

01641/2025

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 26/06/25
 8-8/1823/39/25

West Bengal
 Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

Dist. Sub-Registrar-I
 Alipore, South 24 Parganas

26 JUN 2025
 8-1823/39

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that we,

1) **SMT. BASANTI NASKAR**, PAN - AMKPN4759R, Aadhaar

Angit Naskar

23 JUN 2025

25151

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

Name : M/s. S&D Construction

Address : 33B, D.P.P. Road, P.S. Netaji Nagar, Kol-700047.

Vendor : Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



BY ATTORNEY AFTER

PRESENT AGREEMENT

District Sub-Registrar
Alipore South 24 Parganas

26 JUN 2025

Gopal Dutta
S/o Lali Mahini Mahon Dutta
Alipore Police Court
Kol-27

No. 396543266100, wife of Late Asoke Naskar alias Asoke Kumar Naskar, by Nationality - Indian, by faith - Hindu, by occupation - Housewife, 2) **SRI ARIJIT NASKAR**, PAN - ASLPN6213B, Aadhaar No. 422572399402, son of Late Asoke Naskar alias Asoke Kumar Naskar, by Nationality - Indian, by faith - Hindu, by occupation - Business, both are residing at 60/A, Ashoke Road, Kendua, Post Office - **Garia**, Police Station - formerly Jadavpur presently **Patuli**, Kolkata - 700084 are the joint absolute owners and possessors of **ALL THAT** piece and parcel of bastu land measuring **05 (five) Cottahs 05 (five) Chittaks and 25 (twenty five) Sq.ft.** more or less together with **100 Sft. Tile shaded structure** standing thereon, lying and situated at Mouza - Baishnabghata, Pargana - Medanmalla, J.L. No. 28, Touzi No. 256, comprised in R.S. Dag No. 788 under R.S. Khatian No. 576, presently within the limits of the Kolkata Municipal Corporation under Ward No. **101**, K.M.C. Premises No. **419/1, Kendua Main Road**, Kolkata - 700084 under Police Station - formerly Tollygaunge, thereafter Jadavpur and at

Arijit Naskar

present **Patuli**, District Registrar Office - Alipore, District South 24 Parganas which we got by way of inheritance.

AND WHEREAS we have entered into a registered **DEVELOPMENT AGREEMENT** on *26th June* 2025 for construction of a **Multi Storied Building** upon our said premises with a **Developer / Builder** namely "**M/S. S S D CONSTRUCTION**", PAN - AFOFS6497Q, a partnership firm, having its registered office at 33B, D.P.P. Road (Mailing Address : 287, Ganguly Bagan), Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700047, it is being represented by either or survivor its partners namely **1) SRI JOYSHANKAR SARKAR**, PAN - BPCPS8365G, Aadhaar No. 4598 7723 8685, son of Late Kamal Sarkar, residing at 287, Ganguly Bagan, Post Office - **Naktala**, Police Station - **Netaji Nagar**, Kolkata - 700047 and **2) SRI DULAL CHANDRA GHOSH**, PAN - ACXPG0702E, Aadhaar No. 861204521404, son of Sri Nagendra Nath Ghosh, residing at 29/19/1, Kendua Main Road, Post Office - **Garia**, Police Station - **Patuli**, Kolkata - 700084, AND the said **Development Agreement** was

Amit Naskar

Amit Naskar

duly registered on 26th June 2025 at the Office of D.S.R.
1 - Alipore South 24 Parganas and recorded at Book
No. I, Being No. 1507 for the year 2025.

AND WHEREAS we, do hereby nominate, constitute and
appoint said Builder/Developer namely **"M/S. S S D
CONSTRUCTION"** PAN - AFOFS6497Q, a partnership firm,
having its registered office at 33B, D.P.P. Road (Mailing
Address : 287, Ganguly Bagan), Post Office - Naktala, Police
Station- Netaji Nagar, Kolkata - 700047, it is being represented
by either or survivor its partners namely **1) SRI JOYSHANKAR
SARKAR**, PAN - BPCPS8365G, Aadhaar No. 459877238685,
son of Late Kamal Sarkar, by Nationality - Indian, by faith -
Hindu, by occupation - Business, residing at 287, Ganguly
Bagan, Post Office - **Naktala**, Police Station - **Netaji Nagar**,
Kolkata - 700047 and **2) SRI DULAL CHANDRA GHOSH** PAN
- ACXPG0702E, Aadhaar No. 861204521404, son of Sri
Nagendra Nath Ghosh, by Nationality - Indian, by faith -
Hindu, by occupation - Business, residing at 29/19/1,
Kendua Main Road, Post Office - **Garia**, Police Station -

Amjit Naskar

Amjit Naskar

Patuli, Kolkata - 700084 to be our true and lawful ATTORNEY to do and execute all or any of the following acts and deeds for us in our name and on our behalves.

- 1) To look after, manage the aforesaid property as particularly mentioned and written in the Schedule below and hereinafter referred to as the "said Property" on our behalves.
- 2) To sign and execute all agreements and/or documents and all other necessary papers and document concerning the allotted portion of the Developer as mentioned in the **Development Agreement** dt. ^{26th} June 2025 for and on our behalves.
- 3) To apply for and obtain on our behalves temporary connections of water, electricity as also to apply for and obtain in our name and on our behalves of permanent drainage, sewerage connections to the said property, and to sign and execute all plans, forms, papers,

Anjit Naskar

Anjit Naskar

including "Completion Certificate" to be issued by **Kolkata Municipal Corporation** and other documents in connection therewith for and on our behalves as our authorised agent on our behalves.

- 4) To represent us before all the office/offices concerned and also like such **Kolkata Municipal Corporation** and to sign all papers, documents on our behalves for mutation of our name in respect of relevant papers of the **Kolkata Municipal Corporation** and to appear in all hearing before the authorities of the said **Kolkata Municipal Corporation** for such mutation, filing objections and/or appearing on our behalves against the excess valuation assessed by the **Kolkata Municipal Corporation** and also to prefer appeal before the appropriate authorities and represent us at the time of hearing of such objection or appeals on our behalves and also to sign building plans thereof.
- 5) To prepare and/or submit the plan or any revision plan or altered building plans have been and agreed by

Anjit Naskar

both by the said Attorneys on our behalves.

- 6) *To apply for and obtain all necessary sanction clearances of the said building for and on our behalves.*
- 7) *To engage, appoint any draftsman, engineer, architect, surveyor, assessor, valuer, building contractor, subcontractor etc. for the purpose of completion of the same.*
- 8) *To appear for and represent us before any competent authorities Tribunal Arbitrator or Revenue, Administrative, Civil or Criminal Jurisdiction relating to any matters, concerning the said property as mentioned and written in the schedule below on our behalves.*
- 9) *To institute any case or defend any suit, proceedings, appeal, revision, injunction proceedings, enquiry, claim etc. relating to the said property on our behalves.*
- 10) *To appoint and/or engage any legal practitioner, solicitor, auditor, valuer, assessor, arbitrators and/or*

Amir Naskar

any legal practitioner or any Advocate or other person or persons and to sign, execute and deliver all Vakalatnamas, Ekrarnamas, Show-causes petitions etc. for the aforesaid purposes on our behalves.

- 11) To sign, execute, submit or deliver all complaints, written statement, objections, memorandum of appeals, applications, revisions, injunctions, petitions and all other appeals and papers, documents and exhibits for the aforesaid purposes.*
- 12) To visit on our behalves and represent us before all the West Bengal Government Office or Offices and/or Central Government, Office or Offices concerned and all other office or offices concerned for smooth management of our said property as stated and written in the schedule hereunder on our behalves.*
- 13) To apply and also to pay all rates, taxes and revenues,*

Anil Naskar

charges, expenses outgoings payable for and on the account of the said property or any part thereof.

- 14) To apply for and obtain electricity, gas, water, sewerage/drainages or any other civil commotion, amenities, telephone and other utilities in the said property and/or make alteration thereof and to close down or to disconnect the same on our behalves.
- 15) To sign and execute all other deeds, instruments and assurances which will be necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying several properties out of the Developer's Allocation only upon the said premises on our behalves.
- 16) To sign, make and present any Deed of Conveyance or Conveyances or other documents for registration in respect of the Developer's Allocation as mentioned in the Development Agreement dt. 26th June 2025 when

Amit Naskar

Amit Naskar

to be executed by our said Attorney and to admit, execution and registration thereof before as the registering authority or authorities concerned like as such Registrar of District Registrar and/or Assurance at Kolkata or any other such like registering office or offices concerned on our behalves.

- 17) To make any kind of agreement or agreements with any purchaser or purchasers in respect of Developer's Allocation only as mentioned in the said **Development Agreement dt. 26th June 2025** on our behalves, in favour of the intending purchaser's or purchasers' name/ names and to receive all the consideration money, part consideration money thereof for those portions only.

- 18) To sign all the receipt or receipts which to be registered by our said Attorney in respect of the Developer's portion stated above in favour of the intending purchaser or purchasers in respect of our said property on our behalves and also to hand over the same to the said

Anjit Naskar

Anjit Naskar

purchaser or purchasers on our behalves.

19) *The Principal herein as mentioned above number 1 to 18 shall keep or remain inforce this Power of Attorney untill the completion of the project in full form as well as delivery of Owners' allocation as well as the transfer of the Builder's Allocation in terms of the said registered **Development Agreement** dated 26th June 2025.*

AND *GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by our said Attorney in their absolute discretion which he may deem fit and proper and think necessary to do so or perform for the aforesaid purposes without violating any clause/ condition/ specification as mentioned in the said registered **Development Agreement Dt. 26th June 2025.***

AND *we do hereby agree and undertake to ratify and confirm all such acts, deeds and things which our said Attorneys shall lawfully do, execute and cause to be performed by virtue of this General Power of Attorney.*

Anjit Naskar

Anjit Naskar

Anjit Naskar

THE SCHEDULE OF THE PROPERTY

ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring **05 (five) Cottahs 05 (five) Chittaks and 25 (twenty five) Sq.ft.**, more or less together with **100 Sft. Tile shaded structure** standing thereon, lying and situated at Mouza - Baishnabghata, Pargana - Medanmalla, J.L. No. 28, Touzi No. 256, comprised in R.S. Dag No. 788 under R.S. Khatian No. 576, presently within the limits of the Kolhata Municipal Corporation under Ward No. **101**, K.M.C. Premises No. **419/ 1, Kendua Main Road**, Kolkata - 700084 under Police Station - formerly Tollygaunge, thereafter Jadaupur and at present Patuli, District Registrar Office - Alipore, District South 24 Parganas..

It is butted and bounded as follows

- On the North : Average 2.70 meter Black top road;**
On the South : Average 9.24 meter Black top road
On the East : Premises No.228 Kendua Main Road
On the West : Premises No.419 Kendua Main Road

Amit Naskar

IN WITNESSES WHEREOF we hereto set and subscribed our hands and signatures on this the 26th day of June, 2025.

WITNESSES :-

1. Saurav Roy.
18/7/11, Kendua main
road, Kolkata - 700034.

2. Gopal Dutta
Alipore Police Court
Kolkata-27

Basanti Dasgupta
Aniket Naskar

**SIGNATURE OF THE EXECUTANTS/
PRINCIPALS**

SSD CONSTRUCTION
Abdul choudhury Ghosh
Partner

SSD CONSTRUCTION
Jayshankar Sankar.
Partner

SIGNATURE OF THE ATTORNEY

Drafted by me,

Dipankar Chakraborty

(DIPANKAR CHAKRABORTY)
Advocate
Alipore Police Court,
Kolkata - 700027
no/1331/02

Computer Printed at :

Behala
Kolkata - 700034.

By :
(S.S. Sarkar)



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Basanti Dasgupta*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Amit Naskar*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Suddhendra Ghosh*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Jayshankar Panikar*

Major Information of the Deed

Deed No :	I-1601-01515/2025	Date of Registration	26/06/2025
Query No / Year	1601-8001823134/2025	Office where deed is registered	
Query Date	26/06/2025 1:27:27 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Gopal Dutta Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017439709, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 96,54,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160101507/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






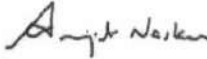
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kendua Main Road, , Premises No: 419/1, , Ward No: 101 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 5 Chatak 25 Sq Ft	1/-	96,24,999/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :				8.8229Dec	1 /-	96,24,999 /-	

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.	1/-	30,000/-	Structure Type: Structure,Status of Completion : Completed
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	1 /-	30,000 /-	



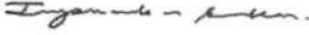



Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Basanti Naskar Wife of Late Asoke Naskar Executed by: Self, Date of Execution: 26/06/2025 , Admitted by: Self, Date of Admission: 26/06/2025 ,Place : Office		 Captured	
	26/06/2025	LTI 26/06/2025	26/06/2025	
60/A, Ashoke Road , Kendua, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: amxxxxxx9r, Aadhaar No: 39xxxxxxxx6100, Status :Individual, Executed by: Self, Date of Execution: 26/06/2025 , Admitted by: Self, Date of Admission: 26/06/2025 ,Place : Office				
2	Name Mr Arijit Naskar (Presentant) Son of Late Asoke Naskar Executed by: Self, Date of Execution: 26/06/2025 , Admitted by: Self, Date of Admission: 26/06/2025 ,Place : Office		 Captured	
	26/06/2025	LTI 26/06/2025	26/06/2025	
60/A, Ashoke Road , Kendua, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: asxxxxxx3b, Aadhaar No: 42xxxxxxxx9402, Status :Individual, Executed by: Self, Date of Execution: 26/06/2025 , Admitted by: Self, Date of Admission: 26/06/2025 ,Place : Office				




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	S S D CONSTRUCTION 33B , D.P.P ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-2XX5 , PAN No.: AFxxxxxx7Q,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 JOYSHANKAR SARKAR Son of Late KAMAL SARKAR Date of Execution - 26/06/2025, , Admitted by: Self, Date of Admission: 26/06/2025, Place of Admission of Execution: Office	 Jun 26 2025 1:54PM	 Captured LTI 26/06/2025	Signature  26/06/2025
287, GANGULY BAGAN, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: BPxxxxxx5G, Aadhaar No: 45xxxxxxxx8685 Status : Representative, Representative of : S S D CONSTRUCTION (as PARTNER)				
2	Name Mr DULAL CHANDRA GHOSH Son of Mr NAGENDRA NATH GHOSH Date of Execution - 26/06/2025, , Admitted by: Self, Date of Admission: 26/06/2025, Place of Admission of Execution: Office	 Jun 26 2025 1:55PM	 Captured LTI 26/06/2025	Signature  26/06/2025
29/19/1, KENDUA MAIN ROAD, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: ACxxxxxx2E, Aadhaar No: 86xxxxxxxx1404 Status : Representative, Representative of : S S D CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Gopal Dutta Son of Late Mahini Mohan Dutta Alipore Police Court, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 26/06/2025	 Captured 26/06/2025	 26/06/2025
Identifier Of Mrs Basanti Naskar, Mr Arijit Naskar, Mr JOYSHANKAR SARKAR, Mr DULAL CHANDRA GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Basanti Naskar	S S D CONSTRUCTION-4.41146 Dec
2	Mr Arijit Naskar	S S D CONSTRUCTION-4.41146 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Basanti Naskar	S S D CONSTRUCTION-50.00000000 Sq Ft
2	Mr Arijit Naskar	S S D CONSTRUCTION-50.00000000 Sq Ft

Endorsement For Deed Number : I - 160101515 / 2025

On 26-06-2025

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.

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

Presented for registration at 13:35 hrs on 26-06-2025, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr Arijit Naskar , 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 96,54,999/-

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

Execution is admitted on 26/06/2025 by 1. Mrs Basanti Naskar, Wife of Late Asoke Naskar, 60/A, Ashoke Road , Kendua, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Mr Arijit Naskar, Son of Late Asoke Naskar, 60/A, Ashoke Road , Kendua, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business
Identified by Gopal Dutta, , , Son of Late Mahini Mohan Dutta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 26-06-2025 by Mr JOYSHANKAR SARKAR, PARTNER, S S D CONSTRUCTION, 33B , D.P.P ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Gopal Dutta, , , Son of Late Mahini Mohan Dutta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Execution is admitted on 26-06-2025 by Mr DULAL CHANDRA GHOSH, PARTNER, S S D CONSTRUCTION, 33B , D.P.P ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Gopal Dutta, , , Son of Late Mahini Mohan Dutta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others


Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 46.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 25151, Amount: Rs.100.00/-, Date of Purchase: 23/06/2025, Vendor name: Subhankar Das



Md Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2025, Page from 50350 to 50372

being No 160101515 for the year 2025.



mdtabis

Digitally signed by MD TABIS ANSARI

Date: 2025.06.26 14:41:25 +05:30

Reason: Digital Signing of Deed.

(Md Tabis Ansari) 26/06/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.