

1062/24 1A

1-01032/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 545440

Certified that the document is genuine
to registration. The Signature Sheet and
enclosures should be attached to the
document in the following manner.

Additional Charge Sub-Registrar
Muzaffarpur, Bihar, 24-Pin, (Muzaffarpur)

02 FEB 2024

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

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SHUBHAJEET ROY Aug 3, 2026, 15:10

7557
29/8/2023

নম্ব- PRADIP BHATTACHARJEE
Advocate
High Court, Calcutta

কন ও তারিখ
ক্রেতার নাম

সাক্ষি-

ছাপ মূল্য

ভেদার শ্রী

বারাসাত কোর্ট

উত্তর ২৪ পরগনা

টি. ভি. নং-

10 JUL 2023

ছাপ ক্রয়ের তারিখ-

মোট ছাপের মূল্য-

300000

ট্রেজারী অফিস-বারাসাত

ভেদার শ্রী তাপস কুমার সান্না



Identified by
Bhadracharya Adv.

Advt. District Sub-Registrar
Dum Dum

02 FEB 2024

vivo T2 Pro

SHUBHAJEET ROY Aug 3, 2026, 15:11

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 3(Three) Cottahs 7(Seven) Chittacks 17.5 (Seventeen point Five) Sq.ft. more or less alongwith 100(One Hundred) Sq.ft. R.T shed structure with Cement Flooring out of total land admeasuring an area of 4(Four)Cottahs 2(Two)Chittacks 21(Twenty One) 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 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No.4090, 4091, 4092, 4093 and 4095 being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, 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 under Additional District Sub - Registration office at Cossipore Dum Dum, 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 BHOSALIA (PAN No. AUSPB7413N & Aadhar No. 5744 9048 7409)** daughter of Sri. Khokan Banik, by faith - Hindu, by Nationality - Indian, by



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Addl. District Sub-Registrar
Cossigore, Dum Dum

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 ADHIKARY** (PAN NO. AIYPA9770B & Aadhar No. 6581 8237 5339) son of Late Niranjana 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. 01022 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



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Addl. District Sub-Registrar
Coimbatore, Dum Dum

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.

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/ Purchaser 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



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Asst. District Sub-Registrar
Cossigore, Dum Dum

Allocation more particularly mentioned and described in the Third Schedule hereunder written except Owners Allocation.

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 Vokalatnama 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 2nd th day of February 2024.

22. To appoint Architect, Civil Engineer, Structural Engineer labour, labour SHUBRAKANTA ROY, Aug 3, 2026, 15:12



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addl. District Sub-Registrar
Cossipore, Dum Dum

02 FEB 2024

Contractor or other person or persons as may be required for construction of the proposed building.

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
Cossipore, Dum Dum

02 FEB 2024

- THE FIRST SCHEDULE ABOVE REFERRED TO -

ALL THAT piece and parcel of land admeasuring an area of 3(Three) Cottahs 7(Seven) Chittacks 17.5 (Seventeen point Five) Sq.ft. more or less alongwith 100(One Hundred) Sq.ft. R.T shed structure with Cement Flooring out of total land admeasuring an area of 4(Four)Cottahs 2(Two)Chittacks 21(Twenty One) 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 & 644, in C.S Jamidari Khatian No. 22 & 891, in R.S Khatian No. 25 & 1380, in R.S Modified/L.R Khatian No.4090, 4091, 4092, 4093 and 4095 being Premises No. 312, Subhas Nagar Bye Lane, being Municipal Holding No. 38 Subhas Nagar Bagjola Link Road, 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 under Additional District Sub - Registration office at Cossipore Dum Dum, 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 Rabin Banerjee.

ON THE SOUTH : Plot of Own and thereafter 18 feet wide Municipal Road.

ON THE EAST : Plot of Indian Railway.

ON THE WEST : 12 feet wide Municipal Road.

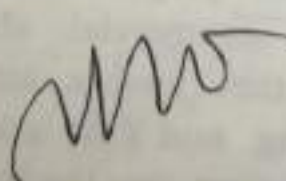
THE SECOND SCHEDULE ABOVE REFFERRED TO -
(OWNERS ALLOCATION)

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.




Sd/- District Sub-Registrar
Coimbatore, Dum Dum

02 FEB 2024

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

SIGNED, SEALED & DELIVERED

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

1. Sanjay Sarkar
29/3 Dr. Dr. Road
Kol-30

Apurba Sarkar

Deepa Sarkar

V. Sarkar

Rita Sarkar

Silpa Sarkar

.....
SIGNATURE OF THE EXECUTANTS

2. P. Bhattacharjee
Adv.

S & S DEVCON

Soma Bhattacharjee
Partner

S & S DEVCON

Sankha Adhikari
Partner

.....
SIGNATURE OF THE ATTORNEY

Drafted by :-

P. Bhattacharjee
Mr. Pradip Bhattacharjee

B.A.L.L.B., LL.M

SHUBHAJEET ROY Aug 3, 2026, 15:12

High Court, Calcutta, Room No. 12.

11



S & S DEVCON
Partner

S & S DEVCON
Partner

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addl. District Sub-Registrar
Coxsipora, Dum Dum

02 FEB 2020



Apurba Sarkar



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addl. District Sub-Registrar
Coazipora, Dum Dum

SPECIMEN FORM FOR TEN FINGERPRINTS

SI No

S



Rita Sarkar



Anil Sarkar





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Addl. District Sub-Registrar
Cossipore, Dum Dum

02 FEB 2024

SPECIMEN FORM FOR TEN FINGERPRINTS

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Executants / Presentants

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Addl. District Sub-Registrar
Cossipore, Dum Dum

Major Information of the Deed

Deed No :	I-1506-01032/2024	Date of Registration	02/02/2024
Query No / Year	1506-8000302635/2024	Office where deed is registered	
Query Date	02/02/2024 3:30:43 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. 3/-		Rs. 44,43,399/-	
Stampduty 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]:- 150601022/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

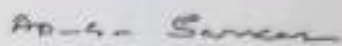
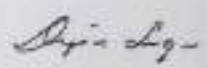
District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Subhas Nagar Bye Lane, Mouza: Digla, Premises No: 312, , Ward No: 006, Holding No:38 Pin Code : 700065

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	1/-	25,51,500/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-644	LR-1380	Bastu	Bastu	1 Katha 7 Chatak 17.5 Sq Ft	1/-	18,64,899/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			5.712Dec	2 /-	44,16,399 /-	
		Grand Total :			5.712Dec	2 /-	44,16,399 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	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, Work Status: Completion: Complete					
	SHUBHAJEET ROY	Aug 3, 2026, 15:13		27,000 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name 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	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: 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				
2	Name 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	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: 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				
3	Name 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	Photo  02/02/2024	Finger Print  Captured LTI 02/02/2024	Signature  02/02/2024
9, R.B.C 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: Retired Person, Citizen of: India, PAN No.: : aaxxxxxx7n, 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				

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	Name Soma Bhowmick Daughter of Khokan Banik Date of Execution - 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 , Place of Admission: Office	Photo  02/02/2024 4:01PM	Finger Print  Captured LTI 02/02/2024	Signature  02/02/2024

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SHUBHAJEET ROY Aug 3, 2026, 15:14

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... auxxxxxx3n, Aadhaar No: 57xxxxxxx7409 Status : Representative, Representative of : S & S DEVCON (as Partner)

2	Name	Photo	Finger Print	Signature
	Sadhan Adhikary (Presentant) Son of Late Niranjan Adhikary Date of Execution - 02/02/2024, , Admitted by: Self, Date of Admission: 02/02/2024, Place of Admission of Execution: Office	 Feb 2 2024 4:02PM	 Captured 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.: aixxxxxx0b, Aadhaar No: 65xxxxxxx5339 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-0.66 Dec
2	Dipak Kumar Sarkar	S & S DEVCON-0.66 Dec
3	Jayanta Kumar Sarkar	S & S DEVCON-0.66 Dec
4	Rita Sarkar	S & S DEVCON-0.66 Dec
5	Nilesh Sarkar	S & S DEVCON-0.66 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Apurba Sarkar	S & S DEVCON-0.482396 Dec
2	Dipak Kumar Sarkar	S & S DEVCON-0.482396 Dec
3	Jayanta Kumar Sarkar	S & S DEVCON-0.482396 Dec
4	Rita Sarkar	S & S DEVCON-0.482396 Dec
5	Nilesh Sarkar	S & S DEVCON-0.482396 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

Land Details as per Land Record

District: North 24-Parganas, P.S.- Dum Dum, Municipality: DUM DUM, Road: Subhas Nagar Bye Lane, Mouza: Digla,
Premises No: 312, , Ward No: 006, Holding No:38 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.
L2	LR Plot No:- 644, LR Khatian No:- 1380		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150601032 / 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 15:37 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 44,43,399/-

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, RB.C Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, 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. Nilesh 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 7552, Amount: Rs.100.00/-, Date of Purchase: 29/08/2023, Vendor name: Tapas Kumar Saha

vivo T2 Pro

SHUBHAJEET ROY Aug 3, 2026, 15:14

Kaustava Dey

Kaustava Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I

Volume number 1506-2024, Page from 37969 to 37987
being No 150601032 for the year 2024.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2024.02.05 13:44:53 +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.

vivo T2 Pro

SHUBHAJYOTI ROY Aug 3, 2026, 15:15

05/02/2024 Query No.-15068000302635 / 2024 Deed No 1-01032/2024
Document is digitally signed.