

***DEVELOPMENT
POWER OF
ATTORNEY***

DATED

17TH DAY OF JANUARY, 2025

REGISTERED AT

THE OFFICE OF THE DISTRICT SUB-REGISTRAR-III, AT ALIPORE.

RECORDED IN

BOOK NO. I

VOLUME NO.1603-2025

PAGES FROM 37930 TO 37951

BEING NO. 160301151 FOR THE YEAR 2025.

BY AND BETWEEN

SMT. MANJARI CHAKRABORTY.

... PRINCIPAL

AND

SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED.

... ATTORNEY.

869/25

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 146966

15/1/25
Q. 8 / 16/184/25

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

District Sub-Register-III
Alipore, South 24-parganas

17-01-25

21-01-25

POWER OF ATTORNEY FOR DEVELOPMENT AFTER
REGISTRATION OF THE DEVELOPMENT AGREEMENT

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

KNOW ALL MEN BY THESE PRESENTS that SMT. MANJARI CHAKRABORTY (PAN AEGPC 9304 K; D.O.B. 08.05.1953), wife of Late Girja Sankar Chakraborty, a Home-maker, by religion Hindu, by nationality Indian, and residing at 4A, Rashbehari Avenue, Post Office Kalighat, Police Station Tollygunge, Kolkata – 700026, District – South 24-Parganas, hereinafter called and referred to as the PRINCIPAL, does hereby give and grant this General Power of Attorney for Development to and in favour of SRI DEBAPRASAD BHATTACHARYA (PAN : ADNPB 0347 F), son of Late Shibaram Bhattacharya, by religion Hindu, by nationality Indian, by occupation Business and residing at Bhattacharyapara, Rathbari, Post Office – Boral, Police Station Narendrapur (previously Sonarpur), Kolkata – 700154, District : South 24 Parganas, being one of its Directors of SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED (PAN : AAQCS 4663 J), a Private Limited Company, incorporated under the Companies Act, 1956, having its registered Office at Flat No. 103/104, B – Block, Bharati Tower, Forest Park, Bhubaneswar – 751009, Orissa, India and also carrying on its business at Bhattacharyapara, Rathbari, Post Office – Boral, Police Station Narendrapur (previously Sonarpur), Kolkata – 700154, District : South 24 Parganas, hereinafter called and referred to as the ATTORNEY.

WHEREAS one Anima Debi (wife of Late Shambu Nath Chakaborty) along with her co-sharers and/or co-owners were the joint and absolute Owners and Possessors of ALL 'THAT' the piece and parcel of land measuring about 53 (Fifty Three) Satak, lying and situate within the District South 24 Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub Registrar at Alipore, Mouza Brahmapur, appertaining to R.S. Khatian No. 99, comprised in R.S. Dag No. 1213, 1214 and 1216, along with various other properties.

AND WHEREAS during their such joint and absolute ownership and peaceful possession and enjoyment of the above-mentioned properties, the said Anima Debi along with other co- owners and/or co-sharers have mutually and / or amicably partitioned and /

apportioned their respective shares of land out of their entire properties, by metes and bounds, to avoid future complication and / or litigations, in respect of their shares of land, by virtue of execution and registration of Deed of Partition, sometimes in the year 1984, which was duly registered at the Office of the Sub Registrar at Alipore and recorded in Book No. I, Volume No. 30, from 367 to 375 Pages and being Deed No. 6650.

On and from the date of execution and registration of the said Deed of Partition, the said Anima Debi became the sole and absolute Owner and Possessor of ALL THAT the piece and parcel of Land measuring about 01 (One) Cottah and 13 (Thirteen) Chittacks, out of the Total Land measuring about 16 (Sixteen) Satak under Dag No. 1214 and another plot of Land measuring about 04 (Four) Cottahs and 11 (Eleven) Chittacks, out of the Total Land measuring about 29 (Twenty Nine) Satak under Dag No 1216, lying and situate within the District: South 24 Parganas, Pargana Magura, Police Station Bansdroni previously Regent Park), Additional Sub Registrar Office at Alipore, Mouza Brahmapur, appertaining to Khatian No. 99 and hereby started to possess and enjoy the same solely and absolutely without any disturbance and/or hindrance from anybody and free from all sorts of encumbrances.

AND WHEREAS during her such sole and absolute ownership and peaceful possession and enjoyment of the above mentioned property, the said Anima Debi, against receipt of a fair consideration amount, sold, conveyed and/or transferred ALL THAT the piece and parcel of Land measuring about 01 (One) Cottah and 13 (Thirteen) Chittacks, out of the Total Land measuring about 16 (Sixteen) Satak under Dag No. 1214 and another plot of Land measuring about 04 (Four) Cottahs and 11 (Eleven) Chittacks, out of the Total Land measuring about 29 (Twenty Nine) Satak under Dag No 1216, lying and situate within the District: South 24 Parganas, Pargana Magura, Police Station Bansdroni previously Regent Park), Additional Sub Registrar Office at Alipore, Mouza Brahmapur, appertaining to Khatian No. 99, to and in favour of Smt. Manjati Chakraborty, the Land Owner herein named, by virtue of execution and registration of a Deed of Sale (Saf Bikroy Kobala Dalil)

dated 28.03.2000, duly registered at the Office of the District Sub Registrar - I at Alipore and recorded in Book No. I, CD Volume No. 18, from 2341 to 2358 Pages and being Deed No. 04086, for the year 2012.

On and from the date of execution and registration of the above mentioned property, the said Manjari Chakraborty has become the sole and absolute Owner and Possessor in respect of the above mentioned property and thereafter started to possess and enjoy the same solely and absolutely and without any disturbance and/or hindrance from anybody.

AND WHEREAS during her such sole and absolute ownership and peaceful possession and enjoyment of the above mentioned property, the said Manjari Chakraborty, out of natural love and affection towards her daughter namely Smt. Nabanita Mukherjee nee Chakraborty, gifted and /or bestowed ALL THAT the piece and parcel of Land measuring about 01 (One) Cottah and 13 (Thirteen) Chittacks, along with a temporary tile shed structure measuring about 50 (Fifty) Sq. Ft., standing thereon, lying and situate within the District South 24 Parganas, Pargana Magura, Police Station Bansdrani (previously Regent Park), Additional District Sub Registrar at Alipore, Mouza Brahmapur, appertaining to R.S. Khatian No. 769,798 and 800 (previously 99), corresponding to L.R. Khatian No. 837, comprised under R.S. & L.R. Dag No. 1214, within the jurisdiction of the Kolkata Municipal Corporation under Ward No. 111, together with all easements, rights, title and interest attached thereto, to and in favour of Smt. Nabanita Mukherjee nee Chakraborty, by virtue of execution and registration of the Deed of Gift dated 23.05.2022, which was duly registered at the Office of the District Sub Registrar - III at Alipore and recorded in Book No. I, Volume No. 1603-2022, from 271791 to 271812 Pages and being Deed No. 160307720 for the year 2022.

After transferring the said Property as mentioned above, the said Manjari Chakraborty has become the sole and absolute Owner and Possessor of the remaining Land measuring about 04 (Four) Cottahs and 11 (Eleven) Chittacks, lying and situate within the

District: South 24-Parganas, Police Station – Bansdroni (previously Sonarpur thereafter Regent Park), Additional District Sub – Registrar Office at Alipore, Pargana Magura, Mouza Brahmapur, appertaining to the R.S. Khatian No. 796, 798 and 800 (previously 99), corresponding to L.R. Khatian No. 2585, comprised under R.S. & L.R. Dag No. 1216, within the jurisdiction of the Kolkata Municipal Corporation, under Ward No. 111 and thereby mutated her name in the books and records of the Kolkata Municipal Corporation and the said Property has started to be known and numbered as the KMC Premises No. 515, Panchanantala, Kolkata – 700096 and assessed under the Assessee No. 31-111-16-0985-1 and thereby started to pay its taxes, rents and other payables to the Concerned Authorities regularly.

During her such sole, absolute and peaceful possession and enjoyment of the said properties as mentioned above, the said Manjari Chakraborty, being the Principal herein-named has entered into a Development Agreement on 17.01.2025 with the above named Developer SOVANA KIRAN INFRA PROJECTS PVT. LTD., to construct a multi storied building thereon the said property. The said Deed has been registered at the Office of the District Sub - Registrar – III at Alipore and recorded in Book No. I and Being No. 160300830 for the year 2025 and as per the terms of the Agreement the Allocations of both the Land Owner (the Principal herein-named) and the Developer (the Attorney herein-named) are as follows:

➤ THE LAND OWNER'S ALLOCATION (being the Principal herein-named) WILL CONSIST OF:

The "LAND OWNER'S ALLOCATION" shall mean the Land Owner / First Party will be provided with the following allocation of the constructed area, out of the proposed (probably a G + III storied) building, which will be constructed, as per the Building Plan, sanctioned by the Kolkata Municipal Corporation i.e.,

Manjari Chakraborty

Debabrata Chakraborty

- One Self Sufficient Residential Flat, being No. 1A, at the Northern Side of the First Floor, measuring about 445.651 (Four Hundred and Forty Five Point Six Five One) Sq. Ft. of Carpet Area;
 - One Self Sufficient Residential Flat being No. 2C, at the South Eastern Side, of the Second Floor, measuring about 458.363 (Four Hundred and Fifty Eight Point Three Six Three) Sq. Ft. of Carpet Area;
 - One Self Sufficient Residential Flat, being No. 3B, at the South Western Side, of the Third Floor, measuring about 439.849 (Four Hundred and Thirty Nine Point Eight Four Nine) Sq. Ft. of Carpet Area;
 - 02 (Two) Roof Covered Car Parking Spaces at the Southern (Front) Side, of the Ground Floor, measuring about 135 (One Hundred and Thirty Five) Sq. Ft., each –
- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at its own cost or at the cost of its nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

AND

A lump sum non – refundable amount of Rs. 10,00,000/- (Rupees Ten Lakh) only which has already been paid by the Developer herein named to the Land Owner herein named.

➤ THE DEVELOPER'S ALLOCATION (being the Attorney herein-named) WILL CONSIST OF:

The "DEVELOPER'S ALLOCATION" shall mean the remaining constructed area, to be constructed out of the proposed (probably a G + III storied) building, which will be constructed, as per the Building Plan, sanctioned by the Kolkata Municipal Corporation –

-- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the

Developer at its own cost or at the cost of its nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

The roof of the building will remain common to both the parts herein.

The Developer is being provided with the right to dispose of its allocation, as per its choice, against receipt of the consideration amount as it may seem fit and proper.

It is further to be mentioned here that because of her various problems, the Principal herein is facing difficulties to look-after, manage, maintain and execute the various required acts and jobs in respect of the above mentioned as well as Schedule mentioned property and it has become next to impossible for her to present herself physically whenever and wherever required for the purpose of various acts and jobs required to look-after, manage, maintain and execute the various day-to-day requirement for peaceful and better use, enjoyment and execution of various acts and/or deeds in respect of the building thereon, at the Schedule mentioned property and hence she does hereby authorize and/or appoint and/or nominate and constitute the above-named SOVANA KIRAN INFRA PROJECTS PVT. LTD, to be her true and lawful Attorney, to act for her and in her name and on her behalf to do, execute and/or perform all or any of the following acts, deeds, matters & things:-

- 1) To represent the Principal before any and/or every Concerned Authority/s in relation with any and/or every type of work in respect of the Schedule mentioned property.
- 2) To enter into the said Premises and to hold and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls, to construct building, etc.,
- 3) To appoint engineers, architects, contractors and other agents and sub-contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges.
- 4) To approach and/or make applications and sign before various Concerned Departments of The Kolkata Municipal Corporation, like Building assessment, water supply, drainage, Mutation, etc., including signing on the required papers and/or documents and plans for getting necessary permission, sanction, re-sanction, alteration,

addition, verification, modification to get the plan sanctioned and to get connections like water, electric supply, drainage, etc. in the name of the Principal and/or on behalf of her and to take delivery of the said permission, sanction, re-sanction, alteration, addition, verification, modification, etc. from the Concerned Departments and/or Authorities of the Kolkata Municipal Corporation. The Attorney is hereby authorized to sign on the Building Plan and/or any deviation/addition/alteration of the same for submitting the same before The Kolkata Municipal Corporation or any other Concerned Authority/s including Layout Plan for water supply and drainage as also for the purpose of regularizing the deviations / alterations / addition plan as also any matter related with the Commencement Certificate and the Completion Certificate.

5) To make various deposits / apply for getting connection / sign / dis-connection into the various Concerned Department/s of the C.E.S.C. / WBSEDCL in respect of the Schedule mentioned property, to pay any amount for getting new connection, to pay electric bills and also to get refund for any excess payment and to issue proper and valid receipt for the same.

6) To make various deposits into the various Concerned Department/s and/or Authority/s and/or Office/s including The Kolkata Municipal Corporation, KMDA, B.L. & L.R.O., C.E.S.C., WBSEDCL, etc. in respect of the Schedule mentioned property and also to get refund for any excess payment and to issue proper and valid receipt for the same.

7) To approach and / or apply and / or sign various papers and / or documents for getting necessary mutation, conversion, etc., of the property, before the Competent Authority of the B.L. & L.R.O. and sign and / or receive necessary certificate for the same.

8) To apply for and obtain steel, bricks, cements and other construction materials in the name of the Principal and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the Principal either financially or otherwise.

9) To sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way

be required to be so done, for and in connection with the sanction of plan and any other purpose for construction of the new building at the said premises on account of the owner of the said premises without making liability upon the owners.

10) To do all acts, deeds, matters and things in respect of the property mentioned in the Schedule here-below and to represent the Principal before and correspond with the Concerned Authority/s for any of the matters relating to the property under the Schedule here below.

11) To do and/or perform any necessary and required acts, deeds, matters for the purpose of better use and enjoyment of the property under the Schedule herein.

12) To insure the said property against damage, fire, tempest, riots, flood, earthquake or otherwise as it stands fit and proper.

13) To represent the Principal before the Registrar, Sub-Registrar and/or other such Authorities in all connections with execution and registration of the required Declaration etc. and/or Rectification of the required Deeds and/or any other Documents (including Agreement for Sale, Sale Deed or any other type of Deed of Transfer of Developer's Allocation only) in relation with the property, as the occasion may require.

14) The Attorney will remain eligible to execute Agreement for Sale and /or Deed of Sale and /or other kind of transfer Deed and if necessary make the same registered in respect of the entire Developer's Allocation, out of the proposed building and the amount to be realized there-from will be considered as the Developer's share and the same can be utilized by it as per its desire.

15) The Principal does hereby undertake and agree that she will not in any way write any letter and/or correspond with the Government in all it's Departments, The Kolkata Municipal Corporation in all it's Departments and other Concerned Local Authorities counter demanding any act, deed, matter or thing done by the said Attorney pursuant to this Power of Attorney. The Principal does hereby expressly agree and undertake if any such instruction/s is/are issued by her, the same shall not affect the acts, deeds, matters and things done by the said Attorney and all the Concerned Authorities shall be entitled to disregard all such instructions given by her, in respect of the property under the Schedule

here below except in case all or any of the acts, deeds or things go against the interest or claims of her.

16) To accept for the Principal and in her name or on her behalf, service of any Writ or Summons or other legal process and to appear in any or all Courts of Law and/or Magistrate and/or Judicial Officer and/or any Tribunal or any other Hearing Office or Competent Person/s of any other Office/s whatsoever as by the said Attorney shall deem advisable and to commence any action and/or other proceeding/s or to prosecute or discontinue or become non-suited as the said Attorney shall see cause, then also to take such other lawful ways and means for recovering or getting in any such manner or other thing whatsoever which the said Attorney be convinced and conceived to be due/owing/belonging or payable to him, by any person and/or any Firm and/or Body Corporate and also to appoint any Solicitor and/or Advocates and/or Agents and/or Lawyers and/or Authorized Person to prosecute and/or to defend the cause as occasions may arise either in its name or in the name of the Attorney in relation with the Schedule mentioned property.

17) To appoint Pleader/s, Solicitor/s, Advocate/s, Authorized Person/s, Lawyer/s, Agent/s to appear and to act in any Court of Law or before any Authority as may be needed and to revoke such appointment and to substitute any other in its place and stead in relation with the Schedule mentioned property.

18) To sign, verify and execute Plaint/s, Written Statement/s, Counter Claim/s, Appeal/s, Review/s, Application/s, Objection/s, Affidavit/s, Authority/s, Paper/s & Document/s of every description that may be necessary to be signed, verified & executed for the purpose of Suit/s, Action/s, Appeal/s & Proceeding/s of any kind whatsoever in any Court of Law or Equity, whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by Lawful Authority and to do all acts, deeds and things and to appear and/or to make Petitions and/or Applications in any such Court or Courts aforesaid in any Suit/s, Action/s, Appeal/s and/or Proceeding/s brought and/or commenced and/or to defend, answer or oppose the same or suffer Judgment/s or Decree/s to be or had given, taken or pronounced in any such Suit/s, Action/s, Appeal/s,

Proceeding/s and to execute Decree/s as the said Attorney shall be advised or think proper.

19) To receive from any Court or any Officer thereof or from any person, firm or body /corporate any amounts due and payable to the Principal on any account whatsoever and to give, sign and execute all papers, receipts, release and discharge the same in respect of the Schedule mentioned property.

20) To do all other acts, deeds, matters and things, which may be necessary to be done for rendering these presents valid and effectual in all intents and purposes according to the Laws and Custom of India and particularly of West-Bengal.

21) By virtue of this Revocable Power, the Attorney will remain entitled to sell out and/or transfer all the units out of the Developer's Allocation only.

22) AND THE PRINCIPAL DOES HEREBY DECLARE that this Revocable Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently the powers conferred upon her by this Power, in respect of the matters, related with the Schedule mentioned property and to do whatever necessary towards the successful materialization of the Development Work.

23) AND THE PRINCIPAL DOES HEREBY DECLARE to ratify and confirm whatsoever the said Attorney shall do for the betterment of the property by virtue of these presents and the Principal will not act adversely in respect of the instant Power.

SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of Land measuring about 04 (Four) Cottahs and 11 (Eleven) Chittacks, lying and situate within the District: South 24-Parganas, Police Station – Bansdroni (previously Sonarpur thereafter Regent Park), Additional District Sub – Registrar Office at Alipore, Pargana Magura, Mouza Brahmapur, appertaining to the R.S. Khatian No. 796, 798 and 800 (previously 99), corresponding to L.R. Khatian No. 2585, comprised under R.S. & L.R. Dag No. 1216, within the jurisdiction of the Kolkata Municipal Corporation, under Ward No. 111, being known and numbered as the KMC Premises No. 515, Panchanantala, Kolkata – 700096 and assessed under the Assessee No. 31-111-16-0985-1.

The property is butted & bounded by:

ON THE NORTH : Property under R.S. Dag No. 1214;

ON THE SOUTH : 16'-04" wide K.M.C. Road;

ON THE EAST : Property under R.S. Dag No. 1217 ;

ON THE WEST : 12'-00" wide Common Passage.

IN WITNESS WHEREOF the Parties herein have set & subscribe their respective hands and put their respective signatures on this the day, month, year after going through the contents, understanding the meaning and realizing the results thereof.

THIS THE 17TH DAY OF JANUARY = , 2025. A.D.

IN THE PRESENCE OF:

(1) Luja Gupta
Advocate.
Alipore Criminal Court,
Kolkata-700027.

manjari chakraborty

SIGNATURE OF THE PRINCIPAL

Accepted the Power & undertake to act accordingly (without prejudicing or affecting the interest of the Principal herein-named):

SOVANA KIRAN INFRA PROJECTS

Debasen Dasgupta
Director

(2) Subhrajit Halder
Advocate.
Alipore Judges' Court
Kolkata-27.

SIGNATURE OF THE ATTORNEY

Signature of the Attorney is hereby attested by the Principal:

manjari chakraborty

SIGNATURE OF THE PRINCIPAL

DRAFTED & PREPARED BY:

Debasen Dasgupta
Advocate,

Alipore Judges' Court,
Kolkata-700027



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

NAME - MANJARI CHAKRABORTY

SIGNATURE Manjari Chakraborty



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

NAME - DEBAPRASAD BHATTACHARYA

SIGNATURE Debaprasad Bhattacharya



IDENTITY CARD
ALIPORE BAR ASSOCIATION
(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477

Card No. : I/C/3308



Name : **SUSHRAJIT HALDER, Advocate**

Father's/husband's Name : **Manu Ram Halder**

W.B. Bar Council Enrollment No.: **F/2522/321/2023**

Sudip Bhattacharya

(SUDIP BHATTACHARYA)
Secretary

Major Information of the Deed

Deed No :	I-1603-01151/2025	Date of Registration	21/01/2025
Query No / Year	1603-8000161184/2025	Office where deed is registered	
Query Date	17/01/2025 12:45:40 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	TAPAJIT ROY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8482024224, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,25,000/-	Rs. 49,51,878/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160300830/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



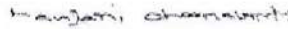
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Panchanantala, , Premises No: 515, , Ward No: 111 Pin Code : 700096

Sch No.	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		4 Katha 11 Chatak	1,00,000/-	49,21,878/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					7.7344Dec	1,00,000 /-	49,21,878 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	25,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	25,000 /-	30,000 /-	



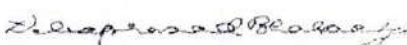
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs MANJARI CHAKRABORTY Wife of Late GIRJA SANKAR CHAKRABORTY Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office	 17/01/2025	 Captured LTI 17/01/2025	 17/01/2025
4A RASHBEHARI AVENUE, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AExxxxxx4K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED BHATTACHARYAPARA RATHBARI, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 , PAN No.:: AAXxxxxx3J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DEBAPRASAD BHATTACHARYA (Presentant) Son of Late SHIBARAM BHATTACHARYA Date of Execution - 17/01/2025, , Admitted by: Self, Date of Admission: 17/01/2025, Place of Admission of Execution: Office	 Jan 17 2025 1:02PM	 Captured LTI 17/01/2025	 17/01/2025
BHATTACHARYAPARA RATHBARI, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7F,Aadhaar No Not Provided Status : Representative, Representative of : SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHRAJIT HALDER Son of Mr MANTURAM HALDER ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
	17/01/2025	17/01/2025	17/01/2025
Identifier Of Mrs MANJARI CHAKRABORTY, Mr DEBAPRASAD BHATTACHARYA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs MANJARI CHAKRABORTY	SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED-7.73438 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs MANJARI CHAKRABORTY	SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160301151 / 2025

On 17-01-2025

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

Presented for registration at 12:48 hrs on 17-01-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr DEBAPRASAD BHATTACHARYA ,.

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 49,51,878/-

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

Execution is admitted on 17/01/2025 by Mrs MANJARI CHAKRABORTY, Wife of Late GIRJA SANKAR CHAKRABORTY, 4A RASHBEHARI AVENUE, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife

Indetified by Mr SUBHRAJIT HALDER, , , Son of Mr MANTURAM HALDER, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-01-2025 by Mr DEBAPRASAD BHATTACHARYA, DIRECTOR, SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED, BHATTACHARYAPARA RATHBARI, City:- , P.O:- BORAL, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700154

Indetified by Mr SUBHRAJIT HALDER, , , Son of Mr MANTURAM HALDER, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 18576, Amount: Rs.100.00/-, Date of Purchase: 14/01/2025, Vendor name: S DAS



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 21-01-2025

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.



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 37930 to 37951
being No 160301151 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.01.27 12:51:55 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 27/01/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.

***DEVELOPMENT
POWER OF
ATTORNEY***

DATED

17TH DAY OF JANUARY, 2025

REGISTERED AT

THE OFFICE OF THE DISTRICT SUB-REGISTRAR-III, AT ALIPORE.

RECORDED IN

BOOK NO. I

VOLUME NO.1603-2025

PAGES FROM 37930 TO 37951

BEING NO. 160301151 FOR THE YEAR 2025.

BY AND BETWEEN

SMT. MANJARI CHAKRABORTY.

... PRINCIPAL

AND

SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED.

... ATTORNEY.