

15848/25

I-15487/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AW 060631

1108/25
5-8/2296966/25

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

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

11-08-25

DEVELOPMENT
POWER OF ATTORNEY

(after registration of Development Agreement)

contdP/2

BY THIS POWER OF ATTORNEY We,

(1) **SMT. SANDHYA DAS**, wife of Late Hrishikesh Das, by faith – Hindu, by nationality – Indian, by occupation – Housewife, having her Income Tax Permanent Account No. **AYQPD6209E** and Aadhaar No. **8879 8766 5627**, Phone No. **9875680007**, residing at 298, Raja Subodh Chandra Mullick Road, Post Office – Garia, Police Station – Patuli, Kolkata – 700 084, District – 24 Parganas (South)

(2) **SRI DEBASISH DAS**, son of Late Hrishikesh Das, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax Permanent Account No. **AHGPD0411P** and Aadhaar No. **9730 8050 0786**, Phone No. **9804502800**, residing at 298, Raja Subodh Chandra Mullick Road, Post Office – Garia, Police Station – Patuli, Kolkata – 700 084, District – 24 Parganas (South)

(3) **SMT. MILI SEN**, wife of Sri Debashish Sen and daughter of Late Hrishikesh Das, by faith – Hindu, by nationality – Indian, by occupation – Housewife, having her Income Tax Permanent Account No. **DDFPS3598G** and Aadhaar No. **53501095 2778**, Phone No. **9038051216**, residing at 'Mayur Apartment', 3rd floor, Flat No. D3, 4 Dakshin Para Road, South Dum Dum, Post Office – Dum Dum, Police Station – Dum Dum, Kolkata – 700 028, District – 24 Parganas (North)

AND

(4) **SMT. POLI DUTTA**, wife of Sri Subhas Chandra Dutta and daughter of Late Hrishikesh Das, by faith – Hindu, by nationality – Indian, by occupation – Housewife, having her Income Tax Permanent Account No. **ALTPD8840A** and Aadhaar No. **2101 6851 6584**, Phone No. **8621071043**, residing at 117, Mukherjee Para, Ramkrishna Samity Lane, Post Office – Ichapore, Nawabganj, Police Station – Noapara, PIN – 743144, District- 24 Parganas (North), **SEND GREETINGS ;**

WHEREAS We , the Principals/Executants hereto are the absolute and lawful owners of **ALL THAT** the piece and parcel of **homestead land** measuring about more or less **3 Cottahs 7 Chhitaks** along with 2 storied residential pucca structure standing thereon or part thereof lying and situate at municipal premises no.12, **Raja Subodh Chandra Mullick Road**, and mailing address 298, Raja Subodh Chandra Mullick Road, **P.O. Garia, Police Station – Patuli (previously Jadavpur), Kolkata – 700 084**, within the local limits of the **Ward No. 101** of the Kolkata Municipal Corporation, morefully mentioned in the **Schedule** hereunder written and hereinafter referred to as “the said property”.

AND WHEREAS for the purpose of construction of the proposed building into and over the aforesaid landed property we, the Principals hereto have entered into a Development/ Construction agreement with **SWADHA CONSTRUCTION**, a Partnership Firm, having its **PAN No.AFRFS3030E** and its Registered Office at **SOHAM APARTMENT, Chakpara , Post Office – Chakpara, Police Station - Liluah , PIN –711204, District – Howrah**, duly represented by its Eight(8) Partners namely :

(1) **SRI UDAYAN SAHA**, son of Sri Utpal Saha, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. MREPS2522L** and **Aadhaar No. 5001 3672 8141**, **Phone No. 7003429543/8337016018**, residing at ‘Heritage Apartment’, Block – B, 4th Floor, 26 Banerjee Para Street, Post Office – Uttarpara, Police Station – Uttarpara, PIN – 712258, District – Hooghly.

(2) **SRI KMALESH CHAKRABORTY**, son of Sri Binay Bhushan Chakraborty, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. BBLPC5306C** and **Aadhaar No. 5413 6889 3334**, **Phone No. 9123797414**, residing at 114/9,

Rabindra Sarani, , Post Office – Bhattanagar, Police Station – Liluah, PIN – 711203, District – Howrah.

(3) **SRI ALOKESH CHAKRABORTY**, son of Sri Amiya Bhushan Chakraborty, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. AUBPC6218M** and **Aadhaar No. 3305 4272 3795**, **Phone No. 6290124386**, residing at Rabindra Sarani, , Post Office – Bhattanagar, Police Station – Liluah, PIN – 711203, District – Howrah.

(4) **SRI SOMNATH MAZUMDER**, son of Late Swadesh Chandra Mazumder, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. AHNPM9305Q** and **Aadhaar No. 2817 6480 1865**, **Phone No. 9831090810**, residing at 'MILAN BHAVAN', 11/16C, MirparaRoad , Post Office – Bhattanagar, Police Station – Liluah, PIN – 711203, District – Howrah.

(5) **SRI NRITIK BAKSHI**, son of Late Phani Lal Bakshi, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. BFUPB2252M** and **Aadhaar No. 4376 8838 4974**, **Phone No. 9903853109**, residing at 142/2, Rabindra Sarani, Post Office – Bhattanagar, Police Station – Liluah, PIN – 711203, District – Howrah.

(6) **SRI BUDDHADEB MONDAL**, son of Sri Arabinda Mondal, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. BBIPM0034L** and **Aadhaar No. 2039 1498 7289**, **Phone No. 8420792865**, residing at ChakparaDagaBagan, Post Office – Chakpara, Police Station – Liluah, PIN – 711204, District – Howrah.

(7) **SRI ADRISH CHAUDHURI**, son of Sri Bijan Chaudhuri, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. BCEPC7701F** and **Aadhaar No. 2526 2125 3646**, **Phone No. 9330422854**, residing at ChakparaDagaBagan, Post Office – Chakpara, Police Station – Liluah, PIN – 711204, District – Howrah.

(8) **SRI SUJIT SIL**, son of Late Durgacharan Sil, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax Permanent Account No. **BQEPS9976C** and Aadhaar No. **9510 5746 3389**, Phone No. **9123042906**, residing at Chakpara, Post Office – Chakpara, Police Station – Liluah, PIN – 711204, District – Howrah, (therein referred to as “ the said Developer”) on 11th day of **AUGUST, 2025** duly registered in the office of the **District Sub Registrar-III, South 24-Parganas**, and recorded in its Book No. I, **Being/Deed No. 1603- 15473** for the year **2025** under the terms and conditions as contained therein and for the purpose of smooth running of the said development works it has become necessary and expedient to authorize and empower said Developer to do all acts, deeds, matters and things in our names and on our behalf relating to the above mentioned property (hereinafter referred to “the said property”) fully mentioned in the **Schedule** hereunder written.

NOW KNOW ALL MEN BY THESE PRESENTS THAT We, the Principal/ Executants herein do hereby nominate, constitute appoint and authorize **the said Developer i.e. SWADHA CONSTRUCTION**, a Partnership Firm, having its PAN No. **AFRFS3030E** and its Registered Office at **SOHAM APARTMENT, Chakpara** , Post Office – Chakpara, Police Station - Liluah , PIN –711204, District – Howrah, duly represented by its Eight(8) Partners namely :

(1) **SRI UDAYAN SAHA**, son of Sri Utpal Saha, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax Permanent Account No. **MREPS2522L** and Aadhaar No. **5001 3672 8141**, Phone No. **7003429543/8337016018**, residing at ‘Heritage Apartment’, Block – B, 4th Floor, 26 Banerjee Para Street, Post Office – Uttarpara, Police Station – Uttarpara, PIN – 712258, District – Hooghly.

(2) **SRI KAMALESH CHAKRABORTY**, son of Sri Binay Bhushan Chakraborty, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. BBLPC5306C** and **Aadhaar No. 5413 6889 3334**, **Phone No. 9123797414**, residing at 114/9, Rabindra Sarani, , Post Office – Bhattanagar, Police Station – Liluah, PIN – 711203, District – Howrah.

(3) **SRI ALOKESH CHAKRABORTY**, son of Sri Amiya Bhushan Chakraborty, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. AUBPC6218M** and **Aadhaar No. 3305 4272 3795**, **Phone No. 6290124386**, residing at Rabindra Sarani, , Post Office – Bhattanagar, Police Station – Liluah, PIN – 711203, District – Howrah.

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(6) **SRI BUDDHADEB MONDAL**, son of Sri Arabinda Mondal, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax **Permanent Account No. BBIPM0034L** and **Aadhaar No. 2039 1498 7289**, **Phone No. 8420792865**, residing at ChakparaDagaBagan, Post Office – Chakpara, Police Station – Liluah, PIN – 711204, District – Howrah.

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(8) **SRI SUJIT SIL**, son of Late Durgacharan Sil, by faith – Hindu, by nationality – Indian, by occupation – Business, having his Income Tax Permanent Account No. **BQEPS9976C** and Aadhaar No. **9510 5746 3389**, Phone No. **9123042906**, residing at Chakpara, Post Office – Chakpara, Police Station – Liluah, PIN – 711204, District – Howrah.

as our true and lawful **Attorney/Agent** in our names and on our behalf to do all or any of the acts, deeds, matters and things viz :-

1. To take necessary steps for Development of the said landed property by way of construction and completion of the new G+4 storied multi-storied building on the land comprised at the said property and for such purposes to take all necessary steps including the steps to be taken by the **DEVELOPER** for its removal (if any) from the existing building for which the **PRINCIPAL** herein shall not have any liability for the same.
2. To prepare and sign the plan, revised plan or any additional plans or maps at the costs of the **DEVELOPER** and to submit the said Plan (if required) and the revised and/ or any additional plans/ maps to be signed by our said Attorney on our behalf for construction of a building on the First Schedule below property as necessary and for such purpose to submit all papers, documents and applications to be signed by us as to be required.

3. To make necessary arrangement for obtaining the revised and/ or any additional building plans, documents and all other necessary papers and to pay all costs, charges and expenses for sanctioning of the said any revised and/ or any additional building plans from Kolkata Municipal Corporation.
4. To construct, build, erect and complete the building according to the sanctioned building plan or plans over the schedule below property and to complete the construction of the said building at the said premises according to the sanctioned plan or any revised plans that is to be sanctioned by the said Municipal Authority.
5. To appear and represent us before the said concerned Municipal Authority or it's officer or officers for submitting and obtaining plan and to pay the fees and architect fees at the cost of the **DEVELOPER**.
6. To sign letters, correspondence and to receive all papers, maps or plans from the Municipal Authority, Fire Brigade and any local and all Government/ Semi Government offices and to sign and submit on our behalf all necessary forms, applications, petitions and documents and grant proper effectual receipts and discharge thereof.
7. For the aforesaid purpose to sign and make and execute all applications to the appropriate Municipal Authority/Kolkata Municipal Corporation, K.M.D.A., K.I.T., or competent authorities for obtaining necessary licenses, permission for construction of building, sewerage, drainage, electric connection at the said premises or any part thereof and to apply for and obtain necessary permission, if required, for cement, steel and other building materials but in all cases the said Attorney shall bear and pay the necessary costs and charges to be required for the same.

8. All costs, charges, fees, levies, impositions, statutory payments, taxes and expenses of whatsoever nature to be required for erection, construction and completion of the new building and its material, fittings and fixtures in all respect, including temporary and permanent connections of water sewerage, electricity in accordance with law and other amenities for the building shall be paid and borne by the said attorney and the principals herein shall have no responsibilities and/or liabilities towards payment of any costs, charges and expenses relating to the construction of the new building.
9. To appoint any Architect, Engineer or other person for drawing the building plan or any revised plans and submission of the same to Kolkata Corporation Authority as to be necessary for construction of new building on the said First Schedule below property and to pay all the fees and/or any other expenses and charges for the same out of their own fund of the Developer.
10. To sell, gift, mortgage, lease and/or any kind of transfer and convey the flat or flats and other spaces of the said proposed multi-storied building of the **DEVELOPER'S** allocation and to enter into the Agreement for Sale and Deed of Sale with any intending purchaser/ purchasers of any part or portion of the said Multi-storied building of the **DEVELOPERS'** allocation in the said building as mentioned in the said **Development Agreement** as stated hereinabove.
11. To enter into Agreement for Sale and Deed of Sale and/or Deed of Transfer and/or Deed of Mortgage and/or Deed of Gift and to sign and execute Agreement for Sale and Deed of Sale/ Transfer of any kind with prospective buyer of the Flats and/or other spaces of the developer's allocation in the proposed new G+4 buildings to be constructed on the said property at the cost of the **DEVELOPER** and to receive, realize and collect the booking money either in part or in advance and also the balance consideration money from the prospective buyers and to give,

sign and grant effective receipts for the same for which the principals herein shall not have any claims and demands of whatsoever nature and the sale proceed will be deposited in account the account of the Developer.

12. To sell, transfer, convey, assign or any other proper instrument for any transfer including Gift, Sale Deed, Mortgage Deed, Lease Deed, Exchange Deed, Deed of Settlement and hand over the possession of the flats, covered spaces and/or spaces in the proposed building by signing and/or executing the deeds, conveyance and other assurance of property in favour of the purchasers of the flats, covered spaces and/or other spaces and to present such documents, conveyances thereof before the appropriate registering authorities and/or offices.
13. To present such deed of conveyance or conveyances for registration and to admit execution thereof before the Sub-Registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things, which our said Attorney shall consider necessary for conveying the same to the said purchaser or purchasers as fully and effectually in all respect as we could do the same, if personally present.
14. To apply for obtaining drainage, sewerage, electric, water and other connection and to pay the necessary fees and incidental expenses thereto at the cost of the said **DEVELOPER** and for that purpose to sign all papers and documents and/or representation as may be thought necessary by the said attorney before the proper authority or authorities.
15. To appoint Engineers, Architects and labourers, caretakers as the said Attorney shall think fit and proper and to make payment of their fees and charges as being expressly agreed.

16. To use, shift or readjust the existing electricity connection in the said premises in such manner, as the said Attorney may deem fit and proper.
17. To affix sign board or install any Hoarding on the said premises in the name of the Attorney.
18. To advertise in the newspapers for obtaining purchasers for selling the flat/ flats, commercial and car parking spaces in the proposed building.
19. To receive compensation becoming receivable in respect of any acquisition and/ or requisition of the said constructed building save and except any allocation or any part there of subject to the conditions stipulated in the Deed of Agreement for Development.
20. To file and defend suits, cases, appeals, applications and whatsoever nature for and on behalf of us or it be instituted may be thought necessary by the said attorney before the proper authority or authorities.
21. To file and defend suits, cases, appeals, applications and whatsoever nature for and on behalf of us or it be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute Writ Application in respect thereof.
22. To compromise and/ or withdraw suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications therefor.
23. To sign, declare and/ or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant or Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith after with the consent of the Principal.

24. To appear and act in all the Courts, Civil, Criminal, whether Revision or Appellate, Tribunal, Revenue Office, Settlement Office, Registration Office, P.W.D., K.M.D.A., K.I.T., Certificate Office or in any office or offices of either Central Government or State Government, District Magistrate, Kolkata Municipal Corporation, GST authority, Police Station, Notified Area or any other local authority.
25. To appoint any Advocate, Barrister, Revenue Agent or any other Legal Practitioner or person legally authorized to any act.
26. To file caveat and receive back any documents to deposit money by Challan or receipt and to withdraw money from any Suit, Cases or from any office or offices and to grant proper acknowledgment receipt.
27. To accept service of any summons, notice, Writ issued by any Court and office against him in respect of the First Schedule property.
28. To obtain, refund of Stamp Duty, Court Fees or repayment of Stamp Duty or Court Fees.
29. To execute any Order or any Decree and to take delivery of possession in respect of the First Schedule property in execution of any and to take payment of execution of Money Decree and to apply before the Learned Court for full satisfaction of Decree and acknowledge possession and payment by making endorsement on the required papers.
30. To apply to Court and offices for copies of documents and papers and to withdraw Deeds, Documents, Papers from any Court.
31. To apply for the inspection and/ or inspect judicial records and any record of any office or offices of either Central Government or State Government.
32. To negotiate with any tenant/occupier in the existing building or any person/ officer or any Authority relating to the affairs of the First Schedule property and to take decision.

33. To give consent of mutation of names to the proposed purchasers, i.e. flats, shops, garages or any other owners and to give consent in any manner which may require to the Purchasers on their behalf.
34. This Power of Attorney is revocable in nature at any point of time.
35. This Power of Attorney will not be cancelled if any of the Partners of the said **PARTNERSHIP FIRM** dies and/ or retires and/ or absent for any reason whatsoever, in that case the rest of the Partners will hold the same Power conferred by this document and will continue their work till the work of the said G+4 building get completed.

GENERALLY to do all necessary act or acts as their Attorney in respect of the matter aforesaid and all other matters in which they may be interested or concerned and on our behalf to execute and to do all acts, deeds or things as fully and effectually in all respect as ourselves to do if personally being present.

AND the **LAND OWNERS** herein do hereby agree that all acts, deeds and things lawfully done or to be done by our said Attorney shall be construed as acts, deeds and things done by them and also the **LAND OWNERS** undertakes to ratify and confirm all whatsoever that their said Attorney shall lawfully do or cause to be done for me by virtue of the Power hereby given in this Agreement.

Be it specifically stated that the schedule mentioned property is not situated within the Notified and Cantonment Area and no embargo and/or restriction has been imposed by the local authority/competent authority/govt. authority for transferring the land/no violation of the section 22(A) Indian Registration Act, 1908 if the restriction prevails, in that event principal will be held responsible for that.

SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE

(Description of the entire land with structure)

ALL THAT the piece and parcel of homestead land measuring about more or less 3 Cottahs 7 Chhitaks 0 Sq.ft. along with 2 storied residential pucca structure measuring about 800 square feet (each floor) , with cemented flooring, comprised under Dag No. 918/1381, Khatian No. 297, Mouza – Roypur Gram, J. L. No. 33, Touzi No. 56, lying and situate at municipal Premises No. 12, Raja Subodh Chandra Mullick Road, and mailing address 298, Raja Subodh Chandra Mullick Road, P.O. Garia, Police Station – Patuli (previously Jadavpur), Kolkata – 700 084, A.D.S.R. office at Alipore, District – 24 Parganas (South), within the local limits of the Kolkata Municipal Corporation, Ward No. 101, bearing Assessee No. 31-101-21-0012-0, together with all fittings, fixtures, installations and easement rights and benefits/facilities attached therein or thereto and the said Property is butted and bounded as follows:

ON THE NORTH BY : 16 wide common passage and house of Sri Akshay Sen

ON THE SOUTH BY : house of Sri Akshay Sen

ON THE EAST BY : land of Sri N. L. Sarkar

ON THE WEST BY : 80 feet wide Raja S. C. Mullick Road;

IN WITNESS WHEREOF We, the Principals/Executants have hereunto set and subscribed our respective hands at Kolkata on this 11th day of AUGUST, 2025.

SIGNED & SEALED
AT KOLKATA
in the presence of
WITNESSES :-

1) Kausik Chatterjee
84/4, M.G. Road,
Kolkata-700082
P.O. & P.S. - Harenderpur

2) Utpal Saha
- Uttarpara
Dist. - Hooghly

Surendra Das
(Sebanish Das)

Mili Sen

Poli Dutta.

PRINCIPALS/ EXECUTANTS

We do hereby accept this
Power of Attorney with thanks.

SWADHA CONSTRUCTION

- 1) Uday Saha
Partners Partners
- 2) Karaleeti Chakraborty
- 3) Anurag
- 4) Sanjay Kumar
- 5) Naitik Banerjee
- 6) অনুরাগ
- 7) Adrish Chaudhuri
- 8) সঞ্জয় সিল

Drafted by:-

Arun Kumar Ranji
ADVOCATE F-320/mo/1
Asipore Police Court
Kolkata-700027.

ATTORNEY

Major Information of the Deed

Deed No :	I-1603-15487/2025	Date of Registration	11/08/2025
Query No / Year	1603-8002296966/2025	Office where deed is registered	
Query Date	11/08/2025 11:19:29 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SOUMEN GHOSHAL Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8910427512, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,42,62,498/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 632/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160315473/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

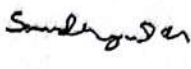
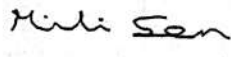
District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 12, , Ward No: 101 Pin Code : 700084

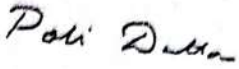
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 7 Chatak		1,30,62,498/-	Property is on Road , Project Name :
Grand Total :				5.6719Dec	0 /-	130,62,498 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	0/-	12,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1600 sq ft	0 /-	12,00,000 /-	

Principal Details :

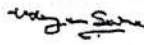
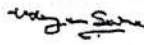
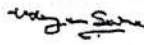
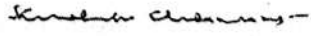
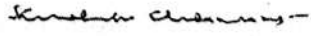
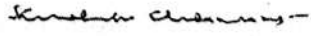
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Sandhya Das Wife of Late Hrishikesh Das Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office	Photo  11/08/2025	Finger Print  Captured LTI 11/08/2025	Signature  11/08/2025
298,Raja S.C Mullick Road, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: Ayxxxxxx9e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office				
2	Name Mr Debasish Das Son of Late Hrishikesh Das Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office	Photo  11/08/2025	Finger Print  Captured LTI 11/08/2025	Signature  11/08/2025
298,Raja S.C Mullick Road, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: Ahxxxxxx1p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office				
3	Name Smt Mili Sen Wife of Debashish Sen Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office	Photo  11/08/2025	Finger Print  Captured LTI 11/08/2025	Signature  11/08/2025
Mayur Apartment,3rd Floor,4,Dakshinpara Para Road, City:- Not Specified, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: Ddxxxxxx8g,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office				

Name	Photo	Finger Print	Signature
Smt Poli Dutta Wife of Subhas Chandra Dutta Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office	 11/08/2025	 Captured LTI 11/08/2025	 11/08/2025
117, Mukherjee Para, City:- Not Specified, P.O:- Ichapore, P.S:-Noapara, District:-North 24-Parganas, West Bengal, India, PIN:- 743144 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: AUxxxxxx0a,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office			

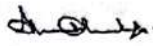
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SWADHA CONSTRUCTION Soham Apartment,Chakpara, City:- Not Specified, P.O:- Chakpara, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204 , PAN No.: Afxxxxxx0e,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

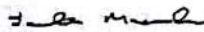
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Udayan Saha (Presentant) Son of Utpal Saha Date of Execution - 11/08/2025, , Admitted by: Self, Date of Admission: 11/08/2025, Place of Admission of Execution: Office </td> <td>  Aug 11 2025 11:34AM </td> <td>  Captured LTI 11/08/2025 </td> <td>  11/08/2025 </td> </tr> </tbody> </table> Heritage Apartment 4th Floor,26,Banerjee Para Street, City:- Not Specified, P.O:- Uttarpara, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712258, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Mrxxxxxx2I,Aadhaar No Not Provided Status : Representative, Representative of : SWADHA CONSTRUCTION (as Partner)	Name	Photo	Finger Print	Signature	Mr Udayan Saha (Presentant) Son of Utpal Saha Date of Execution - 11/08/2025, , Admitted by: Self, Date of Admission: 11/08/2025, Place of Admission of Execution: Office	 Aug 11 2025 11:34AM	 Captured LTI 11/08/2025	 11/08/2025
Name	Photo	Finger Print	Signature						
Mr Udayan Saha (Presentant) Son of Utpal Saha Date of Execution - 11/08/2025, , Admitted by: Self, Date of Admission: 11/08/2025, Place of Admission of Execution: Office	 Aug 11 2025 11:34AM	 Captured LTI 11/08/2025	 11/08/2025						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Kamalesh Chakraborty Son of Binay Bhushan Chakraborty Date of Execution - 11/08/2025, , Admitted by: Self, Date of Admission: 11/08/2025, Place of Admission of Execution: Office </td> <td>  Aug 11 2025 11:35AM </td> <td>  Captured LTI 11/08/2025 </td> <td>  11/08/2025 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Kamalesh Chakraborty Son of Binay Bhushan Chakraborty Date of Execution - 11/08/2025, , Admitted by: Self, Date of Admission: 11/08/2025, Place of Admission of Execution: Office	 Aug 11 2025 11:35AM	 Captured LTI 11/08/2025	 11/08/2025
Name	Photo	Finger Print	Signature						
Kamalesh Chakraborty Son of Binay Bhushan Chakraborty Date of Execution - 11/08/2025, , Admitted by: Self, Date of Admission: 11/08/2025, Place of Admission of Execution: Office	 Aug 11 2025 11:35AM	 Captured LTI 11/08/2025	 11/08/2025						

114/9, Rabindra Sarani, City:- Not Specified, P.O:- Bhattanagar, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Bbxxxxxx6c, Aadhaar No Not Provided Status : Representative, Representative of : SWADHA CONSTRUCTION (as Partner)

Name	Photo	Finger Print	Signature
Alokesh Chakraborty Son of Amiya Bhushan Chakraborty Date of Execution - 11/08/2025, , Admitted by: Self, Date of Admission: 11/08/2025, Place of Admission of Execution: Office		 Captured	
Aug 11 2025 11:35AM	LTI 11/08/2025	11/08/2025	

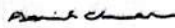
Rabindra Sarani, City:- Not Specified, P.O:- Bhattanagar, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Auxxxxxx8m, Aadhaar No Not Provided Status : Representative, Representative of : SWADHA CONSTRUCTION (as Partner)

Name	Photo	Finger Print	Signature
Somnath Mazumder Son of Late Swadesh Chandra Mazumder Date of Execution - 11/08/2025, , Admitted by: Self, Date of Admission: 11/08/2025, Place of Admission of Execution: Office		 Captured	
Aug 11 2025 11:36AM	LTI 11/08/2025	11/08/2025	

11/16C, Mir Para Road, City:- Not Specified, P.O:- Bhattanagar, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Ahxxxxxx5q, Aadhaar No Not Provided Status : Representative, Representative of : SWADHA CONSTRUCTION (as Partner)

Name	Photo	Finger Print	Signature
Nritik Bakshi Son of Late Phani Lal Bakshi Date of Execution - 11/08/2025, , Admitted by: Self, Date of Admission: 11/08/2025, Place of Admission of Execution: Office		 Captured	
Aug 11 2025 11:36AM	LTI 11/08/2025	11/08/2025	

142/2, Rabindra Sarani, City:- Not Specified, P.O:- Bhattanagar, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Bfxxxxxx2m, Aadhaar No Not Provided Status : Representative, Representative of : SWADHA CONSTRUCTION (as Partner)

Name	Photo	Finger Print	Signature
Buddhadeb Mondal Son of Arabinda Mondal Date of Execution - 11/08/2025, , Admitted by: Self, Date of Admission: 11/08/2025, Place of Admission of Execution: Office	 Aug 11 2025 11:37AM	 Captured LTI 11/08/2025	 11/08/2025
Chakpara Daga Bagan, City:- Not Specified, P.O:- Chakpara, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Bbxxxxxx4I,Aadhaar No Not Provided Status : Representative, Representative of : SWADHA CONSTRUCTION (as Partner)			
Adrish Chaudhuri Son of Bijan Chaudhuri Date of Execution - 11/08/2025, , Admitted by: Self, Date of Admission: 11/08/2025, Place of Admission of Execution: Office	 Aug 11 2025 11:37AM	 Captured LTI 11/08/2025	 11/08/2025
Chakpara Daga Bagan, City:- Not Specified, P.O:- Chakpara, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Bcxxxxxx1f,Aadhaar No Not Provided Status : Representative, Representative of : SWADHA CONSTRUCTION (as Partner)			
Sujit Sil Son of Late Durgacharan Sil Date of Execution - 11/08/2025, , Admitted by: Self, Date of Admission: 11/08/2025, Place of Admission of Execution: Office	 Aug 11 2025 11:38AM	 Captured LTI 11/08/2025	 11/08/2025
Chakpara, City:- Not Specified, P.O:- Chakpara, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Bqxxxxxx6c,Aadhaar No Not Provided Status : Representative, Representative of : SWADHA CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOUMEN GHOSAL Son of Mr DUKHAHARI GHOSAL DULALPUR, City:- , P.O:- JOKA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104	 11/08/2025	 Captured 11/08/2025	 11/08/2025
Identifier Of Smt Sandhya Das, Mr Debasish Das, Smt Mili Sen, Smt Poli Dutta, Mr Udayan Saha, Kamallesh Chakraborty, Alokesh Chakraborty, Somnath Mazumder, Nritik Bakshi, Buddhadeb Mondal, Adrish Chaudhuri, Sujit Sil			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Sandhya Das	SWADHA CONSTRUCTION-1.41797 Dec
2	Mr Debasish Das	SWADHA CONSTRUCTION-1.41797 Dec
3	Smt Mili Sen	SWADHA CONSTRUCTION-1.41797 Dec
4	Smt Poli Dutta	SWADHA CONSTRUCTION-1.41797 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Sandhya Das	SWADHA CONSTRUCTION-400.00000000 Sq Ft
2	Mr Debasish Das	SWADHA CONSTRUCTION-400.00000000 Sq Ft
3	Smt Mili Sen	SWADHA CONSTRUCTION-400.00000000 Sq Ft
4	Smt Poli Dutta	SWADHA CONSTRUCTION-400.00000000 Sq Ft

Endorsement For Deed Number : I - 160315487 / 2025

On 11-08-2025

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 11:21 hrs on 11-08-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Udayan Saha ,.

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 1,42,62,498/-

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

Execution is admitted on 11/08/2025 by 1. Smt Sandhya Das, Wife of Late Hrishikesh Das, 298,Raja S.C Mullick Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Mr Debasish Das, Son of Late Hrishikesh Das, 298,Raja S.C Mullick Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 3. Smt Mili Sen, Wife of Debashish Sen, Mayur Apartment,3rd Floor,4,Dakshinpara Para Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 4. Smt Poli Dutta, Wife of Subhas Chandra Dutta, 117, Mukherjee Para, P.O: Ichapore, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by Profession House wife

Indetified by Mr SOUMEN GHOSAL, , , Son of Mr DUKHAHARI GHOSAL, DULALPUR, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Others

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

Execution is admitted on 11-08-2025 by Nritik Bakshi, Partner, SWADHA CONSTRUCTION, Soham Apartment,Chakpara, City:- Not Specified, P.O:- Chakpara, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr SOUMEN GHOSAL, , , Son of Mr DUKHAHARI GHOSAL, DULALPUR, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Others

Execution is admitted on 11-08-2025 by Buddhadeb Mondal, Partner, SWADHA CONSTRUCTION, Soham Apartment,Chakpara, City:- Not Specified, P.O:- Chakpara, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr SOUMEN GHOSAL, , , Son of Mr DUKHAHARI GHOSAL, DULALPUR, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Others

Execution is admitted on 11-08-2025 by Adrish Chaudhuri, Partner, SWADHA CONSTRUCTION, Soham Apartment,Chakpara, City:- Not Specified, P.O:- Chakpara, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr SOUMEN GHOSAL, , , Son of Mr DUKHAHARI GHOSAL, DULALPUR, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Others

Execution is admitted on 11-08-2025 by Sujit Sil, Partner, SWADHA CONSTRUCTION, Soham Apartment,Chakpara, City:- Not Specified, P.O:- Chakpara, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr SOUMEN GHOSAL, , , Son of Mr DUKHAHARI GHOSAL, DULALPUR, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Others

Execution is admitted on 11-08-2025 by Mr Udayan Saha, Partner, SWADHA CONSTRUCTION, Soham Apartment,Chakpara, City:- Not Specified, P.O:- Chakpara, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr SOUMEN GHOSAL, , , Son of Mr DUKHAHARI GHOSAL, DULALPUR, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Others

Execution is admitted on 11-08-2025 by Kamalesh Chakraborty, Partner, SWADHA CONSTRUCTION, Soham Apartment,Chakpara, City:- Not Specified, P.O:- Chakpara, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr SOUMEN GHOSAL, , , Son of Mr DUKHAHARI GHOSAL, DULALPUR, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Others

Execution is admitted on 11-08-2025 by Alokesh Chakraborty, Partner, SWADHA CONSTRUCTION, Soham Apartment, Chakpara, City:- Not Specified, P.O:- Chakpara, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr SOUMEN GHOSAL, , , Son of Mr DUKHAHARI GHOSAL, DULALPUR, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Others

Execution is admitted on 11-08-2025 by Somnath Mazumder, Partner, SWADHA CONSTRUCTION, Soham Apartment, Chakpara, City:- Not Specified, P.O:- Chakpara, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Indetified by Mr SOUMEN GHOSAL, , , Son of Mr DUKHAHARI GHOSAL, DULALPUR, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 632.00/- (E = Rs 600.00/- , H = Rs 28.00/- , M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 632.00/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13186, Amount: Rs.100.00/-, Date of Purchase: 06/08/2025, Vendor name: S Das



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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2025, Page from 417990 to 418018
being No 160315487 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.08.21 16:57:01 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 21/08/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.