

1063/24 2A

I-01033/24



पश्चिम बंगाल WEST BENGAL

AH 545436

2/2
8-302673/24
Certify that the document is genuine
to registration. The Signature Sheet and
Endorsement Sheet Attached to the
document are the part of the document.

Additional Deputy Sub-Registrar
Chennai Date Dine 28-02-2024

02 FEB 2024

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

vivo T2 Pro

SHUBHAJEET ROY Aug 3, 2026, 15:04

753
29/8/2013

বকর- PRADIP BHATTACHARJEE
Advocate
High Court, Calcutta

কলকাতা হাইকোর্ট

সাক্ষিন

স্বাক্ষর

ডেতার

বারাসাত কোর্ট

উত্তর ২৪ পরগনা

টি. ভি. নং-

স্বাক্ষর ক্রয়ের তারিখ-

সেই স্বাক্ষরের মূল্য-

ক্রেতার অফিস-বারাসাত

ডেতার শ্রী ভগবৎ কুমার সাহা

10 JUL 2023

300000



Identified by

Pradip Bhattacharjee Adv.

Addl. District Sub-Registrar
Cassidore, Dum Dum

vivo T2 Pro

SHUBHAJEET ROY Aug 3, 2026, 15:04

02 FEB 2024

KNOW ALL MEN BY THESE PRESENTS SHALL COME that We, **1)SRI. APURBA SARKAR (PAN No. AJFPS5063D & Aadhar No 9822 9988 1959)** son of Late Joydeb Sarkar, by faith - Hindu, by Nationality - Indian, By occupation - Retired, residing at 312, Subhasnagar, Bagjola Link Road, Post Office -Rabindra Nagar, Police Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas, **2)SRI. DIPAK KUMAR SARKAR (POI Card No. P0627033)** son of Late Joydeb Sarkar, by faith - Hindu, by Nationality - American, By occupation -Service, permanent resident of 5, Wild Dunes Court, Skillman, NJ 08558, USA and presently residing at 312, Subhasnagar, Bagjola Link Road, Post Office -Rabindra Nagar, Police Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas **3)SRI. JAYANTA KUMAR SARKAR (PAN No. AARPS9647N & Aadhar No 4099 5906 9222)** son of Late Joydeb Sarkar, by faith - Hindu, by Nationality - Indian, By occupation -Retired, residing at 9, Rishi Bankim Chandra Road, Post Office & Police Station -Dum Dum, Kolkata- 700 028, District North 24 Parganas **4)SMT. RITA SARKAR (PAN No. HAEPS0586N & Aadhar No. 6194 1852 2733)** wife of Late Subrata Sarkar, by faith - Hindu, by Nationality - Indian, By occupation - Housewife, residing at 312, Subhasnagar, Bagjola Link Road, Post Office - Rabindra Nagar, Police Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas and **5)SRI. NILESH SARKAR (PAN No APLPS9815B & Aadhar No 3527 2333 6979)** son of Late Joydeb Sarkar, by faith - Hindu, by Nationality - Indian, By occupation - Business, residing at 312, Subhasnagar, Bagjola Link Road, Post Office -Rabindra Nagar, Police Station -Dum Dum, Kolkata- 700 065, District North 24 Parganas are the joint owners and possessors of **ALL THAT** piece and parcel of land admeasuring an area of 2(Two)Cottahs 8(Eight)Chittacks more or less alongwith 100(One Hundred) Sq.ft. R.T shed structure with Cement Flooring out of total land admeasuring an area of 3(Three)Cottahs 10(Ten) Sq.ft. more or less alongwith 120(One Hundred and Twenty) Sq.ft. R.T shed structure with Cement Flooring lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No.4090, 4091, 4092, 4093 and 4095 being Municipal Holding No. 425 Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, in the District of North 24 Parganas under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas more particularly mentioned and described in the First Schedule hereunder written.

WHEREAS with a view to develop the said land by constructing of a G+ 4 storied building We have made a Development Agreement dated 2nd day of February **2024** with **S & S DEVCON (PAN No. AFDFS9321N)** a Partnership firm, having its office at 72, P. K Guha Road, Post Office & Police Station - Dum Dum, Kolkata - 700 028, District North 24 Parganas, represented by it's partners namely **(1) SMT. SOMA BHOWMICK (PAN No. AUSPB7413N & Aadhar No. 5744 9048 7409)** daughter of Sri. Khokan Banik, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 72, P. K Guha Road, Post Office & Police Station - Dum Dum, Kolkata - 700 028, District North 24 Parganas and **(2) SRI. SADHAN** **DEBROY (PAN No. AYPA9770B & Aadhar No. 6581 8237 5339)** son of Late



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Adl. District Sub-Registrar
Dumdum, Dumdum

Niranjan Adhikary, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 179/B, R.N Guha Road, Post Office & Police Station - Dum Dum, Kolkata - 700 028, District North 24- Parganas duly registered before the **Additional District Sub-Registration office at Cossipore Dum Dum** in the District of North 24- Paraganas and the same recorded in Book No. 1, Being No. 01023 for the year 2024 under some terms and conditions mentioned thereon and now **We** hereby appointed said **S & S DEVCON**, as **our** true and lawful Constituted Attorney in **our** names on **our** behalf to do execute and perform all acts, deeds and things as follows:-

- 1.To lookafter and maintain the Schedule mentioned property and to enter in possession or to hold, defend of the said land and to manage, and to administer the said land or every part thereof.
- 2.To construct the proposed G+ 4 storied building upon the said property mentioned in the Schedule herein below in accordance with the sanctioned plan in **our** names and to sign on **our** behalf in the proposed Site Plan, Building Plan, Revised Plan and / or any modifications of plan or plans and to renew the Plan if required and to file and obtain the same and other documents, applications, amalgamation deed, statements, declarations, occupancy certificate, undertakings, valuations, writings, permissions, verifications, objection if any and to take all other necessary steps relating to land from the competent **South Dum Dum Municipality** all are in respect of construction and to complete of the proposed building.
- 3.To negotiate on terms for and to agree and to enter into and conclude any Agreement for Sale and sell Developers Allocation of the proposed building consisting of different flats, garages or car parking spaces and the part thereof mentioned in the Schedule hereunder written except **our** Allocation more particularly mentioned and described in the Second Schedule hereunder written to any Purchaser/ Purchasers at such price which agreed upon and/ or cancel or cancel or repudiate the same in the manner **our** deems fit and proper.
- 4.To appear and represent before the appropriate authorities including **South Dum Dum Municipality**, Fire Brigade, West Bengal Police and all other competent Authority or Authorities of Government of West Bengal relating to proposed constructional work.
- 5.To take delivery of Title Deeds and other documents relating to land and submits photocopy of the same concerning the premises and also other papers may be required by the concerned authority and to appoint Engineer, Architect and other agent, sub contractor for the aforesaid purpose as the said Attorney shall think fit and proper.
- 6.To receive the excess amount of fees, if any paid for the purpose of sanction, modification and / or alteration of the Development Plan to any authority or authorities.



Addl. District Sub-Registrar
Coxsabore, Dum Dum

7.To develop the said Premises making construction of building thereon as per Plan which to be approved and sanctioned by the South Dum Dum Municipality, and for that purpose to demolish and / or remove the existing house building and / or structure if any whatsoever in nature on the premises.

8. To apply for obtaining electricity (transformer and meter), water supply, sewerage, drainage and / or other connection of any other utility to the said premises and or to make alternative arrangement thereon and for that purpose to sign, execute, submit and / or deposit money before the appropriate authorities of all papers, applications, documents and other acts, matters or things as may be deem fit and proper by the said Attorneys.

9.To use, shift or re adjust the existing electricity connection in the said premises in such manner, as the said Attorney as may be deem fit and proper.

10.To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rent and / or license fees from the occupants thereof (if any) and including the price for the salvaged building materials doors, windows, grills and other fittings of the existing building or structure to be demolished as mentioned in the Deed of Agreement for Development of the said Premises. To appear and represent us before all authorities including those under the South Dum Dum Municipality for fixation and /or finalization of annual valuation of the said premises and for that purpose to sign, execute and submits necessary papers and documents and or to do all other acts, deeds and things as the said Attorney as may be deem fit and proper.

11. To obtained standards ISI building materials from the person / persons for the construction of the proposed building as the said Attorneys things fit and proper.

12. To pay all rents, taxes, charges, expenses and other outgoings whatsoever payable and / or account of the said Premises or any part thereof from the date of2nd.....th day of ...February... 2024.

13.To apply for and obtained the Completion Certificate from the South Dum Dum Municipality.

14.To pay any surcharge or penalty to the competent authority if so charged it that is the South Dum Dum Municipality or any other competent authority.

15.To entered into an Agreement for Sale with the intending Purchaser/ Purchasers and to receive the earnest money or the full amount of the consideration from the intending Purchaser/ Purchasers and to sign, execute all agreement, deeds or Conveyance or conveyances on the part of Developers Allocation more particularly mentioned and described in the Third Schedule hereon written except Owners Allocation.



Asst. District Sub-Registrar
Bangalore, Dum Dum

16. To allow the intending Purchaser or Purchasers to inspect the photocopies of all documents relating to the said property.

17. To enter into an Agreement for Sale with the intending Purchaser/ Purchasers except the portion of Owner's Allocation in the said building to be constructed upon the said premises and to receive all consideration money or earnest money or deposits in respect of any portions of the proposed building save and except Principles Allocation as stated in the said Development Agreement and also to receive realize and obtain payment of all or any money which may hereafter become payable to us said Attorney and to sign, give and grant sufficient and effectual receipts and discharge for the same as **our** said Attorney shall think fit and proper.

18. To institute, commence, prosecute, carry on or resist of all suits and other actions concerning the said property or any part thereof or concerning anything in which the Principals herein may be parties in any court in Civil, Criminal, Revenue or Revisional or Revenue jurisdiction of the High Court, under Article 226 of the Constitution of India, etc before Income Tax Authorities and to sign and verify all complaints, written statements, accounts, inventories to accept service of all summons, Notice and Other Judicial process to execute any Judgment, Decree or Order and to appoint and engage any Solicitor, Advocate and to sign and execute any Vakalatnama or any kind of Affidavit.

19. To sale, transfer of the said premises or any part thereof and for that purpose to sign and execute all deeds or instruments to obtained loan and financial accommodation from any Bank, Financial Institution, Person or Persons as the case may be on such terms and conditions as the said Attorney shall think, fit and proper for the Developers Allocations save and except the Owner's Allocation.

20. To settle, adjust, compound, compromise or submit to arbitration in any matter relating to all actions, suits, accounts, claims, and disputes relating to the said land or property between ourselves and other person or persons compounds or compromise the same.

21. To appear and or to represent before the Registrar / Sub- Registrar, Registrar of Assurances and or any other offices at any jurisdiction all times which may be necessary before them for registration of the sale deed, assignment, lease, mortgage of the respective flats, shops, garages and others to be constructed on the land mentioned in the Schedule hereunder and to do all acts which our said Attorney shall consider necessary for conveying the Developers Allocation or relating to it to the respective purchaser/ purchasers as fully and effectually in all respects as We could do the same myself as per Development Agreement dated 20th day of February 2024.

22. To appoint Architect, Civil Engineer, Structural Engineer labour, labour contractor, (Raimistri), Carpenter, Electric Contractor, Plumbing and Sanitary Contractor or other person or persons as may be required for construction of the proposed building.



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Adl. District Sub-Registrar
Coimbatore, Dum Dum

23.To sign all plaints, petition, application, forms, affidavit etc. and to file the same in any Court of Law or any other offices, if required and to appear in any suit, proceedings, motion, L.A. Office, I. T. Office etc. on our behalf and to file the statement or objection, affidavit-in-opposition etc. if required, in connection with the land mentioned in the Schedule herein below.

24.To ask for demand, recover, receive and collect all money due and payable in connection with the Developer Allocation, save and except Owner's Allocation of the proposed building from the intending purchaser / purchasers or any other person or persons in connection with the said building or construction and to settle, compromise or compound any debt or claim whatsoever.

25.To call the tender, quotation etc. from the supplier for supply cement, iron rod, sand, wood, iron grill etc. and to appoint them as **our** Constituted Attorney shall think fit and proper.

26.To sale, transfer, convey and to deliver the possession of flat / flats, shop, garages & office etc. with undivided proportionate share of land along with other amenities relating thereto either in complete or incomplete, finished or semi-finished condition which **our** Constituted Attorney shall think best, fit only for the Developer's Allocation.

27. To advertise in the News Papers for procuring Flat/Shops/Car parking Spaces except owners allocation and to affix Sign Board or Hoarding in the name of the Company of the said Attorney.

28.To receive compensation payable in respect of any acquisition and / or requisition of the said premises or any part thereof for the Developer's Allocation.

29.To file and submit all declarations, Statements, Applications and or to return to the competent authority or any other concerned authorities in connection with the matters wherein contained and to do all such acts, things, deeds which are necessary for the aforesaid purpose and which **our** Constituted Attorney shall think best fit and proper.

AND the Principal herein do hereby agree to ratify and confirm whatsoever all acts, deeds and things lawfully and bonafide done by **our** said Attorney which shall be constructed as **our** acts, deeds and things done by **our** to all intents and purpose and if the Principal herein personally present even not withstanding the facts that no special power in that behalf is contained in these presents.



Addl. District Sub-Registrar
Commissioner, Dum Dum

02 FEB 2024

- THE FIRST SCHEDULE ABOVE REFERRED TO -

ALL THAT piece and parcel of land admeasuring an area 2(Two)Cottahs 8(Eight)Chittacks more or less alongwith 100(One Hundred) Sq.ft. R.T shed structure with Cement Flooring out of total land admeasuring an area of 3(Three)Cottahs 10(Ten) Sq.ft. more or less alongwith 120(One Hundred and Twenty) Sq.ft. R.T shed structure with Cement Flooring lying and situated at Mouza - Digla, in J. L. No 18, in Re Su No. 161, in Touzi No. 172, in C.S/R.S/L.R Dag No. 639/1118, in C.S Jamidari Khatian No. 22, in R.S Khatian No. 25, in R.S Modified/L.R Khatian No.4090, 4091, 4092, 4093 and 4095 being Municipal Holding No. 425 Subhas Nagar Bye Lane, under Post Office- Rabindra Nagar, Police Station-Dum Dum, Kolkata - 700 065, under the local limits of South Dum Dum Municipality under Ward No. 6, in the District of North 24 Parganas under Additional District Sub - Registration office at Cossipore Dum Dum, in the District of North 24 Parganas which is butted and follows:-

ON THE NORTH : Plot of Own.
ON THE SOUTH : Plot of Suren Sarkar.
ON THE EAST : Plot of Indian Railway.
ON THE WEST : Plot of Rabin Roy and thereafter 18 feet wide Municipal Road.

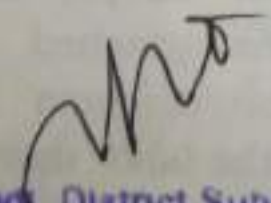
THE SECOND SCHEDULE ABOVE REFFERRED TO -
(OWNERS ALLOCATION)

The Land Owners will be entitled to get 37%(Thirty Seven) Percent constructed area of the proposed G+4 storied building and the said area adjusted on the Second Floor and balance area adjusted on First Floor.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The Developer's Allocation shall mean ALL THAT remaining balance constructed area of the proposed G+ 4 storied building containing residential flats, commercial shops, office spaces, garages and other spaces having undivided un-demarcated impartible proportionate share and or interest in the land said residential flats, commercial shops, office spaces, open / covered car parking space and other spaces attached thereto and available with constructed area in the building and / or common facilities of the G+ 4 storied building situated and standing on the land more fully stated in the First schedule with absolute liberty to deal with and / or transfer to the said allocation / area/portion according to the Developer's sole discretion for all times to come thereafter.




Add. District Sub-Registrar
Cossigore, Dum Dum

02 FEB 2024

IN WITNESS WHEREOF the Principals herein hereunto set and subscribed their respective hands and on 2nd day of February, 2024.

SIGNED, SEALED & DELIVERED

at Kolkata In the presence of following **WITNESSES** :-

1. Sanjay Sarkar
20/3 Dur Dur Road
Kolkata-30.

Aparna Sarkar

Deepa Sarkar

T. Sarkar

Priya Sarkar

Pratik Sarkar

.....
SIGNATURE OF THE EXECUTANTS

2. P. Bhattacharjee Adv.

S & S DEVCON
Soma Bhattacharjee
Partner

S & S DEVCON
Sudhanu Bhattacharjee
Partner

.....
SIGNATURE OF THE ATTORNEY

Drafted by : ..

P. Bhattacharjee 18/6/2020
Mr. Pradip Bhattacharjee

Advocate

vivo T2 Pro 5G L.L.M

Advocate

SHUBHAJEET ROY Aug 3, 2024, 15:06

High Court, Calcutta, Room No. 12.

11



S & S DEVCON

Partner

S & S DEVCON

Partner

[Handwritten signature]

Sub-Registrar, District Sub-Registrar
Coimbatore, Dum Dum

02 FEB 2024

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Exhibitor / Presentants	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						

Aparna Sarkar

Dipak Saha

Dipak Saha



Addl. District Sub-Registrar
Cossigore, Dum Dum

vivo T2 Pro

SHUBHAJEET ROY Aug 3, 2026, 15:06

02 FEB 2024

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



Rita Sarkar



Rishi Sarkar



Sarma Bhawmick



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Asst. District Sub-Registrar
Cossigore, Dum Dum

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No Signature of the
Executants / Presentants



Sachin Adhikary

MIDDLE

(Left Hand)

Fore

Thumb



Thumb

Fore

Middle

Ring

Little

(Right Hand)



Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)

Little

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Thumb

(Left Hand)

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Fore

Middle

Ring

Little

(Right Hand)



addl. District Sub-Registrar
Cossimbore, Dum Dum

02 FEB 2024

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SHUBHAJEET ROY Aug 3, 2026, 15:07

Major Information of the Deed

Deed No :	I-1506-01033/2024	Date of Registration	02/02/2024
Query No / Year	1506-8000302673/2024	Office where deed is registered	
Query Date	02/02/2024 3:36:24 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Pradip Bhattacharjee Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9804360504, 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. 32,16,375/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150601023/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Subhas Nagar Bye Lane, Mouza: Digla, , Ward No: 006, Holding No:425 Pin Code : 700065

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-639/1118	LR-25	Bastu	Bastu	2 Katha 8 Chatak	1/-	31,89,375/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					4.125Dec	1 /-	31,89,375 /-	

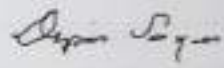
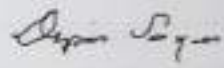
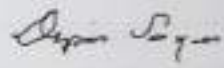
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

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SHUBHAJEET ROY Aug 3, 2026, 15:07

Principal Details :

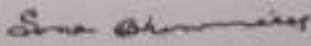
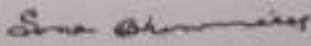
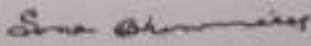
Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Apurba Sarkar Son of Late Joydeb Sarkar Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office </td> <td>  02/02/2024 </td> <td>  LTI 02/02/2024 </td> <td>  02/02/2024 </td> </tr> </tbody> </table> 312 Subhasnagar Bagjola Link Road, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ajxxxxxx3d, Aadhaar No: 98xxxxxxxx1959, Status :Individual, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Apurba Sarkar Son of Late Joydeb Sarkar Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office	 02/02/2024	 LTI 02/02/2024	 02/02/2024
Name	Photo	Finger Print	Signature						
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Dipak Kumar Sarkar Son of Late Joydeb Sarkar Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office </td> <td>  02/02/2024 </td> <td>  LTI 02/02/2024 </td> <td>  02/02/2024 </td> </tr> </tbody> </table> 312 Subhasnagar Bagjola Link Road, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, NRI/OCI/PIO, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Dipak Kumar Sarkar Son of Late Joydeb Sarkar Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office	 02/02/2024	 LTI 02/02/2024	 02/02/2024
Name	Photo	Finger Print	Signature						
Dipak Kumar Sarkar Son of Late Joydeb Sarkar Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office	 02/02/2024	 LTI 02/02/2024	 02/02/2024						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Jayanta Kumar Sarkar Son of Late Joydeb Sarkar Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office </td> <td>  02/02/2024 </td> <td>  LTI 02/02/2024 </td> <td>  02/02/2024 </td> </tr> </tbody> </table> 9, R.B.C Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: axxxxxxx7n, Aadhaar No: 40xxxxxxxx9222, Status :Individual, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Jayanta Kumar Sarkar Son of Late Joydeb Sarkar Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office	 02/02/2024	 LTI 02/02/2024	 02/02/2024
Name	Photo	Finger Print	Signature						
Jayanta Kumar Sarkar Son of Late Joydeb Sarkar Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office	 02/02/2024	 LTI 02/02/2024	 02/02/2024						

4	Name Rita Sarkar Wife of Late Subrata Sarkar Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office	Photo  02/02/2024	Finger Print  Captured LTI 02/02/2024	Signature  02/02/2024
312 Subhasnagar Bagjola Link Road, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: haxxxxxx6n, Aadhaar No: 61xxxxxxxx2733, Status :Individual, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office				
5	Name Nilesh Sarkar Son of Late Joydeb Sarkar Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office	Photo  02/02/2024	Finger Print  Captured LTI 02/02/2024	Signature  02/02/2024
312 Subhasnagar Bagjola Link Road, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: apxxxxxx5b, Aadhaar No: 35xxxxxxxx6979, Status :Individual, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S & S DEVCON 72 P K Guha Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: AFxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> <tr> <td> Soma Bhowmick Daughter of Khokan Banik Date of Execution - 02/02/2024 , , Admitted by: Self, Date of Admission: 02/02/2024 ,Place of Admission of Execution: Office </td> <td>  02/02/2024 </td> <td>  Captured LTI 02/02/2024 </td> <td>  02/02/2024 </td> </tr> </table>	Name	Photo	Finger Print	Signature	Soma Bhowmick Daughter of Khokan Banik Date of Execution - 02/02/2024 , , Admitted by: Self, Date of Admission: 02/02/2024 ,Place of Admission of Execution: Office	 02/02/2024	 Captured LTI 02/02/2024	 02/02/2024
Name	Photo	Finger Print	Signature						
Soma Bhowmick Daughter of Khokan Banik Date of Execution - 02/02/2024 , , Admitted by: Self, Date of Admission: 02/02/2024 ,Place of Admission of Execution: Office	 02/02/2024	 Captured LTI 02/02/2024	 02/02/2024						

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SHUBHAJEET ROY Aug 3, 2026, 15:07

72 P K Guha Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.: auxxxxx3n, Aadhaar No: 57xxxxxxxx7409 Status : Representative, Representative of : S & S DEVCON (as Partner)

2

Name	Photo	Finger Print	Signature
Sadhan Adhikary (Presentant) Son of Late Nirnanjan Adhikary Date of Execution - 02/02/2024, , Admitted by: Self, Date of Admission: 02/02/2024, Place of Admission of Execution: Office		 Captured	
	Feb 2 2024 4:02PM	LTI 02/02/2024	02/02/2024
179/B R N Guha Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.: aixxxxx0b, Aadhaar No: 65xxxxxxxx5339 Status : Representative, Representative of : S & S DEVCON (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Pradip Bhattacharjee Son of Late A N Bhattacharjee 47 R G Colony, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India. PIN:- 700074		 Captured	
	02/02/2024	02/02/2024	02/02/2024
Identifier Of Apurba Sarkar, Dipak Kumar Sarkar, Jayanta Kumar Sarkar, Rita Sarkar, Nilesh Sarkar, Soma Bhowmick, Sadhan Adhikary			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Apurba Sarkar	S & S DEVCON-0.825 Dec
2	Dipak Kumar Sarkar	S & S DEVCON-0.825 Dec
3	Jayanta Kumar Sarkar	S & S DEVCON-0.825 Dec
4	Rita Sarkar	S & S DEVCON-0.825 Dec
5	Nilesh Sarkar	S & S DEVCON-0.825 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Apurba Sarkar	S & S DEVCON-20.00000000 Sq Ft
2	Dipak Kumar Sarkar	S & S DEVCON-20.00000000 Sq Ft
3	Jayanta Kumar Sarkar	S & S DEVCON-20.00000000 Sq Ft
4	Rita Sarkar	S & S DEVCON-20.00000000 Sq Ft
5	Nilesh Sarkar	S & S DEVCON-20.00000000 Sq Ft

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SHUBHAM SINGH Aug 3, 2026, 15:07

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Subhas Nagar Bye Lane, Mouza: Digla, ,
Ward No: 006, Holding No:425 Pin Code : 700065

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as-selected by Applicant
L1	LR Plot No:- 639/1118, LR Khatian No:- 25		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150601033 / 2024

On 02-02-2024

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 15:44 hrs on 02-02-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Sadhan Adhikary .,

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 32,16,375/-

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

Execution is admitted on 02/02/2024 by 1. Apurba Sarkar, Son of Late Joydeb Sarkar, 312 Subhasnagar Bagjola Link Road, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Retired Person, 2. Dipak Kumar Sarkar, Son of Late Joydeb Sarkar, 312 Subhasnagar Bagjola Link Road, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Service, 3. Jayanta Kumar Sarkar, Son of Late Joydeb Sarkar, 9, R.B.C Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Retired Person, 4. Rita Sarkar, Wife of Late Subrata Sarkar, 312 Subhasnagar Bagjola Link Road, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession House wife, 5. Nilesch Sarkar, Son of Late Joydeb Sarkar, 312 Subhasnagar Bagjola Link Road, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Business

Indetified by Pradip Bhattacharjee, , Son of Late A N Bhattacharjee, 47 R G Colony, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

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

Execution is admitted on 02-02-2024 by Soma Bhowmick, Partner, S & S DEVCON, 72 P K Guha Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Pradip Bhattacharjee, , Son of Late A N Bhattacharjee, 47 R G Colony, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Execution is admitted on 02-02-2024 by Sadhan Adhikary, Partner, S & S DEVCON, 72 P K Guha Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Pradip Bhattacharjee, , Son of Late A N Bhattacharjee, 47 R G Colony, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

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 7553, Amount: Rs.100.00/-, Date of Purchase: 29/08/2023, Vendor name: Tapas Kumar Saha

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

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SHUBHAJEET ROY Aug 3, 2026, 15:08

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2024, Page from 37988 to 38006

being No 150601033 for the year 2024.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2024.02.05 13:47:28 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 05/02/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

West Bengal.

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SHUBHAJEET ROY Aug 3, 2026, 15:08

05/02/2024 Query No:-15068000302673 / 2024 Deed No 1-01033/2024