

2869/24

P- 2872/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 702599

SD/-
S.No. 8000765255/2024
20.3.24
1:03 PM.

certified that the document is admissible
DEVELOPMENT POWER OF ATTORNEY
the endorsement sheets attached with
this document are the part of this
document.

SD/-
Addl. District Sub-Registrar
Behala, South 24 Parganas

20 MAR 2024

Ashoke Chatterjee
Ajit Chatterjee
Rama Chatterjee

For SD Construction
Amrabati Saha Partner
Anjan Chatterjee

Major Information of the Deed

Deed No :	I-1607-02872/2024	Date of Registration	20/03/2024
Query No / Year	1607-8000765255/2024	Office where deed is registered	
Query Date	20/03/2024 12:22:26 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	A K Chowdhury Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831672757, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3/-	Rs. 54,69,885/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160702852/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

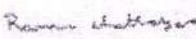
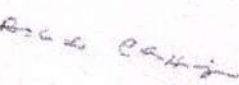
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Daspara Rd., Road Zone : (J L Sarani – Rest (Ward 124)) . . Premises No: 149, , Ward No: 124 Pin Code : 700063

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 9 Chatak	1/-	42,54,885/-	Width of Approach Road: 12 Ft. , Project Name :
Grand Total :				10.8281Dec	1 /-	42,54,885 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S2	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S3	On Land L1	1600 Sq Ft.	1/-	10,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		0 sq ft	2 /-	12,15,000 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	S D CONSTRUCTION 379, DASPARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 , PAN No.: AExxxxxx0K, Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative			
2	Name RAMA CHATTERJEE Wife of Late DASU CHATTERJEE Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office	Photo  20/03/2024	Finger Print  Captured LTI 20/03/2024	Signature  20/03/2024
	149, DAS PARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AOxxxxxx6C, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office			
3	Name Mr AJIT CHATTERJEE Son of Late NANI GOPAL CHATTERJEE Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office	Photo  20/03/2024	Finger Print  Captured LTI 20/03/2024	Signature  20/03/2024
	322/1, DAS PARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ABxxxxxx6A, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office			
4	Name Mr ASHOKE CHATTERJEE Son of Late NANI GOPAL CHATTERJEE Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office	Photo  20/03/2024	Finger Print  Captured LTI 20/03/2024	Signature  20/03/2024
	131, DAS PARA ROAD, PURBA BARISHA,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ARxxxxxx6J, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S D CONSTRUCTION 379, DASPARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 , PAN No.:: AExxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ARUNABHA SAHA (Presentant) Son of Late BHUPENDRA NATH SAHA Date of Execution - 20/03/2024, , Admitted by: Self, Date of Admission: 20/03/2024, Place of Admission of Execution: Office	Photo  Mar 20 2024 1:27PM	Finger Print  Captured LTJ 20/03/2024	Signature  20/03/2024
LF/4, PURBA BARISHA GIVT, QUARTER,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: APxxxxxx6B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S D CONSTRUCTION (as PARTNER), S D CONSTRUCTION (as PARTNER)				
2	Name Mr RUPAK DUTTA Son of Mr DILIP DUTTA Date of Execution - 20/03/2024, , Admitted by: Self, Date of Admission: 20/03/2024, Place of Admission of Execution: Office	Photo  Mar 20 2024 1:29PM	Finger Print  Captured LTJ 20/03/2024	Signature  20/03/2024
379, DAS PARA ROAD, PURBA BARISHA,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Alxxxxxx6H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S D CONSTRUCTION (as PARTNER), S D CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Md Mahsin Son of Late SK MD SHAHRIAR 63 PANCHMASJID ROAD, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063	 20/03/2024	 Captured 20/03/2024	 20/03/2024

Identifier Of Mr ARUNABHA SAHA, Mr RUPAK DUTTA, RAMA CHATTERJEE, Mr AJIT CHATTERJEE, Mr ASHOKE CHATTERJEE

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	S D CONSTRUCTION	S D CONSTRUCTION-2.70703 Dec
2	RAMA CHATTERJEE	S D CONSTRUCTION-2.70703 Dec
3	Mr AJIT CHATTERJEE	S D CONSTRUCTION-2.70703 Dec
4	Mr ASHOKE CHATTERJEE	S D CONSTRUCTION-2.70703 Dec
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	S D CONSTRUCTION	S D CONSTRUCTION-125.00000000 Sq Ft
2	RAMA CHATTERJEE	S D CONSTRUCTION-125.00000000 Sq Ft
3	Mr AJIT CHATTERJEE	S D CONSTRUCTION-125.00000000 Sq Ft
4	Mr ASHOKE CHATTERJEE	S D CONSTRUCTION-125.00000000 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	S D CONSTRUCTION	S D CONSTRUCTION-400.00000000 Sq Ft
2	RAMA CHATTERJEE	S D CONSTRUCTION-400.00000000 Sq Ft
3	Mr AJIT CHATTERJEE	S D CONSTRUCTION-400.00000000 Sq Ft
4	Mr ASHOKE CHATTERJEE	S D CONSTRUCTION-400.00000000 Sq Ft

Endorsement For Deed Number : I - 160702872 / 2024

On 20-03-2024

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 13:03 hrs on 20-03-2024, at the Office of the A.D.S.R. BEHALA by Mr ARUNABHA SAHA .,

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 54,69,885/-

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

Execution is admitted on 20/03/2024 by 1. RAMA CHATTERJEE, Wife of Late DASU CHATTERJEE, 149, DAS PARA ROAD,, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession House wife, 2. Mr AJIT CHATTERJEE, Son of Late NANI GOPAL CHATTERJEE, 322/1, DAS PARA ROAD,, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Retired Person, 3. Mr ASHOKE CHATTERJEE, Son of Late NANI GOPAL CHATTERJEE, 131, DAS PARA ROAD, PURBA BARISHA,, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Retired Person

Indetified by Mr Md Mahsin . . . Son of Late SK MD SHAHRIAR, 63 PANCHMASJID ROAD, P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 20-03-2024 by Mr ARUNABHA SAHA, PARTNER, S D CONSTRUCTION, 379, DASPARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063; PARTNER, S D CONSTRUCTION, 379, DASPARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Indetified by Mr Md Mahsin . . . Son of Late SK MD SHAHRIAR, 63 PANCHMASJID ROAD, P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Law Clerk

Execution is admitted on 20-03-2024 by Mr RUPAK DUTTA, PARTNER, S D CONSTRUCTION, 379, DASPARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063; PARTNER, S D CONSTRUCTION, 379, DASPARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Indetified by Mr Md Mahsin . . . Son of Late SK MD SHAHRIAR, 63 PANCHMASJID ROAD, P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Muslim, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid 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 Stamp Rs 50.00/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 702599, Amount: Rs.50.00/-, Date of Purchase: 13/03/2024, Vendor name: Bidyut Kumar Saha

(Signature)

Sourav Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2024, Page from 86395 to 86416
being No 160702872 for the year 2024.



(Signature)

Digitally signed by SOURAV CHAKRABORTY
Date: 2024.04.02 17:04:11 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 02/04/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

KNOWN ALL MEN BY THESE PRESENT WE (1) SD CONSTRUCTION, (PAN : AEJFS8090K), a partnership firm, having it's registered office at 379, Daspara Road, Post Office- Thakurpukur, Police Station - Haridevpur, Kolkata - 700063, represented by its partners (a) ARUNABHA SAHA, (PAN : APMPS8236B, AADHAAR NO. 3146 0470 9510), son of Late Bhupendra Nath Saha, by faith Hindu, by Nationality Indian, by occupation Business, residing at LF/4, Purba Barisha Govt, Quarter, Post Office- Thakurpukur, Police Station - Thakurpukur, Kolkata - 700063, (b) RUPAK DUTTA, (PAN : AIWPD6866H, AADHAAR NO. 9635 4359 3094), Son of Dilip Dutta, by faith Hindu, by Nationality Indian, by occupation Business, residing at 379, Das Para Road, Purba Barisha, P.O. - Thakurpukur, P.S. Haridevpur, Kolkata - 700063, District South 24-Parganas, (2) RAMA CHATTERJEE (PAN : AOAPC2806C, AADHAAR NO. 2505 0337 8780), wife of Late Dasu Chatterjee, by Creed- Hindu, by Nationality-Indian, by Occupation- Housewife, residing at 149, Das Para Road, P.O. Thakurpukur, P.S.- Haridevpur, Kolkata - 700063, District- South 24 Parganas, (3) (a) RAMA CHATTERJEE (PAN : AOAPC2806C, AADHAAR NO. 2505 0337 8780), wife of Late Dasu Chatterjee, by Creed- Hindu, by Nationality-Indian, by Occupation- Housewife, residing at 149, Das Para Road, P.O. Thakurpukur, P.S.- Haridevpur, Kolkata - 700063, District- South 24 Parganas, (b) MR. AJIT CHATTERJEE, (PAN : ABXPC7636A, AADHAAR NO. 9240 1487 2418), son of Late Nani Gopal Chatterjee, by Creed- Hindu, by Nationality-Indian, by Occupation- Retired Govt. Service, residing at 322/1, Das Para Road, P.O. Thakurpukur, P.S.- Haridevpur, Kolkata - 700063, District-

Ajit Chatterjee
Rama Chatterjee

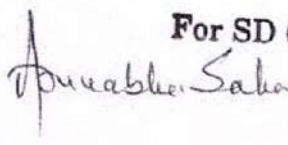
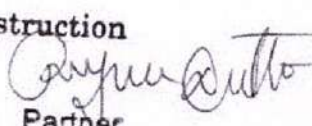
Arunabha Saha

For SD Construction
Arunabha Saha Partner
Rupak Dutta

South 24 Parganas, and (c) **MR. ASHOKE CHATTERJEE**, (PAN : ARGPC0966J, AADHAAR NO. 3666 2742 1414), son of Late Nani Gopal Chatterjee, by Creed-Hindu, by Nationality-Indian, by Occupation- Retired Govt. Service, residing at 131, Das Para Road, Purba Barisha, P.O. Thakurpukur, P.S.- Haridevpur, Kolkata - 700063, District- South 24 Parganas, hereinafter jointly called and referred to as the "PRINCIPALS" of this Power of Attorney **SEND GREETINGS:-**

WHEREAS We are the Owners of **ALL THAT** piece or parcel of land together with structure standing thereon measuring more or less 6 Cottahs 9 Chittacks togetherwith on the 1st floor measuring 800 sq.ft. and ground floor measuring 800 sq.ft. and 500 sq.ft R.T shed structure on the ground floor standing thereon lying and situated at Mouza- Purba Barisha, J.L. No. 23, now new J.L. No. 123, R.S. No. 43, Touzi No. 1-6, 8-10, 12-16, under Khatian No. 538, appertaining to Dag no. 1989, being municipal Premises No. 149, Das Para Road, P.S. Haridevpur, Kolkata- 700063, hereinafter called and referred to as the said property and morefully described in the **SCHEDULE "A"** hereunder below.

AND WHEREAS We as per Joint Development Agreement executing and registering this Power of Attorney in favour of **SD CONSTRUCTION**, (PAN : AEJFS8090K), a partnership firm, having it's registered office at 379, Daspara Road, Post Office- Thakurpukur, Police Station – Haridevpur, Kolkata – 700063.

For SD Construction
 Anurabha Saha
 Partner

*Ajit Chatterjee
Rama Chatterjee*

Ashoke Chatterjee

AND WHEREAS for the proper implementation of the development job we do hereby nominate its Partners (1) **ARUNABHA SAHA, (PAN : APMPS8236B, AADHAAR NO. 3146 0470 9510)**, son of Late Bhupendra Nath Saha, by faith Hindu, by Nationality Indian, by occupation Business, residing at LF/4, Purba Barisha Govt, Quarter, Post Office- Thakurpukur, Police Station – Thakurpukur, Kolkata – 700063, (2) **RUPAK DUTTA, (PAN : AIWPD6866H, AADHAAR NO. 9635 4359 3094)**, Son of Dilip Dutta, by faith Hindu, by Nationality Indian, by occupation Business, residing at 379, Das Para Road, Purba Barisha, P.O. – Thakurpukur, P.S. Haridevpur, Kolkata – 700063, District South 24-Parganas, as our true and lawful attorney to act jointly on our behalf and to do all or any of the following acts, deeds and things on our behalf.

1. To construct building/s in terms of this agreement dated 20.03.2024 upon our land morefully described in the **SCHEDULE "A"** below on the basis of the plan as will be sanctioned in my name upon the said land by the competent authority.

The said Development Agreement was Registered in the Office of the ADSR Behala and recorded in Book No-I, Volume No....., Page from.....to....., being No. 2852 for the year 2024.

2. To execute conveyance/s out of the Developer's Allocation in favor of intending purchaser/s for selling out the flat/s together with undivided proportionate share of land underneath the building and all other space/s and to receive all consideration money/s either in cash or in cheque, bank draft, demand draft, pay order

For SD Construction
Arunabha Saha
 Partner

Ajit Chatterjee
Rama Chatterjee

Asoke Chatterjee

etc from the intending purchaser/s and to grant necessary receipt/s and acknowledgement/s excluding owners' allocation.

3. To execute all such deed/s of agreement/s with the intending purchaser/s for selling out the flat out of the Developers' Allocation along with proportionate lateral and vertical rights on the said land to sign those agreement all such papers receipts bills etc and to receive money either in cash, cheque, bank draft Demand draft, pay order etc from the intending purchaser/ purchasers and to grant necessary receipts and acknowledgement /s in respect of the developer's allocation.

4. To make such correspondences with the said intending purchaser/s and serve notice/s, take such legal steps through their appointed lawyer/s against those intending purchaser/s as and when he will feel necessary to receive all papers, letters notice etc to sign vakalatnama/s and to file suit/s against any of the intending purchaser/s of the flat/s of the proposed multi storied building to depose in the suit/s that will be filed by him and to execute decree and to realize benefits and profits in accordance with the said decree/s to prefer appeal/s against all such decree/s to serve notice/s to the intending purchaser/s of the proposed multi storied building and to present all such deed of agreement/s before the registrar/ sub- registrar for admission and registration and to sign the receipts, notice etc.

5. To settle and/or fix the sale price of the flats and/or any portion of the developer's allocation in the multi-storied building along with proportionate lateral and

Ajit Chatterjee
Rama Chatterjee

Ashoke Chatterjee

For SD Construction
Sudhakar Saha Partner

vertical rights on the said land in accordance with their own will and calculation and to appoint architects, engineer, overseer, laborers etc for the purpose of the said construction at their own costs.

6. To supervise, manage and conduct all sorts of administration in respect our said property hereinafter stated and to handle all sorts of matters, letters and correspondences arising in course of or in relation to matter concerning of my said premises.

7. To plan design work manage control and supervise all sorts of the works of the said premises and to engage plan makers, designs architects, engineers for the said purpose.

8. To appear and represent us before the fire briged authorities Calcutta Metropolitan Development authority and all other authorities concerned having jurisdiction over the said premises and sign, verify, affirm deposit submit as the case may be required from time to time for modification of building plan for and/or in respect of construction of multi storied building on the said land and for all or any of such purpose to sign and submit revised modified and/or fresh plan as has been sanctioned in our name as may from time to time required in connection therewith.

9. To apply for appear and represent me before the Government, Semi Government and all appropriate and concerned authorities and/or agencies for allotment and/or grant and/or supply of quota and/or building materials of all and every description including cement, steel, bricks, stone, wood and to sign verify, affirm, deposit, submit all necessary, affidavit, declarations, letters, money, application as may be required from time to time for receiving the allotments and/or delivery orders of all or any of the building materials for construction of the multi storied

Ajit Chatterjee
Rama Chatterjee

Ashwini Chatterjee

For SD Construction
Honorable Saha
Partner

building as herein mentioned.

10. To serve and accept service of summons, notices, warrants or other process of court and authorities concerned as aforesaid and to do all things necessary in connection therewith.

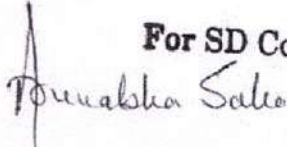
11. To compromise and settle all or any of the aforesaid matter, action, suits and/or other proceedings as the said attorney may deem fit and proper.

12. To effect insurance of the multi- storied building to be constructed as aforesaid either during or after completion of construction thereof and for such purpose to pay deposit insurance premium thereafter and also to sign all proposal forms and other documents as may be necessary.

13. This Power of Attorney will be automatically cancelled after completion of the entire process of Development and transfer of the Developer's allocation.

AND GENERALLY to do all acts, deeds, matters and things and to exercise all such power of authority as may said attorney may deem fit and proper The executant shall not to do anything contrary or inconsistent with the terms and condition embodied in the Agreement executed and registered along with this power by and between the executant and the Power of Attorney holder.

AND we do hereby agree to ratify and confirm all and whatsoever acts, deeds, matters, and things powers and authorities herein given shall lawfull do or purport to do or cause to be done by virtue of these presents.

For SD Construction
 Anurabha Saha
 Partner

Ajit Chatterjee
 Rama Chatterjee

Ashu Ve Chatterjee

SCHEDULE - "A" ABOVE REFERRED TO

ALL THAT piece or parcel of land together with structure standing thereon measuring more or less 6 Cottahs 9 Chittacks togetherwith on the 1st floor measuring 800 sq.ft. and ground floor measuring 800 sq.ft. and 500 sq.ft R.T shed structure on the ground floor standing thereon lying and situated at Mouza- Purba Barisha, J.L. No. 23, now new J.L. No. 123, R.S. No. 43, Touzi No. 1-6, 8-10, 12-16, under Khatian No. 538, appertaining to Dag no. 1989, being municipal Premises No. 149, Das Para Road, P.S. Haridevpur, Kolkata- 700063, and the said premises is butted and bounded as fallows :-

ON THE NORTH	:	12'-0" wide K.M.C. Road
ON THE EAST	:	Property of Mr. Soubhagya Sarkar & Achintya Sarkar;
ON THE SOUTH	:	Property of Mr. Jiban Chakraborty;
ON THE WEST	:	Property of Indu Tewari;

For SD Construction

Harabha Saha

Partner

Ajit Chatterjee
Rama Chatterjee

Ashe Chatterjee

IN WITNESSES WHEREOF the parties have set and subscribed their respective hands on the 30th day, of March, 2024 first above written.

SIGNED SEALED & DELIVERED

In presence of -

For SD Construction

Anurabha Saha *Anurabha Saha*
Partner

WITNESSES:-

1. Anusha Chatterjee
Add-131, Das Para Road,
Thakurpukur,
Kolkata - 700 063

Ashoke Chatterjee
Ajit Chatterjee
Rama Chatterjee

SIGNATURE OF THE PRINCIPALS

2. *Sr. Ms. Matsin*
63 Ranch Masjid Road
Kol-63

For SD Construction

Anurabha Saha *Anurabha Saha*
Partner

SIGNATURE OF THE ATTORNEY

Drafted by me :

A.K. Chaudhuri

Advocate
Alipore Judges Court,
Kolkata-700027



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

NAME.....

SIGNATURE.....

Honabla Sake



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

NAME.....

SIGNATURE.....

Rupin Dutta

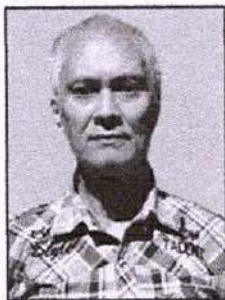


RIGHT HAND	THUMB	1ST	MIDDLE	RING	SMALL
LEFT HAND	SMALL	RING	MIDDLE	1ST	THUMB

NAME.....

SIGNATURE.....

Rama Chatterjee

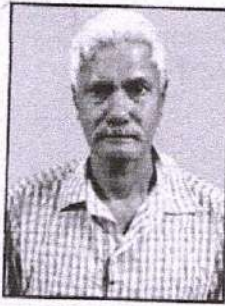


RIGHT HAND	THUMB	1ST	MIDDLE	RING	SMALL
LEFT HAND	SMALL	RING	MIDDLE	1ST	THUMB

NAME.....

SIGNATURE.....

Ajit Chatterjee



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

NAME.....

SIGNATURE..... *Asheve Chatterji*

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

NAME.....

SIGNATURE.....

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

NAME.....

SIGNATURE.....

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

NAME.....

SIGNATURE.....



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8000765255/2024	Office where deed will be registered
Query Date	20/03/2024 12:22:26 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	A K Chowdhury Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831672757, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 3/-	Rs. 54,69,885/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160702852/2024	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Daspara Rd., Road Zone : (J L Sarani -- Rest (Ward 124)) , , Premises No: 149, , Ward No: 124 Pin Code : 700063

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 9 Chatak	1/-	42,54,885/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :				10.8281Dec	1 /-	42,54,885 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S2	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					

S3	On Land L1	1600 Sq Ft.	1/-	10,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		0 sq ft	2 /-	12,15,000 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	S D CONSTRUCTION 379, DASPARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 , PAN No.:: AExxxxxx0K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	RAMA CHATTERJEE Wife of Late DASU CHATTERJEE149, DAS PARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr AJIT CHATTERJEE Son of Late NANI GOPAL CHATTERJEE322/1, DAS PARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mr ASHOKE CHATTERJEE Son of Late NANI GOPAL CHATTERJEE131, DAS PARA ROAD, PURBA BARISHA,, City:- , P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ARxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	S D CONSTRUCTION 379, DASPARA ROAD,, City:- , P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 , PAN No.:: AExxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr ARUNABHA SAHA Son of Late BHUPENDRA NATH SAHALF/4, PURBA BARISHA GIVT, QUARTER,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: APxxxxxx6B,Aadhaar No Not Provided by UIDAI	S D CONSTRUCTION (as PARTNER), S D CONSTRUCTION (as PARTNER)
2	Mr RUPAK DUTTA Son of Mr DILIP DUTTA379, DAS PARA ROAD, PURBA BARISHA,, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Alxxxxxx6H,Aadhaar No Not Provided by UIDAI	S D CONSTRUCTION (as PARTNER), S D CONSTRUCTION (as PARTNER)

Identifier Details :

Name & address
Mr Md Mahsin Son of Late SK MD SHAHRIAR 63 PANCHMASJID ROAD, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Muslim, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr ARUNABHA SAHA, Mr RUPAK DUTTA, RAMA CHATTERJEE, Mr AJIT CHATTERJEE, Mr ASHOKE CHATTERJEE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	S D CONSTRUCTION	S D CONSTRUCTION-2.70703 Dec
2	RAMA CHATTERJEE	S D CONSTRUCTION-2.70703 Dec
3	Mr AJIT CHATTERJEE	S D CONSTRUCTION-2.70703 Dec
4	Mr ASHOKE CHATTERJEE	S D CONSTRUCTION-2.70703 Dec

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	S D CONSTRUCTION	S D CONSTRUCTION-125.00000000 Sq Ft
2	RAMA CHATTERJEE	S D CONSTRUCTION-125.00000000 Sq Ft
3	Mr AJIT CHATTERJEE	S D CONSTRUCTION-125.00000000 Sq Ft
4	Mr ASHOKE CHATTERJEE	S D CONSTRUCTION-125.00000000 Sq Ft

Transfer of property for S3

Sl.No	From	To. with area (Name-Area)
1	S D CONSTRUCTION	S D CONSTRUCTION-400.00000000 Sq Ft
2	RAMA CHATTERJEE	S D CONSTRUCTION-400.00000000 Sq Ft
3	Mr AJIT CHATTERJEE	S D CONSTRUCTION-400.00000000 Sq Ft
4	Mr ASHOKE CHATTERJEE	S D CONSTRUCTION-400.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 19-04-2024) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 19-04-2024)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.