

13257/25

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10571/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 343085

Certified that the Documents is admitted to
Registration. The Signature Sheet and the
Development sheet and the documents
are the part of the same.

Additional Registrar
of Assurance-I, Kolkata

12 DEC 2025

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

This development power of attorney after the registered development agreement made and
executed on 6th November 2025 (Two Thousand and Twenty-Five)

24 SEP 2025

S.L. No. 6101 Date.

Name.

Address.

Value.

Govt. Stamp Vender
SUBHOJIT DEB
Sonarpur A.D.S.R.O., Kol-150

RAJIB GHOSH
Advocate
6, Old Post Office Street
5th Floor, Kol-700001

Identified by me
Pradip Halder
To Debashish Halder
P.O. Malancha
P.S. Sonarpur
Kol-700145



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
12 DEC 2025

1. **SHRI ARUP KUMAR PAL**, son of late Bijan Bihari Paul, having his Income Tax Permanent Account Number (**AEPPP 0220E**) and Aadhaar Number (**4683 8698 0762**) by Faith- Hindu, by Nationality- Indian, by Occupation- Business, AND **2. SHRI ARINDAM PAL**, son of Arup Kumar Pal, having his Income Tax Permanent Account Number (**CTUPP 4190F**) and Aadhaar Number (**6706 1443 7237**) by Faith- Hindu, by Nationality- Indian, By Occupation- Business, both are residing at residing at 35 Arupara (Puillya), Jagacha, District- Howrah, Post Office- Unsani, Police Station- Jagacha, Pin - 711302, in the State of West Bengal hereinafter jointly referred to as the **LAND OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successor(s), heir(s), Successors-in-interest, executor(s), representative(s), administrator(s) and/or assigns) of the **PRINCIPALS**. (MOC 446 76A) (2122017853)

IN FAVOUR OF

M/S S & P CONSTRUCTION, a Partnership Firm Duly Incorporated Under the Provision of the Indian Partnership Act 1932, having its Income Tax Permanent Account Number (**AFRFS 4328D**), having its registered office at 30, Mohan Bagan Lane, Post Office- Shyambazar, Police Station- Shyampukur, District- Kolkata, Kolkata-700004, West Bengal, duly represented by its Partners, namely (1) **SHRI SUBRATA NAYOK** son of late Bibhuti Bhusan Nayok, having his Income Tax Permanent Account No. (**ABSPN 7785L**), and Aadhaar No. (**3786 9950 0006**), by Faith -Hindu, by Nationality- Indian, by occupation - Business, residing at Metro Heights, 114 Dr. Lal Mohan Bhattacharjee Road, Philips More, Post Office & Police Station- Entally, District-Kolkata, Kolkata-700014, in the State of West Bengal AND (2) **SHRI PRITHVISH PAUL** son of Partha Pratim Pal, having his Income Tax Permanent Account Number (**GALPP 6668E**) and Aadhaar No. (**8147 7603 2812**), by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at Dinanath Bhawan, North Mouri, Palpara, Post office- Andul Mouri, Police Station- Domjur, Pin No.-711302, District- Howrah, in the State of West Bengal hereinafter referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor(s), heir(s), successors-in-interest, executor(s), representative(s), administrator(s) and/or assigns) of the **SECOND PART**.

DEVOLUTION AND/OR BACKGROUND OF TITLE: The title of ownership flows as follows from time to time:

A. The Land Owners herein are the joint and absolute owner of **ALL THAT** piece and parcel of Bastu land admeasuring about 7 Cottahs 4 Chittacks 7 Square Feet (i.e. 12 decimal) more or less lying and situated at Mouza- Barisha, J.L. No.289, Touzi No.10, under R.S. as well as L.R. Dag No. 140, appertaining to R.S. Khatian No.63 and L.R.

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Khatian No.3487 and 3488, Pargana Mandalghat, with in the limit of Kola Gram Panchayet I, District- Purba Midnapore Pin No-721134, Police Station- Panshkura (erstwhile Kolaghat), within the jurisdiction of Additional District Sub-Registrar at Kolaghat, in the State of West Bengal, which is free from all sorts and encumbrances whatsoever and how so ever in nature, having the good marketable title in respect of the said premises which is more fully described in the Schedule hereunder written, while enjoying the same desired to construct a Multi-Storied building, together with modern taste, design, and architecture in accordance with the sanctioned building plan to be sanctioned by the Purba Medinipur Zilla Parishad.

B. The landowners in consultation with the architect, framed a scheme plan and got the same sanctioned from the Purba Medinipur Zilla Parishad Vide Building Memo No. 666/III/PMZP(V.C.)/2025 dated 18th August 2025.

C. The Landowners realize that the proposed development involves expertise and other managerial efforts which would not be possible on their part to cope with it, as such the owners interacted with the Developer herein and offer the Developer to develop their said premises as described in the Schedule hereunder written, hereinafter referred to as **"THE SAID PREMISES."**

D. Accordingly, the owners herein have entered into a registered Development Agreement on with **M/S S & P CONSTRUCTION**, a Partnership Firm duly incorporated under the provision of Indian Partnership Act 1932, represented by its two Partners namely **(1) SHRI SUBRATA NAYOK** son of late Bibhuti Bhusan Nayok, **AND (2) SHRI PRITHVISH PAUL** son of Partha Pratim Pal, hereinafter referred to as the **DEVELOPER/ATTORNEY** to develop the schedule mentioned property on the terms and condition and stipulations contained in the said Agreement which was duly registered in the office of the Registrar of Assurance Kolkata I and recorded, in Book No. I, Volume No. 1901-2025 as Deed No. 9438 for the year 2025.

E. One of the conditions contained in the said agreement is that the principals/Land owners shall grant Development Power of Attorney in favour of the Developer to carry out the Development work and also for transfer of the flats/units to the intending Purchaser/s from the Developer's Allocation only as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work.

F. The principal, therefore, appoints **S&P CONSTRUCTION**, a Partnership Firm Duly Incorporated Under the Provision of the Indian Partnership Act 1932, having its Income Tax Permanent Account Number (**AFRFS 4328D**), having its registered office at 30, Mohan Bagan Lane, Post Office- Shyambazar, Police Station- Shyampukur, District- Kolkata, Kolkata-700004, West Bengal, duly represented by its Partners, namely **(1)**

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ADDITIONAL REGISTRAR
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12 DEC 2025

SHRI SUBRATA NAYOK son of late Bibhuti Bhusan Nayok, having his Income Tax Permanent Account No. (ABSPN 7785L), and Aadhaar No. (3786 9950 0006), by Faith - Hindu, by Nationality-Indian, by occupation - Business, residing at Metro Heights, 114 Dr. Lal Mohan Bhattacharjee Road, Philips More, Post Office & Police Station- Entally, District-Kolkata, Kolkata-700014, in the State of West Bengal AND (2) **SHRI PRITHVISH PAUL**, son of Partha Pratim Pal, having his Income Tax Permanent Account Number (GALPP 6668E) and Aadhaar No. (8147 7603 2812), by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at Dinanath Bhawan, North Mouri, Palpara, Post Office- Andul Mouri, Police Station- Domjur, Pin No.-711302, District-Howrah, in the State of West Bengal, as principal's true and lawful Attorney for the purpose hereinafter mentioned and vesting there with the power and authorities to act and to perform as herein contained.

1. To enter into the said premises/Land with contractors, architects, and other workmen for construction of the said new building and to do all necessary work in connection herewith and to hold and defend possession of the premises and every part thereof or any part thereof and also manage, maintain and administer the premises and all buildings constructions thereof and every part thereof.
2. To look after and manage the Said schedule Property hereunder in all respects as principal's Said Attorney shall deem fit and proper.
3. To defend possession, manage and maintain the Said schedule Property hereunder.
4. To prepare and apply to the concern authority and all other statutory authorities including local bodies for sanction of Building Plan including any addition, alteration, modification thereof which may be necessary and to obtain sanction of such Building Plan and other required permission for sanctioning Building Plan from the concern authority and other statutory authorities and local bodies.
5. To appoint and engage Engineers, Architects, Surveyors and other agents and contractors Sub-Contractors, Labour and other personal as may be required from time to time on such terms and conditions as the Said Attorney may deem fit and proper and to revoke their appointments and to reappoint any other person in their place and stead as occasion shall raise and the aforesaid purpose to settle and pay their fees.
6. To appear and represent and act for the Land Owners in their name and on their behalf before the West Bengal Government, Central Government and all other statutory and local authorities and bodies under the provisions of all Acts, Rules, Regulations, Statutes including Urban Land (Ceiling & Regulation) Act, Land Acquisition Act, Land Reforms Act, and all other concerned authorities including office of the concern authority, Police

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Authorities, Directorate of West Bengal Fire Service, authorities under the West Bengal Land Reforms Act for sanction of the building plan and to sign, file and affirm necessary applications, plans, papers, declarations, returns, petitions, affidavits, indemnities of whatsoever nature that may be required for all or any of the purposes in respect of the sanction of the building plan.

7. To sign, verify, affirm, file and submit, as the case may be, all declarations, statements, returns, applications, affidavits, petitions, undertakings, plans, indemnities or any such document or documents which may become necessary to be executed on behalf of the Land Owners before any authority or authorities including Notary, BL & LRO, Airport Authority of India, any other authority or authorities under the provisions of the Urban Land (Ceiling & Regulation) Act, Land Acquisition Act, Income-tax Act or any other authority under any other Acts and/or Regulations for the time being in force for obtaining necessary permissions, consents, certificates for sanction of building plan and to appear and represent before the officer concerned and to do all necessary acts, deeds, and things as may be required for obtaining such permissions, certificates and consents.

8. To sign and submit all applications as may be required for securing and obtaining all necessary permissions, consents and/or certificates and to appear and represent the Land Owners before the concern authority and all other departments including Electricity Supply authorities, Gas Supply Authorities, Directorate of Fire Services, West Bengal Police, Pollution Control Board and all other bodies and all other statutory authorities, local bodies, Government or semi Government departments whose consent or no objection is required in connection with sanction, modification and/or alteration of building plan and for the supply of electricity and/or other amenities to the Property under the Said Holding and the buildings at the Said Holding.

9. To apply to the relevant officers and departments of the aforesaid authorities for certified copies of plans and to obtain satisfaction of the areas, survey, measurements, demarcations of boundaries, area certificates, extracts, etc. and to make such application or to write and execute such application, letters or documents as may be required by such authorities or any of them for any work regarding survey, measurements, demarcation of boundaries, area certificate, extracts etc. of the Said Holding

10. To apply and obtain electricity, gas, water, tube-well, sewerage, drainage, telephone and other connections of any other utility and to close down and/or disconnect the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other acts and things as may be deem fit and proper by the Said Attorney.

11. To pay all fees to obtain sanction of building plans as may be deemed by the required authorities and as may be necessary for sanction, modification and/or alteration of the



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building plan and also to submit and take delivery of the title deeds concerning the Said Holding and other papers and documents as required by the concerned authorities

12. To receive a refund of the excess amount of fee, if any paid, for sanction, modification and/or alteration of the plans or the purpose of electric connection and/or any other utilities in connection thereof from any authority or authorities.

13. To execute and enter into agreements and execute deed of conveyance or any indenture with the prospective purchasers and/or transferees for sale and transfer of developer's allocation and also the undivided and impartibly share in the said Holding in terms of the Said Development Agreement and to receive the total consideration amount for and in respect of the aforesaid agreements and to give receipt for the same.

14. To execute agreements, conveyance deeds, other deeds, documents, writings, assurances including under lease, sub lease or tenancy/sub - let as the Said Attorney may deem fit arising and proper and to lodge for registration and admit execution thereof as the Said Attorney may desire and deem fit to execute deeds by any mode and other documents in respect of the constructed areas in the building to be constructed at the Said Premises and also the undivided share in the Said Premises as the Said Attorney shall deem fit and proper.

15. To apply for obtaining registration of project with the Real Estate Regulatory Authority of West Bengal and sign necessary papers on their behalf.

16. To grant consent and No Objection Certificate and to sign agreements as confirming party with the transferee and purchasers of constructed areas and undivided share in the Said Premises for enabling such transferees to apply for and obtain loans/financial accommodation from banks and/or financial institutions without in any manner affecting or prejudicing the right, title and interest of the Landowners.

17. For all or any of the purposes herein before stated to appear and represent the Land Owners before the Notary Public, Registrar of Assurances, Additional Registrar, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and other officers or authorities having authority to accept agreement, assignment, conveyance deeds, leases and all forms of deeds, declaration, undertakings and other writings including deeds of conveyance of constructed areas with undivided share in Said Premises on and to execute all the deeds as aforesaid for and in the name of and on behalf of the Land Owners and present such deeds so executed for registration and to complete all registration formalities by admitting execution thereof and discharge the registration receipts after obtaining the completion certificate to be issued by the concern authority. <

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18. To commence, initiate, institute, file, prosecute, defend any case, suit, appeal or legal proceedings in respect of the Said Holding and in connection therewith to make, sign, verify, affirm, present and file vakalatnama, warrant of Attorney, plaint, petition including writ petition, affidavit, memorandum of appeal, letter or other necessary papers and documents of any description whatsoever in connection therewith.
19. To appear before any Judge, Court, Tribunal, Authority, Collector's Office, Fire Brigade Office, Police, Survey, or other authorities and to do all things necessary in connection with the Said Premises.
20. To retain, employ, and discharge any Counsel, Vakil, Advocate, Attorney, Solicitor, Agent, Pleader and to conduct all proceedings whether legal or not and to pay costs, charges, and expenses incurred in connection with the Said premises.
21. To compromise and settle all or any of the actions, suits, and other proceedings, whether legal or not as the Said Attorney may deem fit and proper in connection with the Said premises.
22. To sign, issue, deliver, serve, accept, acknowledge, as the case may be, all notices, letters, reply notices, subpoenas, and summons from time to time in connection with the matters herein contained.
23. To apply before the office of the concerned authority and other authorities for mutation and amalgamation of the Said Premises in the name of the Land Owners and for that purpose to pay necessary fees and charges in connection therewith and to apply for revaluation and/or fresh valuation of the Said Premises.
24. To apply before the office of the concerned authority and other authorities for separation, amalgamation, and apportionment of various parts and portions of the Said Premises in the name of the Land Owners and for that purpose to pay necessary fees and charges in connection therewith.
25. To cause demolition of any existing structures on the Property of Said premises.
26. To commence, carryout and complete and/or cause to be commenced, carried out and apply for and obtain occupancy certificate/s and building completion certificate/s from the concern authority and also cause the assessment, mutation of units in the name of the purchasers of such units in the multi-storied building and for that purposes to do all acts, deeds and things as the Said Attorney may desire or deem fit.

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27. To apply for and obtain license, permits of cement, iron and all other building materials as may be required.

28. To Gift any part or portion of the land to any statutory authority and present the deed of gift for registration before the appropriate authority.

29. To transfer the common areas in the Project Complex to the Association of the apartment owners and for that purpose to execute and register all transfer documents in the name and on behalf of the Land Owners in favour of such Association.

30. To charge or encumber or mortgage in the Project Complex in favour of any Bank or financial institution for obtaining loan or finance for the execution of the Project.

31. To withdraw money deposited in any Court, Land Acquisition office, Rent Controller and/or from any other authority.

32. The Land Owners do hereby agree that all or any of the powers and authorities hereby conferred upon the Said Attorney may be exercised the directors of the Developer or by any Officer nominated by resolution of the directors of the Developer in that behalf.

33. For all or any of the purpose hereinbefore stated to appear and represent the Land Owners before all authorities having jurisdiction and to sign, execute submit papers and documents.

Generally, the said Attorney shall have the power to do all such other acts, deeds, and things in connection with the development, maintenance, and transfer by way of sale or lease of the Developer's Allocations.

And we, do hereby ratify and confirm and agree to ratify and confirm all and whatever principal's said Attorney shall lawfully do or cause to be done in or about the said premises as aforesaid and construct multi-storied building/s on the said premises have approached the DEVELOPER for develop the 'said premises' by constructing multi-storied, multi phases Grant Project thereon consisting of several self-sufficient residential flats, car parking spaces, office, Commercial Space as per the plan sanctioned by the concern authority and the DEVELOPER herein also agreed with the proposal of the OWNERS.

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OF ASSURANCES-I, KOLKATA
12 DEC 2025

THE SCHEDULE
THE DESCRIPTION OF THE LAND

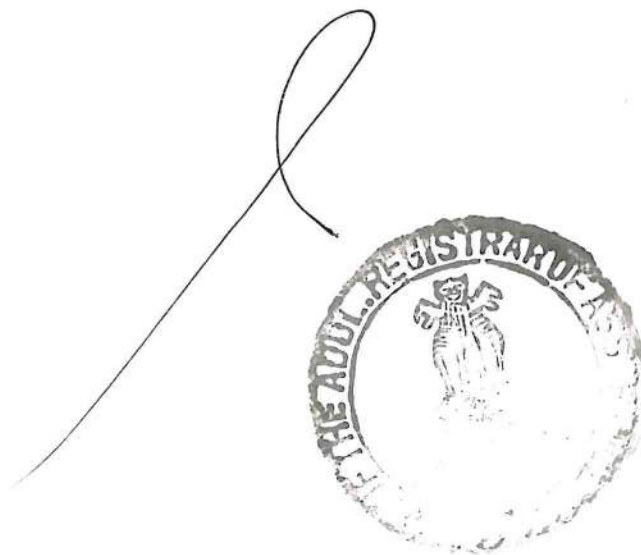
ALL THAT piece and parcel of Bastu land admeasuring about 7 Cottahs 4 Chittacks 7 Square Feet (i.e. 12 decimal) more or less lying and situated at Mouza- Barisha, J.L. No.289, Touzi No.10, under R.S. as well as L.R. Dag No. 140, appertaining to R.S. Khatian No.63 and L.R. Khatian No.3487 and 3488, Pargana Mandalghat, with in the limit of Kola Gram Panchayet I, District- Purba Midnapore Pin No-721134, Police Station- Panshkura (erstwhile Kolaghat), within the jurisdiction of Additional District Sub-Registrar at Kolaghat, in the State of West Bengal which is butted and bounded as follows:

ON THE NORTH: By Property of Basudev Adhikari (Water Land);

ON THE SOUTH: By Property of Bankim Bihari Bera (Water Land);

ON THE EAST: By a Portion of the Owners own land;

ON THE WEST: By 12 Feet Wide Raw Canel Dam;



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IN WITNESS WHEREOF, THE PARTIES HEREIN PUT THEIR RESPECTIVE SIGNATURES ON THE DAY, MONTH, AND YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED & DELIVERED by
within named principal and attorney in the
presence of WITNESSES.

1) Arun Kumar Paul,

2) Arindam Paul

SIGNATURE OF THE PRINCIPALS

1. Partha Pratim Paul
S/o Lali Parbati Charan Paul
North-Mouri, Durgam
Howrah, 711302

S & P CONSTRUCTIONS

Subrata Nayak
PARTNER

2. Pradip Halder
S/o Debagish Halder
Grewia, Kol- 700084

S & P CONSTRUCTIONS

Prithvish Paul
PARTNER

SIGNATURE OF ATTORNEY

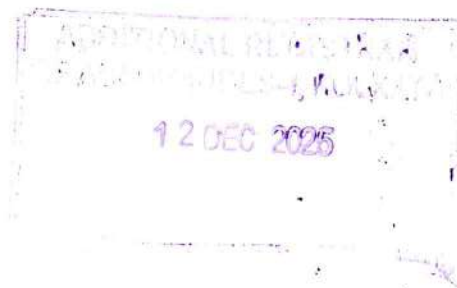
DRAFTED BY ME AS PER
INSTRUCTIONS AND DOCUMENTS
PROVIDED BY THE CLIENT

Rajib Ghosh

RAJIB GHOSH

Advocate

High Court Calcutta, Rco Legal
(Advocates and Solicitors) 6, Old Post
Office Street, Basement, Room No. 1,
Kolkata-700001 Enrolment No.
F/2190/2005 of 2019.



SPECIMEN FROM FOR TEN FINGERPRINTS



ARUP KUMAR PAL	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Arup Kumar Pal



ARINDAM PAL	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Arindam Pal



SUBRATA NAYAK	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Subrata Nayak

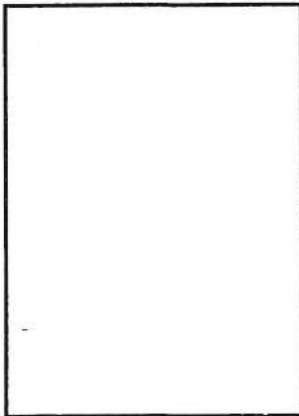


ADDITIONAL REGISTRAR
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SPECIMEN FROM FOR TEN FINGERPRINTS

PRITHVISH PAUL

<u>LEFT HAND</u>	<u>LITTLE FINGER</u>	<u>RING FINGER</u>	<u>MIDDLE FINGER</u>	<u>FORE FINGER</u>	<u>THUMB</u>
<u>RIGHT HAND</u>	<u>THUMB</u>	<u>FORE FINGER</u>	<u>MIDDLE FINGER</u>	<u>RING FINGER</u>	<u>LITTLE FINGER</u>

Signature Prithvish Paul

<u>LEFT HAND</u>	<u>LITTLE FINGER</u>	<u>RING FINGER</u>	<u>MIDDLE FINGER</u>	<u>FORE FINGER</u>	<u>THUMB</u>
<u>RIGHT HAND</u>	<u>THUMB</u>	<u>FORE FINGER</u>	<u>MIDDLE FINGER</u>	<u>RING FINGER</u>	<u>LITTLE FINGER</u>

Signature _____



<u>LEFT HAND</u>	<u>LITTLE FINGER</u>	<u>RING FINGER</u>	<u>MIDDLE FINGER</u>	<u>FORE FINGER</u>	<u>THUMB</u>
<u>RIGHT HAND</u>	<u>THUMB</u>	<u>FORE FINGER</u>	<u>MIDDLE FINGER</u>	<u>RING FINGER</u>	<u>LITTLE FINGER</u>

Signature _____



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
12 DEC 2025

Major Information of the Deed




Deed No :	I-1901-10571/2025	Date of Registration	12/12/2025
Query No / Year	1901-8003346785/2025	Office where deed is registered	
Query Date	12/12/2025 12:10:27 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RAJIB GHOSH HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9073475197, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 45,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 284/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190109438/2025		

Land Details :

District: Purba Midnapore, P.S:- Kolaghat, Gram Panchayat: KOLA-I, Mouza: Barisha, Pin Code : 721134

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-140	RS-63	Bastu	Bastu	12 Dec	1/-	45,00,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :					12Dec	1 /-	45,00,000 /-	

Principal Details :



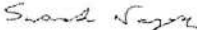



SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Arup Kumar Pal Son of Mr Mijan Bihari Pal Executed by: Self, Date of Execution: 06/11/2025 , Admitted by: Self, Date of Admission: 12/12/2025 ,Place : Office	 12/12/2025	 Captured 12/12/2025	 12/12/2025
35 Arupara, Puillya, Jagacha., City:- Not Specified, P.O:- Jagacha, P.S:-JAGACHHA, District:- Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AExxxxxx0E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/11/2025 , Admitted by: Self, Date of Admission: 12/12/2025 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	Shri Arindam Pal Son of Mr Arup Kumar Pal Executed by: Self, Date of Execution: 06/11/2025 , Admitted by: Self, Date of Admission: 12/12/2025 ,Place : Office		 Captured	
	12/12/2025		LTI 12/12/2025	12/12/2025
Puillya Arupara, Haora Corporation, Unsani., City:- Howrah, P.O:- Jagacha, P.S:-JAGACHHA, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.: CTxxxxxx0F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/11/2025 , Admitted by: Self, Date of Admission: 12/12/2025 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	S&P Constructions 30, Mohan Bagan Lane, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 , PAN No.: AFxxxxxx8D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<div>Name</div> <div>Shri Subrata Nayok (Presentant) Son of Mr Bibhuti Bhushan Nayok Date of Execution - 06/11/2025, , Admitted by: Self, Date of Admission: 12/12/2025, Place of Admission of Execution: Office</div>	<div>Photo</div> <div></div> <div>Dec 12 2025 12:37PM</div>	<div>Finger Print</div> <div></div> <div>Captured</div> <div>LTI 12/12/2025</div>	<div>Signature</div> <div></div> <div>12/12/2025</div>
<div>Metro Heights, 114, Dr. Lal Mohan Bhattacharjee Road, Philips More,, City:- Kolkata, P.O:- Entaly, P.S:- Entaly, District:-Kolkata, West Bengal, India, PIN:- 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , , PAN No.: ABxxxxxx5L,Aadhaar No Not Provided Status : Representative, Representative of : S&P Constructions (as Partner)</div>				
2	<div>Name</div> <div>Shri Prithvish Paul Son of Mr Partha Pratim Paul Date of Execution - 06/11/2025, , Admitted by: Self, Date of Admission: 12/12/2025, Place of Admission of Execution: Office</div>	<div>Photo</div> <div></div> <div>Dec 12 2025 12:37PM</div>	<div>Finger Print</div> <div></div> <div>Captured</div> <div>LTI 12/12/2025</div>	<div>Signature</div> <div></div> <div>12/12/2025</div>

Dinanath Bhawan, North Mouri, Pal Para, City:- Howrah, P.O:- Andul Mouri, P.S:-DOMJUR, District:- Howrah, West Bengal, India, PIN:- 711302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: GAXxxxxx8E,Aadhaar No Not Provided Status : Representative, Representative of : S&P Constructions (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRADIP HALDER Son of Mr DEBASISH HALDER GARIA, City:- Not Specified, P.O:- MALANCHA MAHINAGAR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145		 Captured	
	12/12/2025	12/12/2025	12/12/2025
Identifier Of Shri Arup Kumar Pal, Shri Arindam Pal, Shri Subrata Nayok, Shri Prithvish Paul			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Arup Kumar Pal	S&P Constructions-6 Dec
2	Shri Arindam Pal	S&P Constructions-6 Dec

Land Details as per Land Record

District: Purba Midnapore, P.S:- Kolaghat, Gram Panchayat: KOLA-I, Mouza: Barisha, Pin Code : 721134

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 140, RS Khatian No:- 63		

Endorsement For Deed Number : I - 190110571 / 2025

On 12-12-2025

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 12:34 hrs on 12-12-2025, at the Office of the A.R.A. - I KOLKATA by Shri Subrata Nayok

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 45,00,000/-

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

Execution is admitted on 12/12/2025 by 1. Shri Arup Kumar Pal, Son of Mr Mijan Bihari Pal, 35 Arupara, Puillya, Jagacha., P.O: Jagacha, Thana: JAGACHHA, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business, 2. Shri Arindam Pal, Son of Mr Arup Kumar Pal, Puillya Arupara, Haora Corporation, Unsani., P.O: Jagacha, Thana: JAGACHHA, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Service

Indetified by Mr PRADIP HALDER, , Son of Mr DEBASISH HALDER, GARIA, P.O: MALANCHHA MAHINAGAR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Advocate

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

Execution is admitted on 12-12-2025 by Shri Subrata Nayok, Partner, S&P Constructions, 30, Mohan Bagan Lane, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004

Indetified by Mr PRADIP HALDER, , Son of Mr DEBASISH HALDER, GARIA, P.O: MALANCHHA MAHINAGAR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Advocate

Execution is admitted on 12-12-2025 by Shri Prithvish Paul, Partner, S&P Constructions, 30, Mohan Bagan Lane, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004

Indetified by Mr PRADIP HALDER, , Son of Mr DEBASISH HALDER, GARIA, P.O: MALANCHHA MAHINAGAR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Advocate


Payment of Fees

Certified that required Registration Fees payable for this document is Rs 284.00/- (E = Rs 200.00/- ,I = Rs 55.00/- ,M (a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 284.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 6101, Amount: Rs.50.00/-, Date of Purchase: 24/09/2025, Vendor name: S DEB


Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2025, Page from 329386 to 329406
being No 190110571 for the year 2025.



Digitally signed by PRADIPTA KISHORE GUHA
Date: 2025.12.17 18:04:00 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 17/12/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.