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R 828/25



पश्चिम बंगाल WEST BENGAL

AR 834582

Certified that the Document
is Admitted to Registration the
Signature Sheet and the End-
orsements. Attached with this
Documents are the Part of this
Document.

A.D.S.R. Durgapur
Paschim Bardhaman

30 JAN 2025

DEVELOPMENT POWER OF ATTORNEY

THIS INDENTURE OF DEVELOPMENT POWER OF
ATTORNEY EXECUTED this 29th day of January, 2025.

Contd...P-1

1. **Mr. DEBABRATA BHATTACHARYA** (PAN-AAGPB2966E) Son of Late Hiren Bhattacharya residing at Qtr No.03, Type 6 GC CRPF Amaravati P.O-Durgapur, P.S-Durgapur, Dist-Paschim Bardhaman, Pin-713214, By occupation- retired Govt. servant, by religion Hindu, Nationality Indian.,

2. **Mr. SANDIPAN BHOWMICK**, (PAN-ALEPB8610J) S/O Late. Nirmal Chandra Bhowmick residing at 5B/18 PARIJAT APARTMENT, Sukanta Pally, City- Durgapur, P.O-DURGAPUR, P.S-Durgapur, District-Paschim Bardhaman, West Bengal, India. PIN- 713203, by religion: Hindu, Occupation: Business, Citizen of India, hereinafter called and referred to as the "LAND OWNER" all are by religion Hindu, by nationality-Indian, hereinafter called and referred to as the "LAND OWNER" West Bengal do hereby **APPOINT, NOMINATE EMPOWER CONSTITUTE :-**

"S S B DEVELOPER", (PANAEVFS1502G) a partnership firm, registered office at 5 No street. Sukanta Pally, City- Durgapur, P.O-Durgapur, P.S-Durgapur, District-Paschim Bardhaman, West Bengal, India, PIN:- 713203, **represented by its partners,**

1. **Mr. SANDIPAN BHOWMICK**, (PANALEPB8610J) S/O Late. Nirmal Chandra Bhowmick residing at. 5B/18 PARIJAT APARTMENT, Sukanta Pally, City- Durgapur, P.O-DURGAPUR, P.S-Durgapur, District-Paschim Bardhaman, West Bengal, India, PIN- 713203, by religion: Hindu. Occupation: Business, Citizen of India.

2. **Mr. BIDYUT PAL** (PANAYOPB6343B) S/O Late. Mihir Kumar Pal residing at Paigara, P.O & P.S Suri, Dist-Birbhum, Pin-731133, by religion: Hindu, Occupation: Business. Citizen of India.

3. **Mr. SUKUMAR GHOSH** (PANATOPG9318G) S/O Mr Shyamal Ghosh residing at Dhandabag Ration Shop, Durgapur Steel Project, P.O & P.S-Durgapur, Dist-Paschim Bardhaman, Pin-713203 by religion: Hindu, Occupation: Business, Citizen of India,

4. **Mr. SUBHRAJIT SANYAL** (PANAZEPS4122Q) S/O Late. Partha Sanyal, residing at 3H/16, 3 NO Rasta, P.O & P.S- Durgapur, Dist-Paschim Bardhaman, Pin-713213, referred to and called as "DEVELOPERS" as our true and LAWFUL to do the following acts, deeds, and things on our behalf.

That by this power of attorney our said attorney will be able to develop and erect/raise multistoried building over the schedule below land into various flats, apartments, residential building, with two wheeler and four wheeler parking space etc. as per sanction plan approved by Durgapur Municipal Corporation, by taking assistance of engineering expert with the help of good quality building material on behalf of us. That the Land Owner shall not transfer right, title, interest in favour of the Developer.

That it is expressly provided that our said Attorney, will be entitled to enter into any agreement to sale, Mortgage or Transfer and to sale and transfer the said proposed flats/units/parking space including equal proportionate share in the schedule below land together with common facilities with any intending purchaser or purchasers and will also be entitled to execute such documents and present the same before any Registering

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Authority or any other deeds/ documents registered and to receive advance money and/or full consideration money and to give proper receipt for the same and to every such acts deeds and things to give possession of the same to the prospective purchaser or purchasers of its allocation of share as per development Agreement.

To carry out, manage, attend to and deal with and, transact all work of consultation of holdings and any affairs in which we now or shall hereafter be interested or concerned at all times in such manner as our said attorney shall deem fit. That, the Land Owner consent the power of attorney only the allocation portion of the Developer ratio 60% for Construction or Super built area, Parking area, Common area & facilities as mentioned Developer allocation as per approved Plan, the power of attorney executed all kinds of dealing or selling rights or any kind of work of the flats, car parking or any other common portion or other spaces of the Developer allocation portion.

To ask, demand, sue for, recover and receive from every person or firm and every body politic or corporate whom it shall or may concern all sums of money, debts, damages, compensation and rents during the subsistence of these presents shall or may become due, owing payable or belonging to us or by right, title or otherwise become due or be payable to us upon the receipt thereof or of any part thereof in our name or in the names of the said attorney or otherwise, as the case may require, to make, sign, execute or deliver such receipts, releases or other discharges for the same respectively as our said attorney shall think fit or be advised.

To take charge and possession of our said property and every part thereof and to manage and look after it as its prudent owner and to put in tenants, occupants, licensees and to remove them and to put in fresh tenants and occupants etc

To Carry out all sorts of works, constructions, repairs, renovations, demolitions reconstructions in said properties or any part thereof from time to time and for the purpose to prepare plants sketches and get them approved and sanctioned from the concerned authorities and to engage architects, surveyors, engineers, workmen and laborer to enter into contracts with them and assigns the same for the execution of the works.

To Purchase or take on lease or otherwise such lands or tenements or chattels or any property in our name or in the name of our said Attorney may deem fit and proper.

To carry on correspondences with Central and State Government offices, firm or firms, company or companies, individual person or persons for me and on our behalf at all times whenever necessary.

To accept service of any writs of summon, notices or other legal process and to appear, in person to **represent** in any court of law or courts and before the learned judges, Magistrates, custodians, rent collectors, rent controllers, judicial officers, revenue officers, income Tax officers, District Board authorities, Consolidation of holding Officers or any other Government Office whatsoever and all public and semi-public officers, Deptt. or Authorities, Authorities whatsoever by our said attorney shall be thought advisable and to defend all such action and compromise the same and, in any name, to commence or to continue any suit, review, or revision, application action or other proceedings, civil or

criminal or otherwise including an appeal, reference or arbitration proceedings before any court of judicature. Tribunal Authorities of officers for the recovery or enforcement debt, sum of money, damage, claim right, title, interest, property matters relief or things whatsoever now due or payable to us become due or payable whatsoever and the same suit appeal, review, revision, application action or proceedings to prosecute or compromise, adjust, settle, withdraw or discontinue become non-suited therein, if our said attorney shall see cause and also to take such other lawful ways and means for the recovery and getting in any of such sum of money or other right or thing which shall by our said attorney be conceived to be due owing payable to us by any person whatsoever.

For the aforesaid purpose, to sign, declare verify and affirm any warrant to act power Vakala Nama, written statements, pleadings, affidavits/ petitions, memorandums, declarations and all sorts of applications, papers and writings as may be necessary and/or expedient by our said attorney.

To appoint and instruct any barrister, solicitors, counsels, advocates or pleaders to prosecute or defend or act in any proceedings as aforesaid or any of them as occasion may require either in our name.

To withdraw any money from the court, Tribunal Government, public Authority or officer on our behalf as well as on his own behalf and to sign and deliver effective receipts and discharges for the same and to operate accounts with bank or bankers to deposit and withdraw the money from the bank for us and in our name and on our behalf.

To consolidate, manage and transfer our share in our interest in the said properties for such consideration as our said attorney may think fit and to give receipts for all or any part of the purchase or other consideration moneys.

To receive from the purchaser the purchase money and to give proper receipt and discharge for the same.

To submit the site plan and building plan duly prepared through competent person/ planner/civil engineer before the authority of Durgapur Municipal Corporation after signing the same for us and on our behalf for the purpose of construction/ erection of such multi storied building/ apartment upon the schedule mentioned land and to deposit therequisite fees for getting the said plan sanctioned in our name and to collect the receipts for us and on our behalf. In this connection our said Attorney shall be able to sign and execute all other papers, documents, applications, forms, affidavits etc. for us and on our behalf.

To submit any other building plan for addition, alteration/extension and / or modification as and when required after signing the same for us and on our behalf in connection with the said proposed building before the office of Durgapur Municipal Corporation and to get it sanctioned/ approved from the said authority by taking all necessary steps in this regard for us & on our behalf and to raise all farther over-head structure on the roof top of the proposed building in accordance with law and in strict compliance of the building plan if so sanctioned/ approved by the authority concerned.

[Handwritten signature]

To enter into any agreement or contract with persons for selling the said flats and except the said flats to be allotted in our favour including the car parking space in the proposed multi-storied building/apartment to such party or parties and on such terms as our said attorney on and proper and further more will be competent to execute all agreements/contracts relating to such transfers by receiving advance money or consideration price for us and on our behalf.

In connection with such registration our said attorney shall be competent to sign and execute all other relevant papers, document, forms /notices, etc, at the registration office which shall be found essential in this regard for us and on our behalf.

To present the said deed of conveyance for registration to the proper registration authority to admit the receipt of the consideration money and to have the said deed registered and to do all acts, deeds and things which may be necessary for conveying the property and registering the said deed as fully and effectually in all respects as we could do the same as if we were personally present.

To sign/ make and present any application to the proper authority to extend the period prescribed for the registration of the said deed and to pay any fine which may be imposed in this behalf and to obtain the registration of the said deed within the extended period allowed on an application made in this behalf.

To take all measures for obtaining water connections and electric lines, connections and meter in the proposed building from Durgapur Municipal Corporation and West Bengal State Electricity Board and also Obtain N O C form fire respectively by signing all necessary papers, documents, application forms, affidavits with the right to submit the **same before** the authority concerned for me and on our behalf and to pay/deposit all **amounts of money** towards costs, fees etc.

To **apply before** Block Land & Land Reforms officer Sub-divisional land and land reforms officer, town and country planning officer or Asansol Durgapur Development Authority or any other body or authority and all public or private body or authority for the purpose of making **necessary** mutation and conversion of land. Any other entries in respect of the said **property** or any part or portion thereof and or said Attorney may desire and for that purpose to make all such correspondence including making applications petitions representation etc. and prefer appeal reference review in that effect on our behalf and in our names as the said attorney desires.

That this **power** of attorney is granted in favour of our attorney without any right of ownership in the schedule mentioned property.

That there is no imposition or acquisition by any authority or under any law for the time being in force of the schedule below property.

That this **power of attorney** is revocable after the completion of the project and handing over the possession of all flats to be constructed on the schedule mentioned property to the intending purchasers.

And general to do everything what could do legally for me and on my behalf and we undertake to ratify and confirm all such acts, deeds and things what will be lawfully done by our said attorney in exercise of the general power of attorney hereby conferred. This attorney is revocable after handing over the possession to the prospective buyers.

It is hereby mentioned that a registered deed of development agreement was executed between us on this day of at ADSR Office Durgapur being Deed No- 808/2025 before ADSR, Durgapur being Deed Sl. No. 812 before ADSR, Durgapur.

SCHEDULE- "A" (DESCRIPTION OF LAND)
(Description of Land/Premises)

ALL THAT piece & parcel of land is in the Dist.-Paschim Bardhaman, P.S.-Durgapur, Mouza:-Dhandabag under Durgapur Municipal Corporation.

LAND PART-I (IN THE NAME OF Mr.DEBABRATA BHATTACHARYA)

MOUZA:-DHANDABAG under Durgapur Municipal Corporation I.L.No.118, R.S Dag No.805, L.R Dag No.436, L.R Khatian-7118, respective Land area 14.50 decimal recorded as Baid, Presently Bastu, butted & bounded as mentioned below:-

North -30 feet wide road

South- Dag No.806

East- Dag No.805

West: Dag No.805

LAND PART-II (IN THE NAME OF Mr.SANDIPAN BHOWMICK) :-

A) MOUZA -DHANDABAG, P.S Durgapur, I.L.No.118, R.S Dag No.805, L.R Dag No.436, L.R Khatian-7132, respective Land area 14.4375 decimal more or less, recorded as Baid presently Bastu, butted & bounded as follow:-

North -15 feet wide road

South- Dag No.806 & 802

D. BAN.

East- Dag No.802

West: Dag No.805

B) MOUZA DHANDABAG, P.S Durgapur, I.L No.118, R.S Dag No.804,**L.R Dag No.437,L.R Khatian-7132,**respective **Land area 7 decimal** more or less, recorded as Danga, presently Bastu, total area of Land in the name of Mr.Sandipan Bhowmick (Part A & Part B) 21.4375 decimal more or less, butted & bounded as mentioned bellow :-

North -15 feet wide road

South- Dag No.806 & 802

East- Dag No.802

West: Dag No.805

Both Land Part -I & II as follows the Land Owner namely Mr.Debabrata Bhattacharya & Mr.Sandipan Bhowmick the **total Land area 35.9375 decimal or 21.7803 Katha,** under Durgapur Municipal Corporation,

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe their respective hands and on the day, month and year above written

Debita Bhattacharya
Sandipon Bhattacharya

SIGNATURE OF THE EXECUTANT

1. Sandipon Bhattacharya
2. Debita Bhattacharya
3. Sukumar Ghosh
4. Subhajit Samal

SIGNATURE OF THE ATTORNEYHOLDER

Witnesses:

1. Abhishek Chakravarty
S/O Mukul Chakravarty
Faridpur, Durgapur
Dist - Paschim Bardhaman
Pin - 713211

2. Chhita Dillip Das
S/O Pratulla Dhan
NDJ - Dhanabag,
PO - Dhanabag
P.S. - Durgapur
Dist - Paschim Bardhaman
Pin - 713203.

Drafted and Typed by me & read over &
explained in Mother tongue to all parties
to these presents and all of them admit the
Same has been correctly written as per their
Instruction & also identified by me,

Abhishek Chakravarty
Advocate

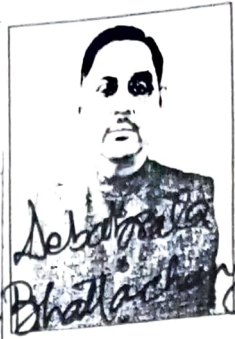
F- 741/497/2011

High Court

Kolkata.

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

Left Hand বাম হাত					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger
Right Hand ডান হাত					



Debabrata
Bhattacharya

Signature Debabrata Bhattacharya

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by :

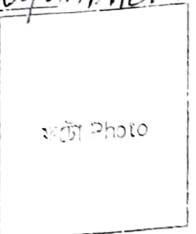
Left Hand বাম হাত					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger
Right Hand ডান হাত					



Signature Sandipan Phormick

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
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Right Hand ডান হাত					



Signature _____

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Pass port size photograph & Finger print of both hands attested by :

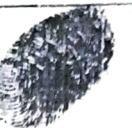
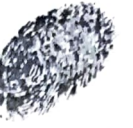
Left Hand বাম হাত					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger
Right Hand ডান হাত					

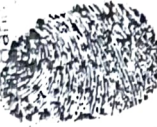
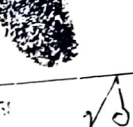


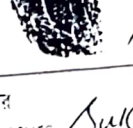
Signature _____

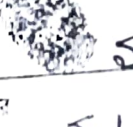
উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by :

হস্তাদুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

Left Hand বাম হাত						
Right Hand ডান হাত						
উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল। Pass port size photograph & Finger print of both hands attested by :						স্বাক্ষর Signature <u>Subhojit Sanyal</u>

Left Hand বাম হাত						
Right Hand ডান হাত						
উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল। Pass port size photograph & Finger print of both hands attested by :						স্বাক্ষর Signature <u>Subhojit Sanyal</u>

Left Hand বাম হাত						
Right Hand ডান হাত						
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Right Hand ডান হাত						
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DETAILS OF IDENTIFIER WITH PHOTO

(पञ्जाब के राज्य में निवास करने वाले व्यक्ति)

1. NAME (नाम) : Abhishek Chakraborty

2. FATHER/HUSBAND NAME : Manish Chakraborty
(पिता/सहोदर नाम)

3. OCCUPATION (व्यवसाय) : Advocate

4. PERMANENT ADDRESS (स्थायी पता)

VILLAGE/TOWN (ग्राम/नगर) : Durgam

POST OFFICE (पोस्ट ऑफिस) : Durgam

POLICE STATION (पोलीस स्टेशन) : Durgam PIN : 53416

DISTRICT/STATE (ज़िला/राज्य) : Faisalabad STATE (पाकिस्तान) PF-3

5. RELATIONSHIP WITH SELLER/BUYER (बिक्रेता/खरीदार के साथ संबंध) : _____

6. AADHAR NO. : 21-2385-C 37

PAN : _____

EPIC NO : _____

जारी (प्रमाणित) : Abhishek Chakraborty का पहचान (Query No.) _____
 (बिक्रेता/खरीदार के साथ संबंध) _____
 I, _____ as identifier identifying the executants
 of the concerned deed (Query No.) _____

इति मर दम चक्रवर्ती विम दाम

LEFT HAND						
RIGHT HAND						

Abhishek Chakraborty

IDENTIFIER SIGNATURE

(पञ्जाब के राज्य में निवास करने वाले व्यक्ति)

Major Information of the Deed

Deed No :	I-2306-00828/2025	Date of Registration	30/01/2025
Query No / Year	2306-8000301789/2025	Office where deed is registered	
Query Date	30/01/2025 1:41:17 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Avisheak Chakraborty Durgapur Court, City Centre, Thana : Durgapur, District Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 6290328670, 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. 1,37,75,060/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 14/- (Article E. E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 230600808/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

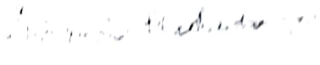
Land Details :

District: Paschim Bardhaman, P.S - Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Dhandabagh)
Mouza: Dhandabagh, Pin Code : 713203

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
11	LR-436 (RS -)	LR-7118	Bastu	Baid	14.5 Dec		55,57,937/-	Width of Approach Road: 30 Ft.,
12	LR-436 (RS -)	LR-7132	Bastu	Baid	14.4375 Dec		55,33,981/-	Width of Approach Road: 30 Ft.,
13	LR-437 (RS -)	LR-7132	Bastu	Danga	7 Dec		26,83,142/-	Width of Approach Road: 30 Ft.,
TOTAL :					35.9375Dec	0/-	137,75,060 /-	
Grand Total :					35.9375Dec	0/-	137,75,060 /-	

Principal Details

Name, Address, Photo, Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	Mr DEBABRATA BHATTACHARYA (Presentant) Son of Late HIREN BHATTACHARYA Executed by: Self, Date of Execution: 29/01/2025 , Admitted by: Self, Date of Admission: 30/01/2025 ,Place : Office	 30/01/2025	 Captured LTI 30/01/2025	 30/01/2025

QTR NO 03 TYPE 6 GC CRPF AMARAVATI, City:- , P.O:- DURGAPUR, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713214 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.: AAxxxxxx6E, Aadhaar No: 34xxxxxxxx2329, Status : Individual, Executed by: Self, Date of Execution: 29/01/2025 , Admitted by: Self, Date of Admission: 30/01/2025 ,Place : Office

Sl No	Name	Photo	Finger Print	Signature
2	Mr SANDIPAN BHOWMICK Son of Late NIRMAL CHANDRA BHOWMICK Executed by: Self, Date of Execution: 29/01/2025 , Admitted by: Self, Date of Admission: 30/01/2025 ,Place : Office	 30/01/2025	 Captured LTI 30/01/2025	 30/01/2025

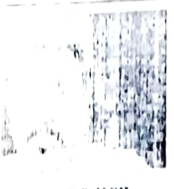
5B/18 PARIJAT APARTMEN ,SUKANTA PALLY, Block/Sector: DHANDABAG, City:- , P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: ALxxxxxx0J, Aadhaar No: 34xxxxxxxx2329, Status : Individual, Executed by: Self, Date of Execution: 29/01/2025 , Admitted by: Self, Date of Admission: 30/01/2025 ,Place : Office

Attorney Details :

Name, Address, Photo, Finger print and Signature

Sl No	Name, Address, Photo, Finger print and Signature
1	S S B DEVELOPERS 5 NO STREET : SUKANTA PALLY, City:- , P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 Date of Incorporation: XX-XX-2XX2 , PAN No.: AT xxxxxx2G, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SANDIPAN BHOWMICK Son of Late NIRMAL CHANDRA BHOWMICK Date of Execution - 29/01/2025, , Admitted by: Self, Date of Admission: 30/01/2025, Place of Admission of Execution: Office 5B/18 PARIJAT APARTMENT, SUKANTA PALLY,, Block/Sector: DHANDABAG, City:- Durgapur, P.O - DURGAPUR, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX7 , PAN No: ALxxxxxx0J, Aadhaar No: 34xxxxxxxx2329 Status : Representative, Representative of : S S B DEVELOPERS (as partner)	 Jan 30 2025 2 42PM	 Captured LTI 30/01/2025	 30/01/2025
2	Mr BIDYUT PAL Son of Late MIHIR PAL Date of Execution - 29/01/2025, , Admitted by: Self, Date of Admission: 30/01/2025, Place of Admission of Execution: Office PAIGARA, City:- , P.O:- SUR, P.S:- Suri, District:- Birbhum, West Bengal, India, PIN:- 731133, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX1 , PAN No: AXxxxxxx1D, Aadhaar No: 29xxxxxxxx3012 Status : Representative, Representative of : S S B DEVELOPERS (as partner)	 Jan 30 2025 2 44PM	 Captured LTI 30/01/2025	 30/01/2025
3	Mr SUKUMAR GHOSH Son of Mr SHYAMAL GHOSH Date of Execution - 29/01/2025, , Admitted by: Self, Date of Admission: 30/01/2025, Place of Admission of Execution: Office DHANDABAG RATION SHOP DURGAPUR, City:- , P.O:- DURGAPUR, P.S -Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX1 , PAN No.: ATxxxxxx8G, Aadhaar No: 29xxxxxxxx0057 Status : Representative, Representative of : S S B DEVELOPERS (as partner)	 Jan 30 2025 2 45PM	 Captured LTI 30/01/2025	 30/01/2025
4	Mr SUBHRAJIT SANYAL Son of Late PARTHA SANYAL Date of Execution - 29/01/2025, , Admitted by: Self, Date of Admission: 30/01/2025, Place of Admission of Execution: Office	 Jan 30 2025 2 45PM	 Captured LTI 30/01/2025	 30/01/2025

ALL 16 BARABATI, City - P.O. DURGAPUR, P.S. Durgapur, District Paschim Bardhaman, West Bengal, India, PIN - 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Nationality: Indian, Date of Birth: XX XX XXXX, PAN No. - A/xxxxxx20, Aadhar No. XXXXXXXXXX, and other documents as per requirement. Representative of S S B DEVELOPERS (as partner)

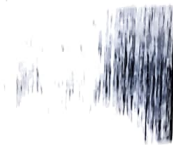
Identifier Details

Name

Mr Avisheak Chakraborty

Son of Mr. Manoj Chakraborty
Landpur City, Durgapur, P.O. Durgapur,
P.S. Durgapur, District Paschim
Bardhaman, West Bengal, India, PIN
713213

Photo



30/01/2025

Finger Print



30/01/2025

Signature

30/01/2025

Identifier of M. DEBARATA BHATTACHARYA, Mr SANDIPAN BHOWMICK, Mr SATYRAJ BHOWMICK, Mr SURESH BANYAL, Mr SURESH GHOSH, Mr SURESH BANYAL

Transfer of property for L1

Sl.No From

- 1 Mr DEBARATA BHATTACHARYA
- 2 Mr SANDIPAN BHOWMICK

To, with area (Name-Area)

- 1 S S B DEVELOPERS-7.25 Dec
- 2 S S B DEVELOPERS-7.25 Dec

Transfer of property for L2

Sl.No From

- 1 Mr DEBARATA BHATTACHARYA
- 2 Mr SANDIPAN BHOWMICK

To, with area (Name-Area)

- 1 S S B DEVELOPERS-7.21875 Dec
- 2 S S B DEVELOPERS-7.21875 Dec

Transfer of property for L3

Sl.No From

- 1 Mr DEBARATA BHATTACHARYA
- 2 Mr SANDIPAN BHOWMICK

To, with area (Name-Area)

- 1 S S B DEVELOPERS-3.5 Dec
- 2 S S B DEVELOPERS-3.5 Dec

Land Details as per Land Record

District Paschim Bardhaman, P.S. Durgapur, Municipality DURGAPUR MC, Road - Jhansessed Road (Dhandabaghi)
Mouza Dhandabaghi, Pin Code - 713203

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No-436 LR Khatian No-7118	Owner name: S S B Developers, Address: as per requirement, Classification: as per requirement, Area: 14500000 Sqm.	Mr DEBARATA BHATTACHARYA

L2	LR Plot No - 436, LR Khatian No - 7132	Owner:সন্দিপন ভৌমিক Gurdian:নির্মল চন্দ্র বৌমিক Address:নিম্ন Classification:বাড়ি Area 0.14000000 Acro,	Mr SANDIPAN BHOWMICK
L3	LR Plot No - 437, LR Khatian No - 7132	Owner:সন্দিপন ভৌমিক Gurdian:নির্মল চন্দ্র বৌমিক Address:নিম্ন Classification:বাড়ি Area 0.07000000 Acro,	Mr SANDIPAN BHOWMICK

Endorsement For Deed Number : I - 230600828 / 2025

On 30-01-2025

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 38 (g) of Indian Stamp Act 1899

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

Presented for registration at 14:36 hrs on 30-01-2025, at the Office of the A.D.S.R. DURGAPUR by Mr. DEBABRATA BHATTACHARYA, 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 1,37,75,060/-

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

Execution is admitted on 30/01/2025 by 1. Mr DEBABRATA BHATTACHARYA, Son of Late HIREN BHATTACHARYA QTR NO 03 TYPE 6 GC CRPF AMARAVALI P.O: DURGAPUR, Thana: Durgapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713214, by caste Hindu, by Profession Others, 2. Mr SANDIPAN BHOWMICK, Son of Late NIRMAL CHANDRA BHOWMICK 5B/18 PARIJAT APARTMENT, SUKANTA PALLY, Sector: DHANDABAG, P.O DURGAPUR, Thana Durgapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Business

Identified by Mr Avisheak Chakraborty, Son of Mr Mukul Chakraborty, Faridpur, P.O Durgapur, Thana Durgapur City/Town DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-01-2025 by Mr SANDIPAN BHOWMICK, partner, S S B DEVELOPERS, 5 NO STREET SUKANTA PALLY, City - P.O - DURGAPUR, P.S.-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713203

Identified by Mr Avisheak Chakraborty, Son of Mr Mukul Chakraborty, Faridpur, P.O Durgapur, Thana Durgapur City/Town DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Advocate

Execution is admitted on 30-01-2025 by Mr BIDYUT PAL, partner, S S B DEVELOPERS, 5 NO STREET SUKANTA PALLY, City - P.O - DURGAPUR, P.S.-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713203

Identified by Mr Avisheak Chakraborty, Son of Mr Mukul Chakraborty, Faridpur, P.O Durgapur, Thana Durgapur City/Town DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Advocate

Execution is admitted on 30-01-2025 by Mr SUKUMAR GHOSH, partner, S S B DEVELOPERS, 5 NO STREET SUKANTA PALLY, City - P.O - DURGAPUR, P.S.-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713203

Identified by Mr Avisheak Chakraborty, Son of Mr Mukul Chakraborty, Faridpur, P.O Durgapur, Thana Durgapur City/Town DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Advocate

Execution is admitted on 30-01-2025 by Mr SUBHRAJIT SANYAL, partner, S S B DEVELOPERS, 5 NO STREET SUKANTA PALLY, City - P.O - DURGAPUR, P.S.-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713203

Identified by Mr Avisheak Chakraborty, Son of Mr Mukul Chakraborty, Faridpur, P.O Durgapur, Thana Durgapur City/Town DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs. 14,00/- (Rs. 14,00/-) and Registration Fees paid by Cash Rs. 14,00/-

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 300, Amount: Rs. 100.00/-, Date of Purchase: 17/01/2025, Vendor name: SHYAMALI GHOSH

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2306-2025, Page from 15954 to 15973
being No 230600828 for the year 2025.



Digitally signed by SANTANU PAL
Date: 2025.01.30 18:41:10 +05'30
Reason: Digital Signing of Deed

(Santanu Pal) 30/01/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.