

6038/24 4C

1-5867/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 615638

Certified that the document is genuine  
to registration. The Signature Sheet and  
endorsement Sheet Attached to the  
document are the part of the document.

Additional District Sub-Registrar  
Coochbehar, Durrum, 24-Pgs. (North)

10 JUN 2024

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED  
DEVELOPMENT AGREEMENT



8-1426128/24

10 JUN 2024

vivo T2 Pro

SHUBHAJEET ROY Aug 3, 2026, 19:08

6447  
30/4/2024

নং- PRADIP BHATTACHARJEE  
জন ও তারিখ- Advocate

ক্রেতার নাম- High Court, Calcutta

সাকিন-

স্বাম্প মূল্য-

ভেদার শ্রী-

বারাসাত কোর্ট

উত্তর ২৪ পরগনা

টি. ভি. নং-

07 FEB 2024

স্বাম্প প্রদানের তারিখ-

নেট স্বাম্পের মূল্য-

500000

ট্রেজারী অফিস-বারাসাত

ভেদার শ্রী অগস কুমার সাহা

অনুমোদিত স্বাক্ষর  
এক সাক্ষরিত স্বাক্ষর  
এক স্বাক্ষরিত স্বাক্ষর  
অনুমোদিত স্বাক্ষর

অনুমোদিত স্বাক্ষর  
এক সাক্ষরিত স্বাক্ষর  
এক স্বাক্ষরিত স্বাক্ষর  
অনুমোদিত স্বাক্ষর

ASUS MULO I



addl. District Sub-Registrar  
Cossipore, Dum Dum

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10 JUN 2024

SHUBHAJEET ROY Aug 3, 2026, 19:09

**KNOW ALL MEN BY THESE PRESENTS SHALL COME** that **I, SRI APURBA SARKAR** (PAN No. AJFPS5063D, D.O.B 24.07.1948 & 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 is the undivided owner and possessor of **ALL THAT** piece and parcel of undivided owner of land admeasuring an area of 8(Eight) Chittacks 10(Ten) Sq.ft. more or less equivalent to 370(Three Hundred and Seventy) Sq.ft. more or less alongwith 20(Twenty) 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. 4094 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 multi storied building I have made a Development Agreement dated 10th day of June 2024, with **S & S DEVCON** (PAN No. AFDFS9321N D.O.B 16.11.2023) 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 D.O.B 09.02.1980 & 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 ADHIKARY** (PAN NO. AIYPA9770B) & (Aadhar No. 6581 8237 5339, D.O.B 10.07.1986) son of Late 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 Registrar at Cossipore Dum Dum** and the same recorded in Book No. I, Being No. 5864 for the year 2024 under some terms and conditions mentioned thereon and now I hereby appointed said **S & S DEVCON** as **my** true and lawful Constituted Attorney in **my** name on **my** behalf to do execute and perform all acts, deeds and things as follows:-

1.To lookafter and maintain the Schedule mentioned undivided 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.



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4001, District Sub-Registrar  
Cossipore, Dum Dum

10 JUN 2024

2.To construct the proposed multi storied building upon the said undivided property mentioned in the Schedule herein below in accordance with the sanctioned plan in **my** name and to sign on **my** behalf in the proposed Site Plan, Boundary Declaration, 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, statements, declarations, completion/occupancy certificate, undertakings, valuations, writings, permissions, verifications, objection, amalgamation of the said undivided land with other adjacent land 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 Developer's 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 **my** 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 **she** 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.

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 Attorney.

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.



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Adl. District Sub-Registrar  
Cossipore, Dum Dum

10 JUN 2024

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 me 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 Attorney 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 of .....10..th day of .....June..... 2024.

13. To apply for and obtained the Completion/Occupancy 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 Developer's 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 Principal's 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 me said Attorney and to sign, give and grant sufficient and effectual receipts and discharge for the same as my said Attorney shall think fit and proper.

18. To institute, commence, prosecute, carry on or resist of all suits and other matters concerning the said property or any part thereof or concerning anything in which the Principal 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



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Addl. District Sub-Registrar  
Cossipore, Dum Dum

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Constitution of India, etc before Income Tax Authorities and to sign and verify all plaints, 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 Vokatnama 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 Developer's Allocations save and except the Owners 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 my said Attorney shall consider necessary for conveying the Developer's Allocation or relating to it to the respective purchaser/ purchasers as fully and effectually in all respects as I could do the same myself as per Development Agreement dated 10 th day of June 2024.

22. To appoint Architect, Civil Engineer, Structural Engineer labour, labour contractor (Rajmistri), Carpenter, Electric Contractor, Plumbing and Sanitary 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 my 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's 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 rods, wood, iron grill etc. and to appoint them as my Constituted Attorneys shall think fit and proper.



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Asst. District Sub-Registrar  
Cossipora, Dum Dum

10 JUN 2024

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 **my** 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 **my** said Attorney which shall be constructed as **my** acts, deeds and things done by **myself** 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.

**- THE FIRST SCHEDULE ABOVE REFERRED TO -**

**ALL THAT** piece & parcel of undivided plot of land admeasuring an area of 8(Eight) Chittacks 10(Ten) Sq.ft. more or less equivalent to 370(Three Hundred and Seventy) Sq.ft. more or less alongwith 20(Twenty) 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. 4094 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



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Asst. District Sub-Registrar  
Cossipore, Dum Dum

10 JUN 2024

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**THE SECOND SCHEDULE ABOVE REFERRED TO -**  
**(OWNERS ALLOCATION)**

The Land Owner 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.

That if the Developer shall able to construct additional floor upon the G+4 storied building on that occasion the Landowners shall not claim any demand upon that floor/s.

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

The Developer's Allocation shall mean ALL THAT remaining balance constructed area of the proposed multi 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 multi 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.

**IN WITNESS WHEREOF** the Principal herein hereunto set and subscribed their respective hands and on 10<sup>th</sup> day of June, 2024.

**SIGNED, SEALED & DELIVERED**

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

1. Sanjoy Saha  
29/3 Dm Dm Road  
Kolkata-30.

*Apurba Sarkar*

.....  
**SIGNATURE OF THE EXECUTANT**

2. P. Bhattacharjee  
Adv.

**3 & 8 DEVCON**  
*Soma Bhattacharjee*  
*Sachin Adhikari*  
**Partner**

.....  
**SIGNATURE OF THE ATTORNEY**

Drafted by :- *P. Bhattacharjee*  
Mr. Pradip Bhattacharjee  
Advocate

**vivo T2 Pro** 11th Floor, Calcutta, Room No. 12.

SHUBHAJEET ROY Aug 3, 2026, 19:10

8



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addl. District Sub-Registrar  
Cossipore, Dum Dum

10 JUN 2024

## SPECIMEN FORM FOR TEN FINGERPRINTS

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

Anurag Sarker

Soma Bhattacharya

Subhan Adhikary

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SHUBHAJEET ROY Aug 3, 2026, 19:10



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Adi. District Sub-Registrar  
Cossipore, Dum Dum

10 JUN 2024

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### Major Information of the Deed

|                                                                                   |                                                                                                                                                                                                        |                                                        |            |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|------------|
| Deed No :                                                                         | I-1506-05867/2024                                                                                                                                                                                      | Date of Registration                                   | 10/06/2024 |
| Query No / Year                                                                   | 1506-8001426128/2024                                                                                                                                                                                   | Office where deed is registered                        |            |
| Query Date                                                                        | 10/06/2024 3:11:32 PM                                                                                                                                                                                  | A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details                                           | Pradip Bhattacharjee<br>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. 6,60,994/-                                                                                                                                                                                         |                                                        |            |
| 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]:- 150605864/2024 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: 6, 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-4094        | Bastu         | Bastu   | 8 Chatak 10 Sq Ft | 1/-                     | 6,55,594/-            | Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name : |
| Grand Total : |             |                |               |         | .8479Dec          | 1 /-                    | 6,55,594 /-           |                                                                          |

### Structure Details :

| Sch No                                                                                                                                                | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                    | On Land L1        | 20 Sq Ft.         | 1/-                     | 5,400/-               | Structure Type: Structure |
| Gr. Floor, Area of floor : 20 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :                                                                                                                                               |                   | 20 sq ft          | 1 /-                    | 5,400 /-              |                           |

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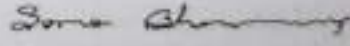
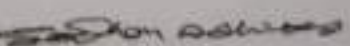
## Principal Details :

| Sl No                                                                                                                                                                                                                                                                                                                                                                                                                                        | Name,Address,Photo,Finger print and Signature                                                                                                                                              |                                                                                                                 |                                                                                                                                           |                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Name</b><br><b>Apurba Sarkar</b><br>Son of Late Joydeb Sarkar<br>Executed by: Self, Date of Execution: 10/06/2024<br>, Admitted by: Self, Date of Admission: 10/06/2024 ,Place : Office | <b>Photo</b><br><br>10/06/2024 | <b>Finger Print</b><br><br>Captured<br>LTI<br>10/06/2024 | <b>Signature</b><br><br>10/06/2024 |
| 312 Subhas Nagar 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 Date of Birth:XX-XX-1XX8 , PAN No.: ajxxxxxx3d, Aadhaar No: 98xxxxxxxx1959, Status :Individual, Executed by: Self, Date of Execution: 10/06/2024 , Admitted by: Self, Date of Admission: 10/06/2024 ,Place : Office |                                                                                                                                                                                            |                                                                                                                 |                                                                                                                                           |                                                                                                                       |

## Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                               |  |  |  |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| 1     | <b>S &amp; S DEVCON</b><br>72 P K Guha Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Date of Incorporation:XX-XX-2XX3 , 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                                                                                                                                                                                                                                                                                                                                               | <b>Name</b><br><b>Soma Bhowmick</b><br>Daughter of Khokan Banik<br>Date of Execution - 10/06/2024 , , Admitted by: Self, Date of Admission: 10/06/2024, Place of Admission of Execution: Office                     | <b>Photo</b><br><br>Jun 10 2024 3:38PM | <b>Finger Print</b><br><br>Captured<br>LTI<br>10/06/2024 | <b>Signature</b><br><br>10/06/2024 |
| 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, Date of Birth:XX-XX-1XX0 , PAN No.: auxxxxxx3n, Aadhaar No: 57xxxxxxxx7409 Status : Representative, Representative of : S & S DEVCON (as Partner) |                                                                                                                                                                                                                     |                                                                                                                           |                                                                                                                                             |                                                                                                                         |
| 2                                                                                                                                                                                                                                                                                                                                               | <b>Name</b><br><b>Sadhan Adhikary (Presentant)</b><br>Son of Late Niranjan Adhikary<br>Date of Execution - 10/06/2024 , , Admitted by: Self, Date of Admission: 10/06/2024, Place of Admission of Execution: Office | <b>Photo</b><br><br>Jun 10 2024 3:39PM | <b>Finger Print</b><br><br>Captured<br>LTI<br>10/06/2024 | <b>Signature</b><br><br>10/06/2024 |

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SHUBHAJEET ROY Aug 3, 2026, 19:11

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, Date of Birth:XX-XX-1XX6 , PAN No.: alxxxxxx0b, Aadhaar No: 65xxxxxxxx5339 Status : Representative, Representative of : S & S DEVCON (as Partner)

#### Identifier Details :

| Name                                                                                                                                                                                            | Photo                                                                             | Finger Print                                                                                  | Signature                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Pradip Bhattacharjee</b><br>Son of Late A N Bhattacharjee<br>47 R G Colony, City:- , P. O:- Motijheel,<br>P.S:-Dum Dum, District:-North 24-<br>Parganas, West Bengal, India, PIN:-<br>700074 |  | <br>Captured |  |
|                                                                                                                                                                                                 | 10/06/2024                                                                        | 10/06/2024                                                                                    | 10/06/2024                                                                          |
| Identifier Of Soma Bhowmick, Sadhan Adhikary, Apurba Sarkar                                                                                                                                     |                                                                                   |                                                                                               |                                                                                     |

#### Transfer of property for L1

| Sl.No | From          | To. with area (Name-Area) |
|-------|---------------|---------------------------|
| 1     | Apurba Sarkar | S & S DEVCON-0.847917 Dec |

#### Transfer of property for S1

| Sl.No | From          | To. with area (Name-Area)      |
|-------|---------------|--------------------------------|
| 1     | Apurba 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, Ward No: 6, 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:- 4094 | Owner:শুভা সারকার, Gurdian:সরকার , Address:মিঃ , Classification:বাগিচা, Area:0.01500000 Acre, | Owner Name not selected by applicant.          |

**Endorsement For Deed Number : I - 150605867 / 2024**

**On 10-06-2024**

**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 15:32 hrs on 10-06-2024, 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 6,60,994/-

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

Execution is admitted on 10/06/2024 by Apurba Sarkar, Son of Late Joydeb Sarkar, 312 Subhas Nagar 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

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 10-06-2024 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 10-06-2024 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 6447, Amount: Rs.100.00/-, Date of Purchase: 30/04/2024, 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**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1506-2024, Page from 174461 to 174474  
being No 150605867 for the year 2024.



*Kaustava Dey*

Digitally signed by KAUSTAVA DEY  
Date: 2024.06.11 10:47:21 +05:30  
Reason: Digital Signing of Deed.

(Kaustava Dey) 11/06/2024  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM**  
**West Bengal.**

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SHUBHAJEET ROY Aug 3, 2026, 19:12

11/06/2024, Query No:-1506001420126 / 2024 Deed No 1-05867/2024  
Document is digitally signed.