

3542/25

I-034/5/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 224101

25/02/25
2-8/567821/25

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

25 FEB 2025

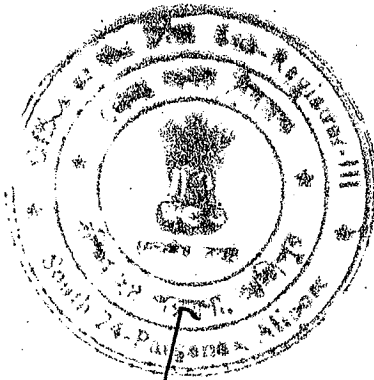
**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT**

KNOWN ALL MEN BY THESE PRESENTS THAT we, (1) SMT. SWASTIKA CHAKRABORTY, (PAN: AMHPC8635N), (AADHAAR No. 7389 5169 9978), wife of Sri Snehashish Mukherjee, daughter of Late Indradas Chakraborty, by religion : Hindu, by nationality : Indian, by occupation:

18 FEB 2025

11210
Date
Servik Das
Ruppes. 100

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-2



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

25 FEB 2025

Identified by me:

Souvik Das

Advocate

Alipore Judges Court

Kolkata - 700007

son of Late Sunil Kumar Das

Housewife, residing at Bhuswarga GHS, Flat No. 102, CE-17, Street No. 208, Newtown, Post Office & Police Station – Newtown, Kolkata – 700156, District : North 24-Parganas, **(2) SRI SANDIP BHATTACHARYA alias SANDIP BHATTACHARJEE**, (PAN: AYBPB5975C), (AADHAAR NO. 3631 5994 9672), son of Late Sudha Ranjan Bhattacharjee and Late Basanti Bhattacharjee, by religion: Hindu, by nationality :Indian, by occupation: Service, residing at Village : Rajchandrapur, Post Office : Ghoshpara, Police Station – Nischanda Bally, Pin – 211227, District- Howrah, **(3) SRI. ROHAN CHAKRABORTY**, (PAN: AKFPC5670D), (AADHAAR No. 3579 0298 5740), son of Late Ramdas Chakraborty, by religion: Hindu, by nationality :Indian, by occupation: Self-employed, residing at Village: Panpara (Kearinitola), Post Office : Midnapore, Police Station – Kotwali, District : Paschim Medinipur, Pin-721101, District: Paschim Midnapur, hereinafter called and referred to as the **PRINCIPALS**,
SEND GREETINGS.

WHEREAS we, **(1) SMT. SWASTIKA CHAKRABORTY**, (PAN: AMHPC8635N), (AADHAAR No. 7389 5169 9978), wife of Sri Snehashish Mukherjee, daughter of Late Indradas Chakraborty, by religion : Hindu, by nationality :Indian, by occupation: Housewife, residing at Bhuswarga GHS, Flat No. 102, CE-17, Street No. 208, Newtown, Post Office & Police Station – Newtown, Kolkata – 700156, District : North 24-Parganas, **(2) SRI SANDIP BHATTACHARYA alias SANDIP BHATTACHARJEE**, (PAN: AYBPB5975C), (AADHAAR No. 3631 5994 9672), son of Late Sudha Ranjan Bhattacharjee and Late Basanti Bhattacharjee, by religion: Hindu, by nationality :Indian, by occupation: Service, residing at Village : Rajchandrapur, Post Office : Ghoshpara, Police Station – Nischanda Bally, Pin – 211227, District- Howrah, **(3) SRI. ROHAN CHAKRABORTY**, (PAN: AKFPC5670D), (AADHAAR No.

3579 0298 5740), son of Late Ramdas Chakraborty, by religion: Hindu, by nationality :Indian, by occupation: Self-employed, residing at Village: Panpara (Kearinitola), Post Office : Midnapore, Police Station – Kotwali, District : Paschim Medinipur, Pin-721101, District: Paschim Midnapur hereinafter called the **OWNERS** now absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of municipal premises no. 56A, Sodepur Road, Police Station- Haridevpur, Kolkata -700082, measuring 7 Cotthas 2 Chittaks 18 Sq. Ft. of land a little more or less along with a 50 years old one storied pacca residential building standing thereon measuring 754 Sq. Ft. a little more or less (cement flooring) and asbestos shed residential construction measuring 229 Sq. Ft. (cement flooring) more or less at Mouza: Saiyadpur, Pargana : Khaspur, Touzi No. 8, J.L. No. 112, R.S. No. 28, R.S. Khatian No. 134/1 & L.R. Khatian No. 2442, 2449, 2447, R.S. & L. R. Dag No. 288, Police Station previously Behala thereafter Thakurpakur at present Haridevpur, Sub-Registry Office Alipore, District previously 24-Parganas at present South 24- Parganas, previously within Behala Municipality at present within Kolkata Municipal Corporation, Ward No. 122, Assessee No. 411221210418 **TOGETHER WITH** all common rights over the common passages **ALONGWITH** all easement and quasi easement rights attached thereto, entrance and exit, passages and paths, common installations and enjoying the same free from all encumbrances more particularly described in the Schedule written herein below and hereinafter called and referred to as the 'said premises'.

AND WHEREAS since we are busy with our day to day affairs and also due to lack of knowledge and experience, it is not possible for us to look after and supervise all my affairs to maintain and develop the said premises and / or to construct a multistoried building thereon as per the building plan sanctioned by Kolkata Municipal Corporation, in this situation, we have decided to develop my

aforesaid premises lying and situated at municipal premises no. 56A, Sodepur Road, Police Station- Haridevpur, Kolkata -700082, measuring 7 Cotthas 2 Chittaks 18 Sq. Ft. of land a little more or less along with a 50 years old one storied pacca residential building standing thereon measuring 754 Sq. Ft. a little more or less (cement flooring) and asbestos shed residential construction measuring 229 Sq. Ft. (cement flooring) more or less at Mouza: Saiyadpur, Pargana : Khaspur, Touzi No. 8, J.L. No. 112, R.S. No. 28, R.S. Khatian No. 134/1 & L.R. Khatian No. 2442, 2449, 2447, R.S. & L. R. Dag No. 288, Police Station previously Behala thereafter Thakurpakur at present Haridevpur, Sub-Registry Office Alipore, District previously 24-Parganas at present South 24- Parganas, previously within Behala Municipality at present within Kolkata Municipal Corporation, Ward No. 122, Assessee No. 411221210418 through a Developer, the particular of the same more particularly described in the Schedule written herein below.

AND WHEREAS we, the Principals have entered into a Development Agreement dated 25/02/2025, registered at the office of District Sub-Registrar-III, Alipore South 24-Parganas and recorded in Book No.-I, Volume No. 1603-2025, Being Deed No. I- 160303408. for the year 2025 with **PCB CONSTRUCTION**, (PAN: ABGFP0839B), a Partnership Firm having its office at 145(40), Panchanatala Road, Post Office: Paschim Putiary, Police Station- Haridevpur, Kolkata -700041, District: South 24-Parganas represented by its Partners, (1) **MR PANNALAL CHAKRABORTY**, (PAN: AEIPC4787N), (AADHAAR No. 6199 1873 0772), son of Late Makhan Lal Chakraborty, by faith Hindu, by occupation : Business, by nationality: Indian, residing at 115/1, Karunamoyee Ghat Road, Post Office & Police Station- Haridevpur, Kolkata - 700082, District: South 24-Parganas, (2) **MR CHANDAN KUMAR DAS**, (PAN:

AHOPD4275D), (AADHAAR No. 5282 5002 4827), son of Late Sukumar Das, by faith Hindu, by occupation : Business, by nationality: Indian, residing at 261, Sodpur 1st Lane, Haridevpur, Post Office & Police Station- Haridevpur, Kolkata - 700082, District: South 24-Parganas, (3) **MR BIPLAB ROY**, (PAN: AVSPR8580P), (AADHAAR No. 6066 8969 1879), son of Late Ganesh Chandra Roy, by faith Hindu, by occupation : Business, by nationality: Indian, residing at 28, Jiban Mohini Ghosh Park, Post Office & Police Station- Haridevpur, Kolkata - 700082, District: South 24-Parganas, hereinafter called and referred as **DEVELOPER** for developing the said premises with a right to construct a residential building as per building plan sanctioned by the Kolkata Municipal Corporation, at or upon the said municipal premises no. 56A, Sodepur Road, Police Station- Haridevpur, Kolkata -700082, measuring 7 Cotthas 2 Chittaks 18 Sq. Ft. of land a little more or less along with a 50 years old one storied pacca residential building standing thereon measuring 754 Sq. Ft. a little more or less (cement flooring) and asbestos shed residential construction measuring 229 Sq. Ft. (cement flooring) more or less at Mouza: Saiyadpur, Pargana : Khaspur, Touzi No. 8, J.L. No. 112, R.S. No. 28, R.S. Khatian No. 134/1 & L.R. Khatian No. 2442, 2449, 2447, R.S. & L.R. Dag No. 288, Police Station previously Behala thereafter Thakurpakur at present Haridevpur, Sub-Registry Office Alipore, District previously 24-Parganas at present South 24- Parganas, previously within Behala Municipality at present within Kolkata Municipal Corporation, Ward No. 122, Assessee No. 411221210418 the particular of the same more particularly described in the Schedule written herein below with such terms and conditions as clearly written therein.

AND WHEREAS in pursuance of the aforesaid Agreement entered into by and between ourselves named therein as owner of the One Part and **PCB CONSTRUCTION**, mentioned therein as Developer of the Other Part and in

pursuance of understanding between the parties thereto it is necessary and also expedient for our to appoint an agent to look after all our affairs during our absence.

NOW KNOW BY THESE PRESENTS, we, (1) SMT. SWASTIKA CHAKRABORTY, (2) SRI SANDIP BHATTACHARYA alias SANDIP BHATTACHARJEE, and (3) SRI. ROHAN CHAKRABORTY, do hereby and hereunder nominate, appoint, and constitute MR PANNALAL CHAKRABORTY, son of Late Makhan Lal Chakraborty, by faith Hindu, by occupation : Business, by nationality: Indian, residing at 115/1, Karunamoyee Ghat Road, Post Office & Police Station- Haridevpur, Kolkata -700082, District: South 24-Parganas, (2) MR CHANDAN KUMAR DAS, son of Late Sukumar Das, by faith Hindu, by occupation : Business, by nationality: Indian, residing at 261, Sodpur 1st Lane, Haridevpur, Post Office & Police Station- Haridevpur, Kolkata -700082, District: South 24-Parganas, (3) MR BIPLAB ROY, son of Late Ganesh Chandra Roy, by faith Hindu, by occupation : Business, by nationality: Indian, residing at 28, Jiban Mohini Ghosh Park, Post Office & Police Station- Haridevpur, Kolkata -700082, District: South 24-Parganas, all partners of PCB CONSTRUCTION, a Partnership Firm having its office at 145(40), Panchanatala Road, Post Office: Paschim Putiary, Police Station- Haridevpur, Kolkata -700041, District: South 24-Parganas hereinafter called and referred as DEVELOPER to be my true and lawful constituted ATTORNEY for us, in our name and on behalf of ourselves to do execute, exercise and perform all or any of the following acts, deeds and things, that is to say :-

1. To look after manage, control and supervise the management, protection preservation and all matters relating to the property particularly mentioned in the Schedule written hereinbelow.
2. To appoint, from time to time Architect(s), Engineer(s), Consultant/s and /or other personal and workmen for carrying out development of the said land and also for construction of Building thereon for residential use and to pay their fees, charges, salaries and /or wages etc. in terms of the Development Agreement.
3. To sign in the Building Plan or Plans, completion plan in respect of the Scheduled property mentioned herein below and also to sign any Declaration and also in Declaration for Boundary, Strip of land, Splayed Corner and other declarations as per Proforma of the Kolkata Municipal Corporation in respect of Scheduled premises, more fully and particularly described in the Schedule hereunder written in terms of the Development Agreement.
4. To carry on correspondence with, give undertaking for obtaining water, representation before all concerned authorities for obtaining water, sewerage, electricity, gas, telephone or any other service connection whether temporary or permanent and for obtaining NO OBJECTION permission/sanction and/or occupancy from any authority in connection with the development of the "said premises" including construction of Building thereon.
5. To sign in the Application Forms and to submit before C.E.S.C. Ltd. for Electric connection and installation of Electric meters in the "said premises" at the costs and expenses of the Developer and to take such other steps as would be required for this purposes.

6. To apply to the Controller of Cement and Steel or any other authorities for the purpose of procuring Cement, Steel and other construction materials at subsidized rates or by way of preferential supply for construction of Building in the "said premises" particularly mentioned in the Schedule written hereinbelow and for that purpose to give such undertakings or execute such documents as may be required.
7. To apply and approach all concerned authorities, such as Fire Brigade, Kolkata Improvement Trust, K.M.D.A, Kolkata Police, Land Acquisition Authorities, Urban Land Ceiling Authority or any other authority under different Acts in respect of the "said premises" particularly mentioned in the Schedule written hereinbelow and for that purpose to sign such application, papers, writings, undertaking etc. as may be required by our said Attorney.
8. To take possession of the whole or part of the "said premises" and to give hold the same and to appointment Security personal for protection of the property and for construction work of the Building in the "said premises" particularly mentioned in the Schedule written hereinbelow in accordance with Sanctioned Building Plan.
9. To make necessary representations including filling of Applications, Petitions and Complaints and appear before the concerned B.L.&L.R.O. Office or Assessors, Collectors or any other concerned authorities of the Kolkata Municipal Corporation in connection with the fixation and/or reduction of Municipal taxes on land or Building and also to file the details relating to the newly constructed Building in the "said premises" for the purpose of Mutation of the Purchaser's name and fixation of the rates and/or taxes thereon.

10. To pay all taxes, rates, charges dues, expenses and other outgoings of whatsoever nature payable for and on account of the "said premises" or any part thereof for the purpose of completing the development in the "said premises" in pursuance of the Development Agreement.
11. To carry the construction work in the "said premises" with proper Insurance Cover and/or keep the newly constructed building insured against damages, fire, tempest, riots, civil commotions, floods, earthquakes or otherwise.
12. To carry out and supervise the construction of proposed Building in the "said premises" through Contractors, Sub-Contractors and/or in such manner as may be determined in accordance with Building Plans and specification, to be sanctioned by the Kolkata Municipal Corporation or other concerned authorities and in accordance with all the application Rules and Regulations in that behalf for the time being.
13. To form and apply for and take such necessary steps as may be required for the Organization of Association of Owners to be formed for the Flat Owners in the Building constructed in the "said premises" for the purpose of management and maintenance of the Building constructed and all common utilities, facilities provided therein s per provisions of law.
14. To institute/defend any action(s), suit(s) and /or proceeding or proceedings whether Civil, Criminal or Revenue before any Court of Law having jurisdiction or any concerned Authorities /Bodied to any dispute in respect of the said property including development work in the "said premises" particularly mentioned in the Schedule written hereinbelow in pursuance of the Registered Development Agreement.

15. To appoint Advocate(s), Lawyer(s), Solicitor(s), Agent(s) and /or Legal Practitioner(s) and for that to execute and sign Vokatnama (s) relating to any dispute in respect of our said property and in connection with the development of the "said premises" in pursuance of the Registered Development Agreement.
16. To sign and verify Plaint/s, Petition/s, Memorandum of Appeal/s, Application/s, Written Statement/s, Affidavit/s, Warrant of Attorney/ies, Objection/s etc. and to file the same in the Court/s concerned or any concerned authorities /Bodies relating to any dispute in respect of our said property in connection with the development work of the proposed Building to be constructed as per Sanctioned Building Plan of the Schedule property in pursuance of the Registered Development Agreement.
17. To settle with the existing shop, godown, tenant, parking, garage or any third party claim for taking the responsibility for their shifting and to provide for the alternate arrangement for rehabilitation of the said Shop Owners, Godown Owners, Garage Owners tenant till re-possession in the ground floor into the new proposed building as per terms of Tripartite Agreement subsequently which is to be executed by and between Owners, Developers and said Shop Owners, Godown Owners, Garage Owners, Tenant without any liability /responsibility of the Land Owners whatsoever.
18. To compromise, compound, settle and withdraw case(s) to confess Judgment(s) to refer to Arbitration in respect of any dispute, to file and receive back document(s), to inspect Record(s), to deposit and withdraw money(s) and grant receipt thereof in respect of our said property and in

connection with the development of the "said premises" particularly mentioned in the Schedule in pursuance of the Registered Development Agreement.

19. To appoint any employee/s, agent, servants, darwans, pions, labours or other servants necessary for any of the aforesaid purpose, from time to time at such remuneration, commission or salary as the said Attorney may think fit and proper or to dismiss or discharge such person as afore said.
20. To approach Purchaser/s, invite Buyer/s for the purpose disposal /selling of Flats/Units, car-parking Spaces in the proposed Building to be constructed in the "said premises" and to negotiate for sold and/or alienate any Flat/Units and or other Sellable Areas of the DEVELOPER'S ALLOCATION only i.e. (save and except the OWNERS' ALLOCATION) and other spaces together with proportionate share of land and common area, facilities and amenities including the open spaces of the premises in terms of the Development Agreement on such terms and conditions and for any consideration as the said Attorney shall think fit and proper.
21. To our Attorney shall have the right to sell and/or transfer and full power to our aforesaid property or portion Flats/Units, car-parking Spaces and other Sellable Areas of Developer's Allocation only and receive consideration money from the intending Purchaser or Purchasers and also right to enter into any Agreement/s for sale in respect of Developer's Allocation only and receive consideration on or behalf from the prospective buyer/s and to sign and execute on our behalf all Agreement for Sale, Sale Deed or Conveyance, Re-Conveyance and/or other documents for transfer our said property on our behalf and to

appear and present for registration before Sub-Registrar, Registrar of Assurances, District Sub Registrar, Additional District Sub-Registrar having jurisdiction for the same and deliver physical and constructive possession of the said property and to do all acts or any acts or things which might be required for the purpose of registration of the Agreement for Sale, Deed of Conveyance/s and /or transfer of the said property to the intending Purchaser/s as our Attorney shall deem fit and proper.

22. That the Developer at own discretion dispose off the Developer's Allocation and other spaces of the proposed Multi Storied Building together with proportionate share of land and common facilities thereto in favour of any third party and the sale proceeds will be solely used by the Developer and in that case the Owners shall not poke their nose.
23. To sign and receive registered or registered with A/D letter and / or articles and / or documents of whatsoever manner or nature in respect of the said premises and/or property written in the Schedule mentioned herein below and grant proper and valid receipt or receipts thereof.
24. To sign and apply for and obtain necessary permissions and/ or approvals and /or sanction and/or license from statutory authorities including the Fire Brigade and Authorized Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act and The West Bengal (Regulations of Promotion of Construction & Transfer by Promoters) Rules 1995 as well as HIRA or RERA as well as appear and represent ourselves before the necessary authorities including Land Acquisition Department, District: South 24-Parganas, P.W.D., the Kolkata Metropolitan Development Authority and concerned Kolkata Police Stations, in connection with the sanction, modification and/or

alteration of plans, construction and development in respect of the said property.

25. For all or any of the purpose herein before stated, to appear and represent us before all authorities having jurisdiction and to sign, execute and submit all papers and documents relating to our said property.

That the said Attorney shall act lawfully while acting under this Development Power of Attorney and shall indemnify the Principals against all claims, losses, damages and/or disputes, if any, arise and/or incur due to any act of the Attorney. It is provided always that the Development Power of Attorney shall remain in force till completion of the proposed building in the "said land" in terms of Registered Development Power of Attorney and disposal of all Flats/Units, Shop Rooms/ car-parking Spaces and other sellable Areas of Developer's Allocation.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to our property/properties which we ourselves could have lawfully done under our own hand and seal, if personally present.

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done in or about the premises aforesaid. Notwithstanding no express power in that behalf is herein provided.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a bastu land measuring 7 Cotthas 2 Chittaks 18 Sq. Ft. of land a little more or less along with a 50 years old one storied pacca

residential building standing thereon measuring 754 Sq. Ft. a little more or less (cement flooring) and asbestos shed residential construction measuring 229 Sq. Ft. (cement flooring) more or less at Mouza: Saiyadpur, Pargana : Khaspur, Touzi No. 8, J.L. No. 112, R.S. No. 28, R.S. Khatian No. 134/1 & L.R. Khatian No. 2442, 2449, 2447, R.S. & L. R. Dag No. 288, Police Station previously Behala thereafter Thakurpakur at present Haridevpur, Sub-Registry Office Alipore, District previously 24-Parganas at present South 24- Parganas, municipal premises no. 56A, Sodepur Road, Police Station- Haridevpur, Kolkata -700082, previously within Behala Municipality at present within Kolkata Municipal Corporation, Ward No. 122, Assessee No. 411221210418 **TOGETHER WITH** all common rights over the common passages **ALONGWITH** all easement and quasi easement rights attached thereto, entrance and exit, passages and paths, common installations, boundary and butted and bounded as follows:-

On the North by : 6J, Sodepur Road,

On the South by : Land of Sandipan Chakraborty,

On the East by : 5250 MM wide common passage,

On the West by : 232, Sodepur Road and 10, Sodepur Road.

IN WITNESS WHEREOF we put our signature in these present on this the
 25th day of February Two Thousand Twenty Five (2025).

SIGNED, SEALED & DELIVERED at KOLKATA,
By the EXECUTANTS IN THE PRESENCE OF
WITNESSES:

- 1) Souvik Das
 Advocate
 Alipore Judges Court
 Kolkata - 700027
- 2) Snehasish Munger
 Newtown, Kolhuba
 Feb 15/25

Swastika C
 Ghettacharya
 Bhram Chakraborty
SIGNATURE OF PRINCIPALS

Accepted the power
 PCB CONSTRUCTION PCB CONSTRUCTION
 Partner PCB CONSTRUCTION Partner
 Chandra &
 Deepak Ray
SIGNATURE OF THE ATTORNEY

Drafted by me as per information
 supplied & instruction given by the
 parties & prepared in my office:

Souvik Das
SOUVIK DAS
 Advocate
 Alipore Judges' Court.
 Kolkata-700027.
 (Enrollment No. : WB/593/2001).

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

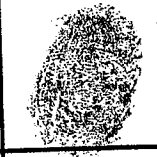
Name SWASTIKA CHAKRABORTY
 Signature Swastika.c

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left hand					
right hand					

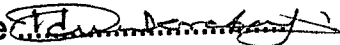
Name SANDIP BHATTACHARYA
 Signature S. Bhattacharya

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

Name ROHAN CHAKRABORTY
 Signature Rohan Chakraborty

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	right hand					

Name PANNALAL CHAKRABORTY

Signature 

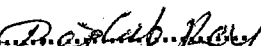
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	left hand					
	right hand					

Name CHANDAN KUMAR DAS

Signature 

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	left hand					
	right hand					

Name BIPLOB ROY

Signature 

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
LFB0835678



নির্বাচকের নাম : শৌভিক দাস

Elector's Name : Souvik Das

পিতার নাম : সুনীল দাস

Father's Name : Sunil Das

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ
Date of Birth : 06/06/1974

Souvik Das

LFB0835678

ঠিকানা:
212ডি মুর এভিনিউ রিজেন্ট পার্ক কলকাতা 700040

Address:
2/2D MOORE AVENUE REGENT PARK
Kolkata 700040

Date: 11/08/2007

150-টলিগঞ্জ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
150-Tollygunge Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিটে নাম
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

121/0068

Major Information of the Deed

Deed No :	I-1603-03415/2025	Date of Registration	25/02/2025
Query No / Year	1603-8000567821/2025	Office where deed is registered	
Query Date	25/02/2025 11:07:31 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SOUVIK DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9051446481, Status :Advocate		
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. 2/-	Rs. 42,21,858/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160303408/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

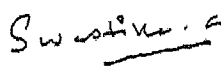
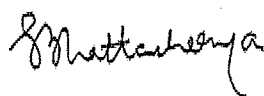
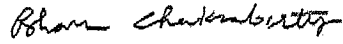
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sodepur Road, , Premises No: 56A, , Ward No: 122 Pin Code : 800082

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	7 Katha 2 Chatak 18 Sq Ft	1/-	34,84,608/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :				11.7975Dec	1 /-	34,84,608 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	983 Sq Ft.	1/-	7,37,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 983 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		983 sq ft	1 /-	7,37,250 /-	

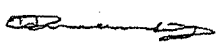
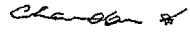
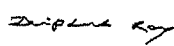
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs SWASTIKA CHAKRABORTY Wife of Mr SNEHASHISH MUKHERJEE Executed by: Self, Date of Execution: 25/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office	Photo  25/02/2025	Finger Print  Captured LTI 25/02/2025	Signature  25/02/2025
BHUSWARGA, GHS, CE-17, STREET NO. 208, NEWTOWN, Flat No: 102, City:- , P.O:- NEWTOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: AMxxxxxx5N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office				
2	Name Mr SANDIP BHATTACHARYA, (Alias: Mr SANDIP BHATTACHARJEE) Son of Late SUDHA RANJAN BHATTACHARJEE Executed by: Self, Date of Execution: 25/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office	Photo  25/02/2025	Finger Print  Captured LTI 25/02/2025	Signature  25/02/2025
Village:- RAJCHANDRAPUR, P.O:- GHOSHPARA, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 211227 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.: AYxxxxxx5C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office				
3	Name Mr ROHAN CHAKRABORTY Son of Late RAMDAS CHAKRABORTY Executed by: Self, Date of Execution: 25/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office	Photo  25/02/2025	Finger Print  Captured LTI 25/02/2025	Signature  25/02/2025
Village:- PANPARA(KEARINITOLA), P.O:- MIDNAPORE, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India , PAN No.: AKxxxxxx0D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office				

Attorney Details :

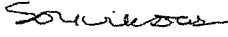
Sl No	Name,Address,Photo,Finger print and Signature
1	PCB CONSTRUCTION 145(40), Panchanantala Road, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 , PAN No.:: ABxxxxxx9B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PANNALAL CHAKRABORTY (Presentant) Son of Late MAKHANLAL CHAKRABORTY Date of Execution - 25/02/2025, , Admitted by: Self, Date of Admission: 25/02/2025, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
	Feb 25 2025 11:13AM	LTI 25/02/2025	25/02/2025	
115/1, Karunamayee Ghat Road, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7N,Aadhaar No Not Provided Status : Representative, Representative of : PCB CONSTRUCTION (as PARTNER)				
2	Name Mr CHANDAN KUMAR DAS Son of Late SUKUMAR SUKUMAR Date of Execution - 25/02/2025, , Admitted by: Self, Date of Admission: 25/02/2025, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
	Feb 25 2025 11:14AM	LTI 25/02/2025	25/02/2025	
261, Sodepur 1st Lane, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx5D,Aadhaar No Not Provided Status : Representative, Representative of : PCB CONSTRUCTION (as PARTNER)				
3	Name Mr BIPLAB ROY Son of Late GANESH CHANDRA ROY Date of Execution - 25/02/2025, , Admitted by: Self, Date of Admission: 25/02/2025, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
	Feb 25 2025 11:14AM	LTI 25/02/2025	25/02/2025	

28, JIBAN MOHONI GHOSH PARK, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No:- AVxxxxxx0P, Aadhaar No Not Provided Status : Representative, Representative of : PCB CONSTRUCTION (as PARTNER)

Identifier Details :

Details	Photo	Finger Print	Signature
Mr SOUMIK DAS Son of Late SUNIL KUMAR DAS ALPORE POLICE COURT, City:- , P.O:- ALPORE, P.S:-Alipore, District:-South 24 Parganas, West Bengal, India, PIN:- 700027		 Captured	
	25/02/2025	25/02/2025	25/02/2025
Identifier Of Mrs SWASTIKA CHAKRABORTY, Mr SANDIP BHATTACHARYA, Mr ROHAN CHAKRABORTY, Mr PANNALAL CHAKRABORTY, Mr CHANDAN KUMAR DAS, Mr BIPLAB ROY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SWASTIKA CHAKRABORTY	PCB CONSTRUCTION-3.9325 Dec
2	Mr SANDIP BHATTACHARYA	PCB CONSTRUCTION-3.9325 Dec
3	Mr ROHAN CHAKRABORTY	PCB CONSTRUCTION-3.9325 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs SWASTIKA CHAKRABORTY	PCB CONSTRUCTION-327.66666700 Sq Ft
2	Mr SANDIP BHATTACHARYA	PCB CONSTRUCTION-327.66666700 Sq Ft
3	Mr ROHAN CHAKRABORTY	PCB CONSTRUCTION-327.66666700 Sq Ft

Endorsement For Deed Number : I - 160303415 / 2025

On 25-02-2025

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 11:10 hrs on 25-02-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr PANNALAL CHAKRABORTY .

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 42,21,858/-

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

Execution is admitted on 25/02/2025 by 1. Mrs SWASTIKA CHAKRABORTY, Wife of Mr SNEHASHISH MUKHERJEE, BHUSWARGA, GHS, CE-17, STREET NO. 208, NEWTOWN, Flat No: 102, P.O: NEWTOWN, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession House wife, 2. Mr SANDIP BHATTACHARYA, Alias Mr SANDIP BHATTACHARJEE, Son of Late SUDHA RANJAN BHATTACHARJEE, P.O: GHOSH PARA, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 211227, by caste Hindu, by Profession Service, 3. Mr ROHAN CHAKRABORTY, Son of Late RAMDAS CHAKRABORTY, P.O: MIDNAPORE, Thana: Kotwali , , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Professionals

Indetified by Mr SOUVIK DAS, , , Son of Late SUNIL KUMAR DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-02-2025 by Mr PANNALAL CHAKRABORTY, PARTNER, PCB CONSTRUCTION, 145 (40), Panchanantala Road, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041

Indetified by Mr SOUVIK DAS, , , Son of Late SUNIL KUMAR DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 25-02-2025 by Mr CHANDAN KUMAR DAS, PARTNER, PCB CONSTRUCTION, 145(40), Panchanantala Road, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041

Indetified by Mr SOUVIK DAS, , , Son of Late SUNIL KUMAR DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 25-02-2025 by Mr BIPLAB ROY, PARTNER, PCB CONSTRUCTION, 145(40), Panchanantala Road, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041

Indetified by Mr SOUVIK DAS, , , Son of Late SUNIL KUMAR DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 11210, Amount: Rs.100.00/-, Date of Purchase: 18/02/2025, 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 86456 to 86481
being No 160303415 for the year 2025.**



Dhar

Digitally signed by Debasish Dhar
Date: 2025.02.25 16:57:46 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 25/02/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.