRI SANDIP DAS** (Aadhaar No. 3294 7783 3433, PAN: BGWPD3778B), son of Sri Bholanath Das, by nationality-Indian, by faith-Hindu, by occupation-Business, residing at Village-Padumbasan, Ward No. 8, Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, PIN-721636, hereinafter collectively called and referred to as the "OWNERS", do hereby and hereunder nominate, constitute and appoint **SD DEVELOPER**, a proprietorship firm bearing Trade Registration Certificate No. 917P14802323154, having its registered office at Abasbari, Ward No. 5, Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, PIN-721636, represented by its sole Proprietor **SRI SAYAN KUMAR DAS** (Aadhaar No. 9350 6717 5117, PAN: BIQPD7036J), son of Late Tapas Das, by nationality Indian, by faith Hindu, by occupation Business, residing at Village-Saiyedpur, Ward No. 2, Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, PIN-721636, as our true and lawful Attorney, for us and in our name and on our behalf, to do, execute, and perform or cause to be done, executed, and performed all or any of the following acts, deeds, and things;

SD DEVELOPER
Sayan K. Das
Proprietor

Sandip Das

Bhola Nath Das



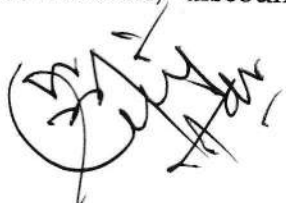
NOW THE ACTS, DEEDS AND THINGS WITNESSETH AS FOLLOWS:—

1. To enter upon, remain in, occupy, possess, retain exclusive control and dominion over, use, enjoy, exploit, manage, regulate, supervise, protect, safeguard, fence, secure, and develop the Schedule property or any part thereof, together with all easements, access rights, passage rights, and appurtenant rights, in such manner as the Attorney, in its sole, absolute, and unfettered discretion, may deem fit and proper, and the OWNERS hereby irrevocably covenant that they shall not obstruct, interrupt, question, interfere with, or impede the Attorney in any manner whatsoever.
2. To conceive, plan, design, redesign, modify, alter, revise, expand, reduce, substitute, or change the scope, nature, character, configuration, layout, number of floors, built-up area, amenities, specifications, common areas, services, facilities, usage, phasing, or sequencing of development, construction, or sale of the project or any part thereof, subject only to statutory approvals, and without requiring any consent, concurrence, confirmation, or participation of the OWNERS.
3. To appoint, engage, remove, replace, substitute, or reappoint Architects, Engineers, Structural Consultants, Surveyors, Project Management Consultants, Contractors, Sub-Contractors, Suppliers, Labour Contractors, Brokers, Marketing Agents, Legal Advisors, Consultants, or any other persons or entities, on such commercial, financial, and contractual terms as the Attorney may determine, and to deal with them exclusively and independently, and the OWNERS shall have no right to question, audit, object to, or interfere with such appointments or payments.
4. To prepare, cause to be prepared, approve, sign, submit, resubmit, revise, amend, modify, rectify, withdraw, replace, or supersede any and all building plans, site plans, layout plans, floor plans, elevation and section drawings, structural designs, service drawings, fire safety drawings, amalgamation plans, additional plans, alteration plans, revised plans, completion plans, occupancy plans, as-built drawings, specifications, calculations, and all other technical, architectural, engineering, or statutory documents, and to obtain, renew, revise, regularize, or



revalidate all sanctions, approvals, permissions, licenses, clearances, or certificates from any Municipal Authority, Planning Authority, Fire Authority, Environmental Authority, or other statutory or regulatory body.

5. To sign, execute, affirm, submit, present for registration, admit execution of, amend, rectify, supplement, or replace all affidavits, declarations, undertakings, indemnity bonds, Deeds of Declaration, Deeds of Rectification, Deeds of Amalgamation, supplemental deeds, confirmatory deeds, consent deeds, or any other deeds, writings, instruments, or documents of whatsoever nature that the Attorney may consider necessary or expedient for development, compliance, marketing, sale, transfer, conveyance, or completion of the project, and the OWNERS hereby irrevocably consent to and ratify the same without demur.
6. To pay, deposit, compound, adjust, defer, settle, or otherwise discharge all scrutiny fees, development charges, premiums, penalties, compounding fees, security deposits, municipal dues, statutory levies, or other outgoings payable in connection with the project, and the OWNERS expressly waive any right to question the quantum, necessity, timing, or manner of such payments.
7. To apply for, obtain, modify, shift, renew, regularize, replace, or maintain temporary or permanent water supply, sewerage, drainage, electricity, gas, fire safety, lift, telecom, internet, or any other civic or utility services, and to execute all applications, agreements, indemnities, undertakings, or documents required in that regard, which shall be binding upon the OWNERS.
8. To carry out, supervise, control, manage, and complete construction of the project in accordance with sanctioned plans and applicable laws, and the OWNERS expressly agree that any delay, modification, alteration, rescheduling, or deviation arising due to statutory changes, market conditions, financial structuring, force majeure, or commercial feasibility shall not constitute default or give rise to any claim, objection, or right of termination by the OWNERS.
9. To exclusively advertise, market, promote, negotiate, book, allot, sell, gift, assign, transfer, and convey the Developer's Allocation, in whole or in part, at such price, consideration, discount, incentive, or commercial terms as the Attorney may



SD DEVELOPER
Sayon K. Das
Developer

Sandip Das

Bhola Nath Das

determine in its sole discretion, and the OWNERS shall have no right whatsoever to interfere, object, impose conditions, or withhold cooperation in respect thereof.

10. To enter into, execute, present for registration, register, and admit execution of Agreements for Sale, Deeds of Conveyance, Deeds of Sale, Deeds of Transfer, Deed of Gift, Assignment Deeds, Confirmation Deeds, Possession Letters, or any other documents required for lawful transfer of the Developer's Allocation, and such execution and registration shall be valid, binding, and conclusive upon the OWNERS notwithstanding any dispute, difference, or claim between the OWNERS and the Developer.
11. To receive consideration, advances, deposits, or sale proceeds from intending purchasers, banks, housing finance companies, NBFCs, financial institutions, Government or semi-Government bodies, or any other person or entity, and to issue lawful receipts and acknowledgements, which receipts shall be final and binding upon the OWNERS, who shall have no claim or lien over such amounts.
12. To create, facilitate, or permit mortgages, charges, security interests, or encumbrances over the Developer's Allocation for the purpose of raising project finance, construction finance, or purchaser finance, and the OWNERS hereby expressly consent to the same and waive any right to object or challenge such financing arrangements.
13. To appear before the Registrar, Sub-Registrar, Registrar of Assurances, or any other registering authority, to present documents for registration, admit execution, remove objections, answer requisitions, and complete registration formalities in respect of Developer's Allocation and service of notice upon the Attorney shall be deemed valid service upon the OWNERS.
14. To institute, defend, contest, prosecute, compromise, withdraw, or settle any suit, case, appeal, writ petition, arbitration, or proceeding of whatsoever nature relating to the project, and the OWNERS covenant that they shall not initiate or support any proceeding that may obstruct, delay, or adversely affect the sale or transfer of the Developer's Allocation.



15. To correspond, negotiate, represent, and transact with Municipal Authorities, Government Departments, statutory bodies, lenders, banks, financial institutions, or any other persons in connection with approvals, financing, development, marketing, or transfer of the Developer's Allocation, and all acts done by the Attorney in this regard shall be final and binding upon the OWNERS.
16. AND GENERALLY to do all acts, deeds, matters, and things whatsoever which the Attorney may consider necessary, expedient, or desirable for effective, uninterrupted, and profitable development, completion, marketing, sale, and realization of the Developer's Allocation, as fully and effectually as if the OWNERS themselves had executed the same.
17. It is expressly declared and agreed that this Power of Attorney is irrevocable during the subsistence of the Development Agreement, and shall not be revoked, cancelled, suspended, or questioned by the OWNERS for any reason whatsoever.
18. The OWNERS hereby irrevocably ratify, confirm, approve, and validate all lawful acts, deeds, and things done or caused to be done by the Attorney pursuant to this Power of Attorney and irrevocably waive all rights, claims, objections, disputes, or challenges in respect thereof.
19. That it is hereby expressly declared, agreed, and confirmed that the Developer's Allocation, as referred to in this Power of Attorney and in the Development Agreement, shall absolutely, exclusively, and irrevocably comprise and include **Four-Wheeler Parking Spaces bearing Nos. 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 and one Additional Space marked as Security Room at the Ground Floor; Flat Nos. B, D, E, F and G at the First Floor; Flat Nos. A, B, C, D and H at the Second Floor; Flat Nos. C, D, E, F and G at the Third Floor; and Flat Nos. A, B, C, F and H at the Fourth Floor**, together with the right to use, enjoy, transfer, and convey all common areas and common facilities, including but not limited to community hall, bike parking spaces, and the proportionate undivided share of land, as more fully described in the Schedule of the Development Agreement.



Sandip Das.

Bhola Nath Das.

20. It is further expressly agreed that the OWNERS shall have no right, title, interest, claim, lien, charge, objection, or control whatsoever over the aforesaid Developer's Allocation, and the Developer shall be fully entitled to sell, transfer, convey, mortgage, assign, or otherwise deal with the same, either in whole or in part, without any consent, confirmation, signature, or further act of the OWNERS, and any such transfer shall be valid, binding, and conclusive upon the OWNERS.
21. This Power of Attorney shall be binding upon the OWNERS and their heirs, executors, administrators, legal representatives, successors, and assigns and shall stand terminated/revoked only upon full completion of the project and complete disposal of the Developer's Allocation in accordance with the Development Agreement.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of land aggregating 26.408 decimals, being comprised in R.S. Plot Nos. 927, 928, and 929 corresponding to L.R. Plot Nos. 902, 903, and 904, forming part of R.S. Khatian Nos. 219 and 220 and L.R. Khatian Nos. 952 and 953, situated in Mouza-Uttar Chara Sankarara, J.L. No. 142, within the jurisdiction of Police Station-Tamluk, District-Purba Medinipur, and measuring as follows: (i) R.S. Plot No. 927 corresponding to L.R. Plot No. 902, 2.333 decimals out of 7 decimals, (ii) R.S. Plot No. 928 corresponding to L.R. Plot No. 903, 10.800 decimals out of 45 decimals, and (iii) R.S. Plot No. 929 corresponding to L.R. Plot No. 904, 13.275 decimals out of 59 decimals, together with all easements, rights of way, passages, access, liberties, privileges, benefits, appurtenances, hereditaments, and advantages whatsoever attached thereto or enjoyed therewith, and being more particularly butted and bounded on the

North: Gita Rani Sen

South: Rest Portion of the concerned Plots

East: 12' Wide Pitch Rasta

West : Land of the present Landowners



Sandip Das.

Bhola Nath Das.

IN WITNESSES WHEREOF We the executants hereof, have set and subscribed our signatures and seal on the date as mentioned above.

WITNESSES:-

SIGNED, SEALED AND DELIVERED

by the Parties in the presence of :

1) Rajesh Kumar Santra
vill - Abalbari, P.O. + P.S. - Tamluk
Dist - Purba Medinipur,
Pin - 721636

2) Sanjay Mandal
s/o Jagadish Mandal
Chandramesh, Tamluk
Purba Medinipur

Bhola Nath Das.

Sandip Das.

SIGNATURES OF THE EXECUTANTS

Accepted by me: -
SD DEVELOPER
Sayam Kr. Das
Proprietor

SIGNATURE OF THE ATTORNEY HOLDER



SD DEVELOPER
Sayam Kr. Das

Sandip Das.

Bhola Nath Das.

Drafted by me

(As per the instructions of the Executants)


(Sri Samir Kumar Maity)

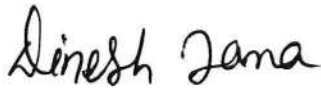
Advocate

Judges' Court, Purba Medinipur

Enrollment No-WB/2806/1999

Bar Council of West Bengal

Typed by me,



Sri Dinesh Jana

Tamluk: Purba Medinipur

N.B.- This **DEED OF DEVELOPMENT POWER OF ATTORNEY** has been printed in 10 (ten) sheets including 1 (one) stamp paper and contains the signatures of 2 (two) witnesses. Additionally 02 (two) pages have been inserted herewith for the photos & finger impressions of the executants, attorney holder and identifier.





SD DEVELOPER

Proprietor

SD DEVELOPER

Proprietor





Photo	Finger print	Thumb	Fore Finger	Middle Finger	Ring Finger	Small Finger
	Left hand					
	Right hand					

SIGNATURE:

Bhola nath Das.

Photo	Finger print	Thumb	Fore Finger	Middle Finger	Ring Finger	Small Finger
	Left hand					
	Right hand					

SIGNATURE:

Sandip Das.



Bhola nath Das.

Sandip Das.

SD DEVELOPER
Sayam Kr. Das

Sayam Kr. Das

Photo	Finger print	Thumb	Fore Finger	Middle Finger	Ring Finger	Small Finger
	Left hand					
	Right hand					

SIGNATURE: Sayam Kr. Das

Uma Sankar Tripathi

Photo	Finger print	Thumb	Fore Finger	Middle Finger	Ring Finger	Small Finger
	Left hand					
	Right hand					

SIGNATURE: Uma Sankar Tripathi



Bhola Nath Das
Sandip Das



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



192025260453442808

GRN Details

GRN:	192025260453442808	Payment Mode:	SBI Epay
GRN Date:	30/01/2026 13:37:21	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6175056244732	BRN Date:	30/01/2026 13:37:34
Gateway Ref ID:	CHV9968762	Method:	State Bank of India NB
GRIPS Payment ID:	300120262045344279	Payment Init. Date:	30/01/2026 13:37:21
Payment Status:	Successful	Payment Ref. No:	8000255051/3/2026

[Query No*/Query Year]

Depositor Details

Depositor's Name: Shri SAYAN KUMAR DAS
Address: SAYEDPUR, TAMLUK
Mobile: 9733336967
Period From (dd/mm/yyyy): 30/01/2026
Period To (dd/mm/yyyy): 30/01/2026
Payment Ref ID: 8000255051/3/2026
Dept Ref ID/DRN: 8000255051/3/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8000255051/3/2026	Property Registration- Registration Fees	0030-03-104-001-16	400
2	8000255051/3/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 700

IN WORDS: SEVEN HUNDRED ONLY.

**Bangla
Sahayata
Kendra**
SAHID MATANGINI DEV. BLOCK
BSK CODE-PUM/H/R/03502
Sign.-


30.01.26

Major Information of the Deed

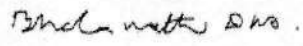
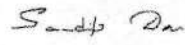
Deed No :	I-1103-00636/2026	Date of Registration	30/01/2026
Query No / Year	1103-8000255051/2026	Office where deed is registered	
Query Date	30/01/2026 1:19:49 PM	A.D.S.R. TAMLUK, District: Purba Midnapore	
Applicant Name, Address & Other Details	Sukhendu Mondal Nilkunthya, Thana : Tamluk, District : Purba Midnapore, WEST BENGAL, Mobile No. : 9733336967, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 72,02,175/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 400/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 110300604/2026		

Land Details :

District: Purba Midnapore, P.S:- Tamluk, Municipality: TAMLUK, Road: Barobandh Road (uttarchara), Road Zone : (Bye Lane --) , Mouza: Uttar Chara Shankarah, Pin Code : 721636

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-927	RS-219	Bastu	Jal/Jalja mi	2.333 Dec		6,36,272/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-928	RS-219	Bastu	Jal/Jalja mi	10.8 Dec		29,45,452/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L3	RS-929	RS-220	Bastu	Jal/Jalja mi	13.275 Dec		36,20,451/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			26.408Dec	0 /-	72,02,175 /-	
		Grand Total :			26.408Dec	0 /-	72,02,175 /-	

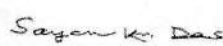
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Bholanath Das (Presentant) Son of Late Purnachandra Das Executed by: Self, Date of Execution: 30/01/2026 , Admitted by: Self, Date of Admission: 30/01/2026 ,Place : Office	 30/01/2026	 LTI 30/01/2026	 30/01/2026
Village:- Padumbasan, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: AIxxxxxx3M, Aadhaar No: 61xxxxxxxx1512, Status :Individual, Executed by: Self, Date of Execution: 30/01/2026 , Admitted by: Self, Date of Admission: 30/01/2026 ,Place : Office				
2	Shri Sandip Das Son of Shri Bholanath Das Executed by: Self, Date of Execution: 30/01/2026 , Admitted by: Self, Date of Admission: 30/01/2026 ,Place : Office	 30/01/2026	 LTI 30/01/2026	 30/01/2026
Village:- Padumbasan, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: BGxxxxxx8B, Aadhaar No: 32xxxxxxxx3433, Status :Individual, Executed by: Self, Date of Execution: 30/01/2026 , Admitted by: Self, Date of Admission: 30/01/2026 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SD DEVELOPER Trade Certificate No-917P14802323154 Village:- Abasbari, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 Date of Incorporation:XX-XX-1XX2 , PAN No.:: BIxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Sayan Kumar Das Son of Late Tapas Das Date of Execution - 30/01/2026, , Admitted by: Self, Date of Admission: 30/01/2026, Place of Admission of Execution: Office	 Jan 30 2026 2:35AM	 Captured LTI 30/01/2026	 30/01/2026
Village:- Sayedpur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: Bxxxxxx6J, Aadhaar No: 93xxxxxxxx5117 Status : Representative, Representative of : SD DEVELOPER Trade Certificate No-917P14802323154 (as Representative)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Umasankar Tripathi Son of Late Susanta Tripathi Village:- Padumbasan, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636	 30/01/2026	 Captured 30/01/2026	 30/01/2026
Identifier Of Shri Bholanath Das, Shri Sandip Das, Shri Sayan Kumar Das			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Bholanath Das	SD DEVELOPER Trade Certificate No-917P14802323154-1.1665 Dec
2	Shri Sandip Das	SD DEVELOPER Trade Certificate No-917P14802323154-1.1665 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri Bholanath Das	SD DEVELOPER Trade Certificate No-917P14802323154-5.4 Dec
2	Shri Sandip Das	SD DEVELOPER Trade Certificate No-917P14802323154-5.4 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Shri Bholanath Das	SD DEVELOPER Trade Certificate No-917P14802323154-6.6375 Dec
2	Shri Sandip Das	SD DEVELOPER Trade Certificate No-917P14802323154-6.6375 Dec

Endorsement For Deed Number : I - 110300636 / 2026

On 30-01-2026

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:00 hrs on 30-01-2026, at the Office of the A.D.S.R. TAMLUK by Shri Bholanath Das , one of the Executants.

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 72,02,175/-

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

Execution is admitted on 30/01/2026 by 1. Shri Bholanath Das, Son of Late Purnachandra Das, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession Business, 2. Shri Sandip Das, Son of Shri Bholanath Das, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession Business

Indetified by Mr Umasankar Tripathi, , Son of Late Susanta Tripathi, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 30-01-2026 by Shri Sayan Kumar Das, Representative, SD DEVELOPER Trade Certificate No-917P14802323154, Village:- Abasbari, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Indetified by Mr Umasankar Tripathi, , Son of Late Susanta Tripathi, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 400.00/- (E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 400/-, by POS = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/01/2026 1:37PM with Govt. Ref. No: 192025260453442808 on 30-01-2026, Amount Rs: 400/-, Bank: SBI EPay (SBlePay), Ref. No. 6175056244732 on 30-01-2026, Head of Account 0030-03-104-001-16

Description of Payment

By POS on 30/01/2026 3:26PM with Govt. Ref. No: 192025260453733976 on 30-01-2026, Amount Rs: 0/-, Bank: SBI, Ref. No. 11038000255051/01/2026 on 30-01-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3636, Amount: Rs.100.00/-, Date of Purchase: 28/01/2026, Vendor name: Harun All Rasid

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/01/2026 1:37PM with Govt. Ref. No: 192025260453442808 on 30-01-2026, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 6175056244732 on 30-01-2026, Head of Account



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. TAMLUK
Purba Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1103-2026, Page from 11782 to 11800
being No 110300636 for the year 2026.



Digitally signed by KAUSHIK BHATTACHARYA
Date: 2026.01.30 18:49:59 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 30/01/2026
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. TAMLUK
West Bengal.