

1738/25

I - 1716/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AT 516711

M.V-98/28/25
Q-1617679
16/04/2025

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

Addl. Dist. Sub Registrar
Kalyani Nadia

16/04/2025

16 APR 2025

DEVELOPER POWER OF ATTORNEY

After Registered Development Agreement

THIS DEVELOPER POWER OF ATTORNEY is executed on this 16th day of April Two Thousand Twenty Five (2025).

Contd..page../2

S. Rehman
Adv

11 APR 2025

Serial No. 1863 Date
Value Rs. 100 Ps.
Name
Address

AMIT BISWAS
Stamp vendor
Kalyani A.C.J.M Court

S.B. Construction
Kalyani



(Abhijit Chatterjee) 21/04/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KALYANI
West Bengal.

Addl. Dist. Sub Registrar
Kalyani Nadia

16 APR 2025

Safar Rahman
S/o Jahan Borste Tarydan
R/o. Kalyani Township
P.O. & P.S. Kalyani, Dist. Nadia
PIN-741235
Occu. Advocate

PRINCIPAL/OWNER: SRI KAUSHIK SENGUPTA (PAN - BARPS2823K), (Aadhaar No. 7813 4768 8985). Son of Sakti Pada Sengupta, by Occupation-Service, by religion Hindu, by Nationality Indian, Resident of B-10/223 Kalyani, Township, P.O. & P.S.- Kalyani, Dist.- Nadia, PIN - 741235, West Bengal, hereinafter called and referred to as the **EXECUTANT/PRINCIPAL** being the absolute owner of a free hold residential plot of land admeasuring 08 (eight) Cottahs, NIL Chattaks and 16 (Sixteen) Square feet along with structure made thereon, in Plot No. 223, Sub-Block No. B-10, of Block No. "B" in the township of Kalyani, P.O. & P.S.- Kalyani, Dist.- Nadia, within the jurisdiction of the A.D.S.R. Kalyani and Ward No-12, under Kalyani Municipality. hereinafter called and referred as the "**LAND OWNER**" (Which terms and expressions shall unless excluded by or repugnant to the context be deemed to mean and include all his legal heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**

ATTORNEY/DEVELOPER: "S.B. CONSTRUCTION" (PAN No. AEFFS4151P) represented by the partners

- 1) **SRI SUBRATA DAS** (PAN - BKKPD3220F), (Aadhaar No. 4750 6765 9077) S/o Narayan Das, by Occupation-Business, by religion Hindu, by Nationality Indian resident of Ghoshpara, Satimata Road, Ward No-3, under Kalyani Municipality, P.O. & P.S.- Kalyani, Dist.- Nadia, PIN - 741235, West Bengal.
- 2) **SRI SUJIT DAS** (PAN - BILPD6047G), (Aadhaar No. 8841 1205 3863) S/o Netai Das, by Occupation-Business, by religion Hindu, by Nationality Indian resident of Vill. Muratipur, P.O. & P.S.- Kalyani, Dist.- Nadia, PIN - 741235, West Bengal
- 3) **SRI BALARAM HALDER** (PAN - AMTPH4073P), (Aadhaar No. 2601 5043 2387) S/o Jatin Halder, by Occupation-Business, by religion Hindu, by Nationality Indian resident of Vill. Dakshin Chandamari, P.O.-Chandmari, P.S. Kalyani Dist. Nadia, PIN-741245, West Bengal.
- 4) **SRI SAMIR BISWAS** (PAN - AHYPB8178R), (Aadhaar No. 3371 2437 3879) S/o Subhash Biswas, by Occupation-Business, by religion Hindu, by Nationality Indian resident of Vill. Dakshin Chandamari, P.O.-Chandmari, P.S. Kalyani Dist. Nadia, PIN-741245, West Bengal, hereinafter jointly called and referred to the "**ATTORNIES AND REPRESENTED OF DEVELOPER**" (Which terms and expressions shall unless excluded by or repugnant to the context be deemed to

S. Rahaman
Adv



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Kalyani Nadia

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mean and include all their legal heirs, executors, successor-in-office administrators, legal representatives and assigns) of the OTHER PART

WHEREAS the below schedule mentioned land was originally belonged to the Government of the State of West Bengal.

ANDWHEREAS the below schedule mentioned land ad-measuring about 08 (eight) Cottahs, NIL Chattaks and 16 (Sixteen) Square feet a little more or less was allotted by the Government of West Bengal in favour of Smt Aruna Dutta (the original allottee) and a Deed of Lease had been executed on 13.02.1984 by and between the Governor of the State of West Bengal represented through its local wings Department of Urban Development and Municipal Affairs and Estate Manager Kalyani with Sri Sakti Pada Sengupta and duly registered on 18.02.1984 in the office of the Additional District Sub-Registrar of Kalyani, Nadia, which has been recorded and bind in Book No. 1, Book Volume No. 5, Pages No. from 25 to 32, Being Deed No. 219 for the year of 1984 (hereinafter referred to as the principal "Lease Deed") of schedule plot with building lying and situated at plot No. 223, Sub-Block No. B-10, of Block "B" in the Kalyani Township subject to the limitation, terms and conditions mentioned therein for the purpose erect of residential dwelling house for a period of 999 (Nine Hundred Ninety Nine) years.

ANDWHEREAS after obtaining prior permission from the Governor the original allottee Smt Aruna Dutta transferred her lease hold interest in the said plot of land fully described in the schedule hereunder to Sri Sakti Pada Sengupta, Son of Late Kulada Kanta Sengupta by way of affidavit dated 03.03.1982 and duly been accepted by Government of West Bengal and Estate Manager Kalyani and recorded vide order No. 402/3L-51/57 dated 14.04.1982 of Estate Manager, Kalyani.

ANDWHEREAS, after demise of the recorded lessee Sri Sakti Pada Sengupta his son Sri Kaushik Sengupta got the below schedule mentioned land ad-measuring 8 (Eight) Cotthas Nil Chattaks and 16(Sixteen) Square Feet (a little more or less) lying and situated at Plot No. 223, Sub-Block No. B-10 of Block No. B of Kalyani township by virtue of a WILL which had been executed by Sakti Pada Sengupta during his lifetime in favour of his son Sri Kaushik Sengupta (beneficiary of the WILL) and probate certificate granted by the District Delegate at Kalyani, Nadia dated 04.07.2019 and recorded by the Government of West Bengal and Estate Manager Kalyani under Order No. 089/B - 10/223 dated 08.07.2021 of Estate Manager, Kalyani, Nadia.

S. P. Sengupta
Rev

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ANDWHEREAS, the Government of West Bengal, hereby introduced by West Bengal Land Conversion (Leasehold land to Freehold land) Scheme, 2022, and in pursuance of such Govt. Scheme the Government of West Bengal issued a Gazette Notification vide No. 1902-UDMA-24011 (15)/52/2023 GENL-SEC dated 17th day of November, 2023, the details of which has been mentioned in the said Scheme read with Notification No. 946/UDMA-22012(11)/13/2024 - ESTT - TCP SEC Dept. of UDMA dated 11th June, 2024.

ANDWHEREAS representing that the said Lease is still valid and subsisting and the present Owner/ Sri Kaushik Sengupta applied to the Government of West Bengal to purchase reversionary right, title and interest of the Government of West Bengal in the said demised property leased out to owner under the said lease Deed to the extent of its permanent, transferable and heritable rights and the Government of West Bengal has agreed to sell such right, title and interest of the said demised property subject to the terms and conditions appearing hereinafter.

ANDWHEREAS Government of West Bengal through Department of Urban Development and Municipal affairs by the pen of local wings Estate Manager, Kalyani, after receiving the conversion consideration amount and other applicable charges for conversion lease hold land to free hold land in terms of the notification vide No. 946 - UDMA - 22012 (11)/13/2024 - ESTT-TCP SEC - Dept. of UDMA dated 11th June, 2024 and after satisfying Government of West Bengal issued a Conversion Certificate for Lease Hold land to Free hold land, subject to the terms and Condition mentioned in the Deed of Conveyance (For conversion of Leasehold land)

ANDWHEREAS after paid conversion fees to the Govt of West Bengal by the present Owner/ Sri Kaushik Sengupta before the execution and registration of a Deed of Conveyance (For conversion of Leasehold land) and the Government of West Bengal through Department of Urban Development and Municipal affairs by the pen of local wings Estate Manager, Kalyani issued a conversion certificate subject to the intimation mentioned in the Deed as well as the order hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid Owner/ Sri Kaushik Sengupta the permanent, transferable and heritable rights in respect of the demised land ad-measuring 8 (Eight) Cotthas Nil Chattaks and 16(Sixteen) Square Feet (a little more or less) lying and situated at Plot No. 223, Sub-Block No. B-10 of Block No. B of Kalyani township more fully described in the schedule hereunder TO HAVE AND TO HOLD the same unto the Owner/ Sri Kaushik Sengupta with permanent heritable and transferable rights, subject to the exceptions, reservations, covenants and conditions hereafter contained in the Deed of Conveyance (For conversion of Leasehold land).

S. Rahman
Adv

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ANDWHEREAS the Governor of the State of West Bengal by the pen of through its local wings, Estate Manager & Urban Development Kalyani and Ex-officio Asstt. Secretary of the Govt. of West Bengal executed and registered Deed of Conveyance (For conversion of Leasehold land), in favour of Owner/ Sri Kaushik Sengupta registered and bind in Book No.1, C.D. Volume No. 1303-2024, Pages No. from 106049 to 106064, Being No. 6063 for the year 2024 of the Additional District Sub-Registrar's office of Kalyani, Nadia

ANDWHEREAS now the below schedule land is rent and revenue free land declared by the Governor of the State of West Bengal and the present Sri Kaushik Sengupta became freehold owner of the land ad-measuring 8 (Eight) Cotthas Nil Chattaks and 16(Sixteen) Square Feet (a little more or less) lying and situated at Plot No. 223, Sub-Block No. B-10 of Block No. B of Kalyani township and acquired valid right, title, interest and possession over the schedule land / property and became absolute owner and possessed the same since then.

ANDWHEREAS now the present owner/ Sri Kaushik Sengupta herein has decided to develop his below schedule land ad-measuring 8 (Eight) Cotthas Nil Chattaks and 16(Sixteen) Square Feet (a little more or less) lying and situated at Plot No. 223, Sub-Block No. B-10 of Block No. B of Kalyani township and searched a reputed developer, who will take full responsibility to develop the below schedule land and upon hearing such intention, the "S.B. CONSTRUCTION" the repudiated developer, represented by the partners i) Sri Subrata Das, ii) Sri Sujit Das, iii) Sri Balaram Halder iv) Sri Samir Biswas herein approached the present owner, that they will develop the said land and take full responsibility by raising construction of a multi storied (G+4) building consisting of residential flats, garages/car parking spaces etc. on the said schedule land, the owner/ Sri Kaushik Sengupta has agreed to such proposal and decided to develop the said land by constructing a G+4 multi-storied building at Plot No B-10/223 through "S.B. CONSTRUCTION", and the said "S.B. CONSTRUCTION", entered into a Registered Development Agreement being No.17.00/2025 dated 16/04/2025 for the year 2025 with the owner Sri Kaushik Sengupta to erect and / or construct a G+4 multi-storied building comprising of several flats / garages etc. on his Plot No. 223, Sub-block No. B-10, of Block No. "B" in the township of Kalyani, P.O. & P.S.:- Kalyani, Dist.:- Nadia. the building complex or multistoried building shall be called and known as " SAI SNEHASHISH APARTMENT".

ANDWHEREAS in continuation and also in according with the terms and conditions of the said Development Agreement mentioned above, the owner Sri Kaushik Sengupta have decided to appoint the said Developer "S.B. CONSTRUCTION",

S. R. Sengupta
Asst

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represented by the partners i) Sri Subrata Das, ii) Sri Sujit Das, iii) Sri Balaram Halder iv) Sri Samir Biswas as his true, lawful and constituted attorney for development and construction of the G+4 multi-storied residential flats and garages on the Plot No.- B-10/223, Kalyani Township, P.O. & P.S.- Kalyani Dist.:- Nadia.

ANDWHEREAS the owner/ principal / executant Sri Kaushik Sengupta is the absolute owner of a piece and parcel of free hold land with structure admeasuring 8 (Eight) Cotthas Nil Chattaks and 16(Sixteen) Square Feet (a little more or less) along with structure thereon, in plot No. 223, Sub-block No. B-10, of Block No. "B" in the township of Kalyani, P.O. & P.S.:- Kalyani, Dist.:- Nadia. Ward No-12 within the jurisdiction of Kalyani Municipality.

Which is butted and bounded by

On the North by : 30 Feet wide Metal Road

On the East by : Plot No B-10/224

On the South by : Plot No B-10/229

On the West by : Plot No B-10/222

NOW BY THIS DEVELOPMENT POWER OF ATTORNEY I, the owner/ principal / executant Sri Kaushik Sengupta do hereby appoint, nominate, constitute "S.B. CONSTRUCTION", represented by the partners i) Sri Subrata Das, ii) Sri Sujit Das, iii) Sri Balaram Halder iv) Sri Samir Biswas, as my lawful and true attorneys or agents (here in after called as "Attorneys") to act for me, in my place and instead of myself and in my names to represent in all matters relating to above mentioned land / plot and for the said purpose to sign, verification, declaration, undertaking, execution, registration of Deed of Sale, agreement for flat booking, issue money receipt, assignment etc. as may be required in relation to develop, erect, construct on my land and on my behalf and in my name and more particularly to do the following acts, deeds and things written as hereunder:-

- 1) To engage and appoint any Advocate or any other legal practitioner or a person legally authorizes to do any act on my behalf.
- 2) To sign, present and submit documents, papers, bills and other documents regarding the said plot No B-10/223, Kalyani Nadia.
- 3) To represent me and on behalf of me to all concerns including in the office of State Govt. Office or any other authority at Kalyani Municipality.
- 4) To appear for and represent to any local offices Municipality, Sub-Divisional

S. Raham
Adv

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office, any Civil Court, Criminal Court and Revenue Court or any other higher Judiciary.

5) To sign plaint / written statement objection / Writ Petition or any application objection appeal / Misc. Appeal before any court of law and to file all application petition to protect my interest in respect of the property above mentioned.

6) To purchase, refund of any stamp paper, court fees etc.

7) To negotiate on terms for and to agree to and enter into and conclude any agreement for sale of flat and garage or make agreement for sale in writing of flat / flats/ garage (except owner's allocation part) to any intending purchaser or purchasers at such price, which my said attorney in their absolute discretion thinks proper and fit and / or to cancel and / or repudiate the same.

8) To sign and preparing all building plan, site plan, floor plans revised building plans, forms, Affidavit, Indemnity Bond for Kalyani Municipality and to submit the same in the said Municipality and to take delivery all plans etc. from Kalyani Municipality on my behalf.

9) To sign, execute, agreement for sale, conveyance or conveyance in respect of the flat/ flats/ garage of the proposed multi-storied building/ residential flats (Except owner's allocation) with any intending flat purchaser/ purchasers and to receive all advance money/ amount and full consideration amount from the intending purchaser/ purchasers and issue receipt against payment. Upon such receipt as aforesaid my attorneys may sign, execute and deliver any conveyance or conveyances of flat/ flats /garage in favour of the said purchaser or his / her / their nominee or assignee.

10) To make agreement and booking flat in written with the intending purchaser/ purchasers and to transfer the property by a Deed of Conveyance or Deed of Sale and to present the said instrument before the registration authority to sign and execute and admit the same. to make it's registration. They are also authorized to receive the consideration amount and/ or advance amount for transfer of the flat/ flats from the intending purchaser/ purchasers and the entire consideration amount/ money shall be deposited with bank Account/s of the "S B CONSTRUCTION".

11) To appoint any counsel, lawyer or solicitor or agent to conduct, prosecute or defend in court or outside the court or before any authority or officer any such claims and actions by or against me and to remove them as my said attorney may consider fit and proper to compromise any such disputes, claims and actions or to refer them

S. R. Karm

to arbitration and to take proceedings for filing in court any such compromise or award or for execution and realizing sums and for the purposes aforesaid and to sign on my behalf and in my name and all petition, deeds or documents as may be necessary and also to appoint and remove at it pleasure any substitute for or agent under it in respect of all of any of the matters aforesaid upon terms as my said attorney shall think fit and generally to act in relation to the above as fully and effectually in all respects as I myself could do.

12) To appoint, all engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistrys, colliers, labourers, durwans, planers, contractors, masons, labours, building materials suppliers, general order supply suppliers, Electrician and different skilled and unskilled persons to construct the multi storied apartment/ building.

13) To give consent for mutation in the name of the purchaser/ purchasers in respect of their flats/ garage/ constructed spaces etc and issue possession letter and/ allotment letter.

14) To execute and sign all such deed of conveyance/ conveyance document and papers and present before the any Addl. District Sub Registrar, Kalyani or D.S.R. Nadia or A. R. A., Kolkata and admit the same and generally to do all lawful acts necessary for the above mentioned purposes and matters in respect of my plot.

15) To look after, manage, control, supervise and protect the said property in such manner as my said Attorney(s) shall think fit and proper.

16) To negotiate for sale or disposal of the only Developer's Allocation as specified in the reference Development Agreement and also for development work in respect of entire Scheduled property, described fully herein below, which includes the Owners' Allocation, and Developer's Allocation, fully described in the reference Development Agreement and also in respect of the proportionate share in the land in the said property, on which the said multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of my/our said Attorney(s) and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and condition as my/our said Attorney(s) shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at the choice of my/our said Attorney(s) and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and conditions as my/our said Attorney(s) shall think fit and

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Adv

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proper and for that purpose, to sign, execute and perfect all agreement, contracts and other writings and papers relating to the sale lease or disposal as aforesaid containing such covenants and conditions as my/our said Attorney(s) shall think fit and proper.

17) To receive all moneys by way of earnest money or initial payment or advance payment or installments or full payment of consideration money in connection with sale, lease or disposal of flats or units or part of the said multi-storied building, which belongs to the Developer's Allocation as per said Development Agreement as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharges thereof.

18) To apply to appropriate authorities for cement, iron, steel and other materials required for construction of the said multi-storied building and to purchase the same at such price and no such terms and conditions as my/our said Attorney(s) shall think fit and proper.

19) To apply to appropriate authorities for electric connections sanitary, connections, water supply connections, drainage and sewerage connections, temporary or permanently for the said multistoried building in the said property .

20) To pay or cause to be paid all Municipal rates, taxes and other outgoing and impositions payable in respect of the said property during the construction of the said multistoried building.

21) In terms of the said reference Development Agreement and to sign and execute all conveyance, deeds or lease or any type of Deed of Sale or Deed of Conveyance, and all other documents and writings in respect of the newly constructed building or any portion thereof or the flats or units in the said multi-storied building, which relates to the Developer's Allocation as mentioned in the Development Agreement stated above as well as the proportionate share of the land in the said property, for sale, lease, mortgage, transfer or disposal of Developer's Allocation on such terms and conditions as our said Attorney(s) shall think fit and proper to admit receipts of consideration and to execute and to register the same according to the provisions of law.

22) In case of acquisition or requisitions either by State Government or Central Government of the said land in the said property as well as the multi-storied building therein or any portions thereof, to file objections and to apply for compensations and such authorities and to receive all compensation and statutory allowance and to grant proper receipts and for the said purpose, to appoint Advocates, solicitors and lawyers and to sign retainers warrants of Attorneys and Vakalatnama.

S. P. Ram
Adv

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23) To ask, demand sue for recover and receive all moneys, securities for money and things of whatsoever in nature and description now belonging or hereafter to belong to use whether solely or jointly with any other person or persons in connection with the Developer's Allocation in the said property, fully described in reference development agreement, and to give valid and effectual receipts and discharges for the same.

24) To adjust, settle, compromise all disputes, accounts or any other matter regarding my property building or documents, which may arise hereafter between me and any other person, firm or company on such terms as my/our said Attorney(s) may think fit and proper.

25) To execute and registrar necessary Deed of Conveyance in favour of the intending purchaser or purchasers on my/our behalf and to present any such conveyance or conveyances for registration to admit, execute before the registering authority for and to have the said Deed of Conveyance registered in respect of the Developer's Allocation in the said property as per Development Agreement stated above and to do all acts, deeds and things which our said Attorney(s) shall consider necessary for conveying the said property or newly constructed multi-storied building and/or any part thereof on the basis of the aforesaid Development Agreement and other things, which my/our said Attorney(s) shall consider necessary for conveying the said Developer's Allocation in favour of the intending purchaser or purchasers, fully and effectually in all respect as I, could do the same by me /us personally and/or jointly.

26) I do hereby ratify and confirm and agree and covenant with our said Attorney(s) shall lawfully do or execute or purport to do or execute or about the premises by virtue hereof and hereby declare that every such act deed matter or things lawfully done or execute or purporting to be lawfully done or executed by my/our said Attorney(s).

Generally to do all necessary act or acts my said attorney or agent inter relation to the matter aforesaid and all other matters in which I may be interested or concerned and on behalf of me to execute and to do all deeds, acts or things, as fully and effectually in all aspect as myself could do if I personally being present.

AND I hereby agree that all acts, deeds and things lawfully done by my said attorney shall be constructed as my own acts, deeds and things done by me I undertake to ratify and confirm all acts whatsoever that my said attorney shall lawfully do or cause to be done for me by virtue of the power hereby given.

S. R. Rahman
Adv

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And I do hereby agree to approve ratify and confirm all acts things, deeds and documents done and what so ever my said attorney, "S.B. CONSTRUCTION", represented by the partners i) Sri Subrata Das, ii) Sri Sujit Das, iii) Sri Balaram Halder iv) Sri Samir Biswas appointed hereinabove shall do or cause to be done by virtue of this power and the privilege and liberties conferred upon them by me in this Developer Power of Attorney.

IN WITNESSES WHERE OF I, Sri. Kaushik Sengupta Son of Sakti Pada Sengupta "Principal /Executant" of this Power of Attorney do hereby set and subscribed my hands the day, months and year first above written in presence of the following witnesses wilfully and voluntarily.

Read over and explained to me in Bengali language the contents of the Power of Attorney are admitted to be correct.

We i) Sri Subrata Das, ii) Sri Sujit Das, iii) Sri Balaram Halder iv) Sri Samir Biswas as a partners and on behalf of "S.B. CONSTRUCTION", hereby accept the developer power wilfully and voluntarily with our full knowledge and belief after understanding and admitting the contents of this Indenture from Sri. Kaushik Sengupta .

- 1) 
[SUBRATA DAS]
- 2) 
[SUJIT DAS]
- 3) 
[BALARAM HALDER]
- 4) 
[SAMIR BISWAS]

Signature of the Attorneys/ Partners of "S.B. CONSTRUCTION"

S. P. Sengupta
Adv.

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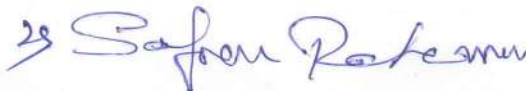
That this Development Power of Attorney containing total 12 pages out of which 1 stamp paper page and 11 Demi pages.

Recent colour passport size photograph and ten finger impression of right and left hand are attached and herewith of the principal and attorneys, which do from part and parcel of this Power of Attorney.

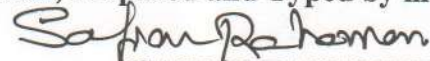

(KAUSHIK SEN GUPTA)
Signature of Principal/ owners

In presence of the following witnesses:

1) 
Kalyani, Nadia,

2) 
Kalyani, Nadia

Drafted, Prepared and Typed by me


(SAFIAR RAHAMAN)

Advocate, Kalyani Court, Nadia

Enrollment No. WB/808/2001

SIGNATURE & IMPRESSION OF TEN FINGERS

L E F T						 <i>Kanchan Chandra</i>
	LITTLE FINGER	RING FINGER	MIDDLEFINGER	FORE FINGER	THUMB	
R I G H T						

MY PHOTO & SIGNATURE ATTESTED BY ME

Kanchan Chandra

L E F T						 <i>Subrata Das</i>
	LITTLE FINGER	RING FINGER	MIDDLEFINGER	FORE FINGER	THUMB	
R I G H T						

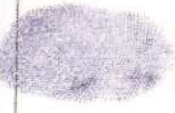
MY PHOTO & SIGNATURE ATTESTED BY ME

Subrata Das

L E F T						 <i>Swif Das</i>
	LITTLE FINGER	RING FINGER	MIDDLEFINGER	FORE FINGER	THUMB	
R I G H T						

MY PHOTO & SIGNATURE ATTESTED BY ME

Swif Das

L E F T						 <i>Balaram Halder</i>
	LITTLE FINGER	RING FINGER	MIDDLEFINGER	FORE FINGER	THUMB	
R I G H T						

MY PHOTO & SIGNATURE ATTESTED BY ME

Balaram Halder

SIGNATURE & IMPRESSION OF TEN FINGERS

L E F T						 <i>Samir Biswas</i>
	LITTLE FINGER	RING FINGER	MIDDLEFINGER	FORE FINGER	THUMB	
R I G H T						

MY PHOTO & SIGNATURE ATTESTED BY ME

Samir Biswas

L E F T						
	LITTLE FINGER	RING FINGER	MIDDLEFINGER	FORE FINGER	THUMB	
R I G H T						

MY PHOTO & SIGNATURE ATTESTED BY ME

L E F T						
	LITTLE FINGER	RING FINGER	MIDDLEFINGER	FORE FINGER	THUMB	
R I G H T						

MY PHOTO & SIGNATURE ATTESTED BY ME

L E F T						
	LITTLE FINGER	RING FINGER	MIDDLEFINGER	FORE FINGER	THUMB	
R I G H T						

MY PHOTO & SIGNATURE ATTESTED BY ME

Major Information of the Deed

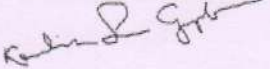
Deed No :	I-1303-01716/2025	Date of Registration	16/04/2025
Query No / Year	1303-8001017679/2025	Office where deed is registered	
Query Date	16/04/2025 12:49:36 PM	A.D.S.R. KALYANI, District: Nadia	
Applicant Name, Address & Other Details	Safair Rahaman Kalyani, Thana : Kalyani, District : Nadia, WEST BENGAL, PIN - 741235, Mobile No. : 8981597773, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 65,00,000/-	Rs. 98,28,225/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 130301700/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Nadia, P.S:- Kalyani, Municipality: KALYANI, Road: Block-B10(R) Arterial Road, Mouza: Block-B10(R), , Ward No: 12 Pin Code : 741235

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-223		RentFree Viti/Bastu (Freehold)	RentFree Viti/Bastu (Freehold)	8 Katha 16 Sq Ft	65,00,000/-	98,28,225/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					13.2367Dec	65,00,000 /-	98,28,225 /-	

Principal Details :

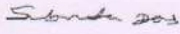
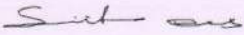
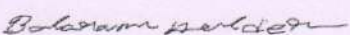
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Kaushik Sen Gupta (Presentant) Son of Mr Sakti Pada Sen Gupta Executed by: Self, Date of Execution: 16/04/2025 , Admitted by: Self, Date of Admission: 16/04/2025 ,Place : Office		 Captured	
	16/04/2025		LTI 16/04/2025	16/04/2025

B-10/233, Kalyani, City:- Kalyani, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: BAxxxxxx3K, Aadhaar No: 78xxxxxxxx8985, Status :Individual, Executed by: Self, Date of Execution: 16/04/2025
 , Admitted by: Self, Date of Admission: 16/04/2025 ,Place : Office

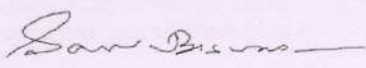
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	S B CONSTRUCTION Shop No-15, ITI College More, City:- Kalyani, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AExxxxxx1P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

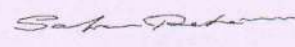
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Subrata Das Son of Mr Narayan Das Date of Execution - 16/04/2025, , Admitted by: Self, Date of Admission: 16/04/2025, Place of Admission of Execution: Office	 Apr 16 2025 1:37PM	 LTI 16/04/2025	 16/04/2025
	Satimata Road Ward No-3, City:- Kalyani, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: BKxxxxxx9F, Aadhaar No: 47xxxxxxxx9077 Status : Representative, Representative of : S B CONSTRUCTION (as Partners)			
2	Name	Photo	Finger Print	Signature
	Shri Sujit Das Son of Mr Netai Das Date of Execution - 16/04/2025, , Admitted by: Self, Date of Admission: 16/04/2025, Place of Admission of Execution: Office	 Apr 16 2025 1:37PM	 LTI 16/04/2025	 16/04/2025
	Village:- Muratipur, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: Blxxxxxx7G, Aadhaar No: 88xxxxxxxx3863 Status : Representative, Representative of : S B CONSTRUCTION (as Partners)			
3	Name	Photo	Finger Print	Signature
	Shri Balaram Halder Son of Mr Jatin Halder Date of Execution - 16/04/2025, , Admitted by: Self, Date of Admission: 16/04/2025, Place of Admission of Execution: Office	 Apr 16 2025 1:38PM	 LTI 16/04/2025	 16/04/2025

Village:- Dakshin Chandamari, P.O:- Chandamari, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741245, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2, PAN No.:: AMxxxxxx3P, Aadhaar No: 26xxxxxxxx2387 Status : Representative, Representative of : S B CONSTRUCTION (as Partners)

4	Name	Photo	Finger Print	Signature
	Shri Samir Biswas Son of Mr Subhash Biswas Date of Execution - 16/04/2025, , Admitted by: Self, Date of Admission: 16/04/2025, Place of Admission of Execution: Office	 Apr 16 2025 1:38PM	 LT1 16/04/2025	 16/04/2025
Village:- South Chandamari, P.O:- Chandamari, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741245, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3, PAN No.:: AHxxxxxx8R, Aadhaar No: 33xxxxxxxx3879 Status : Representative, Representative of : S B CONSTRUCTION (as Partners)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Safiar Rahaman Son of Jahanboksha Tarafder Kalyani, City:- Kalyani, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235	 16/04/2025	 16/04/2025	 16/04/2025
Identifier Of Shri Kaushik Sen Gupta, Shri Subrata Das, Shri Sujit Das, Shri Balaram Halder, Shri Samir Biswas			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Kaushik Sen Gupta	S B CONSTRUCTION-13.2367 Dec

Endorsement For Deed Number : I - 130301716 / 2025

On 16-04-2025

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 13:21 hrs on 16-04-2025, at the Office of the A.D.S.R. KALYANI by Shri Kaushik Sen Gupta ,Executant.

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 98,28,225/-

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

Execution is admitted on 16/04/2025 by Shri Kaushik Sen Gupta, Son of Mr Sakti Pada Sen Gupta, B-10/233, Kalyani, P.O: Kalyani, Thana: Kalyani, , City/Town: KALYANI, Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Service

Indetified by Mr Safiar Rahaman, , , Son of Jahanboksha Tarafder, Kalyani, P.O: Kalyani, Thana: Kalyani, , City/Town: KALYANI, Nadia, WEST BENGAL, India, PIN - 741235, by caste Muslim, by profession Advocate

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

Execution is admitted on 16-04-2025 by Shri Subrata Das, Partners, S B CONSTRUCTION, Shop No-15, ITI College More, City:- Kalyani, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235

Indetified by Mr Safiar Rahaman, , , Son of Jahanboksha Tarafder, Kalyani, P.O: Kalyani, Thana: Kalyani, , City/Town: KALYANI, Nadia, WEST BENGAL, India, PIN - 741235, by caste Muslim, by profession Advocate

Execution is admitted on 16-04-2025 by Shri Sujit Das, Partners, S B CONSTRUCTION, Shop No-15, ITI College More, City:- Kalyani, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235

Indetified by Mr Safiar Rahaman, , , Son of Jahanboksha Tarafder, Kalyani, P.O: Kalyani, Thana: Kalyani, , City/Town: KALYANI, Nadia, WEST BENGAL, India, PIN - 741235, by caste Muslim, by profession Advocate

Execution is admitted on 16-04-2025 by Shri Balaram Halder, Partners, S B CONSTRUCTION, Shop No-15, ITI College More, City:- Kalyani, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235

Indetified by Mr Safiar Rahaman, , , Son of Jahanboksha Tarafder, Kalyani, P.O: Kalyani, Thana: Kalyani, , City/Town: KALYANI, Nadia, WEST BENGAL, India, PIN - 741235, by caste Muslim, by profession Advocate

Execution is admitted on 16-04-2025 by Shri Samir Biswas, Partners, S B CONSTRUCTION, Shop No-15, ITI College More, City:- Kalyani, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235

Indetified by Mr Safiar Rahaman, , , Son of Jahanboksha Tarafder, Kalyani, P.O: Kalyani, Thana: Kalyani, , City/Town: KALYANI, Nadia, WEST BENGAL, India, PIN - 741235, by caste Muslim, by profession Advocate

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 100.00/-
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 1863, Amount: Rs.100.00/-, Date of Purchase: 11/04/2025, Vendor name: A Biswas



**Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KALYANI
Nadia, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1303-2025, Page from 30191 to 30211

being No 130301716 for the year 2025.



Digitally signed by Abhijit chatterjee
Date: 2025.04.21 15:03:36 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 21/04/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. KALYANI

West Bengal.