

4990/25

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पश्चिम बंगाल WEST BENGAL

2-17
1858520/3
30/6/25

Gautam Dasgupta
Partha Dasgupta

Jay Banerjee

Sumita Bhattacharya

SB CONSTRUCTION

Gangajyoti

Partner

SB CONSTRUCTION

Sudip Agrawal

Partner

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

Central District Sub-Register
BURDWAN

THIS DEED OF POWER OF ATTORNEY is executed on
this Day of 30th day of June, 2025

30 JUN 2025

TO ALL TO WHOM THESE PRESENTS SHALL COME that We

1. **MR. GAUTAM DASGUPTA**, (PAN - ACQPD7961H) S/o Late Jimut Dasgupta, by faith Hindu, by Occupation: Retired from Service, an Indian National and residing at Megh Mollar, Bongpur, P.O. Sripally, P.S. Bardhaman, Dist. Purba Bardhaman, Pin-713103

2. **MR. PARTHA DASGUPTA**, (PAN - ACXPD4313L) S/o Late Jimut Dasgupta, by faith Hindu, by Occupation: Retired from Service, an Indian National and residing at Megh Mollar, Bongpur, P.O. Sripally, P.S. Bardhaman, Dist. Purba Bardhaman, Pin-713103

Contd.

30/6/25
Shree

Gautam Dasgupta
Partha Dasgupta

Jay Pramanik

Sumita Bhattacharyya

SB CONSTRUCTION
Biswajit Mukherjee
Partner

SB CONSTRUCTION
Sudip Agarwal
Partner

3. MR. JAY PRAMANIK, (PAN - AYNPP2946D) S/o Late Sujay Lal Pramanik, by faith Hindu, by Occupation: Service, an Indian National and residing at 51/46 A Harakali Colony, Motijheel, P.O- Dum Dum, P.S-Dum Dum Dist. North 24 Parganas Pin-700074

4. MRS. SUMITA BHATTACHARYYA, (PAN - BVDPB3842C) W/o Sri Mihir Bhattacharyya, D/o- Late Jimut Dasgupta, by faith Hindu, by Occupation: Housewife, an Indian National and residing at Bibekananda College Road, P.O- Sripally, P.S-Burdwan Sadar Dist. Purba Bardhaman Pin-713103

Hereinafter referred and called the OWNERS (which express on shall unless excluded his/their and his/their respective heirs, executors, administrators, legal representative and assigns) of the party of the **FIRST PART**.

----- Hereinafter called the **EXECUTANTS** do hereby appoint, nominate and constitute-

S B CONSTRUCTION (PAN no. AFMFS2772L) a Partnership Firm duly incorporated under the Indian Partnership Act 1932, having its registered office at 59 Pilkhana Lane, Holding no. 59/1, Ward no. 33, Burdwan P.O. & P.S.-Burdwan District Purba Bardhaman, Pin- 713104, having been reconstructed on 12.06.2025 now represented through its Managing Partners namely--

(1) **SRI BISWAJIT MUKHERJEE** (PAN: BEXPM0813H) son of Sri Arun Mukherjee, by faith Hindu, by Occupation - Business, resident of Rajganj Kalabagan P.O.-Natunganj, P.S. - Burdwan District - Purba Burdwan, Pin -713102, W.B.

(2) **SRI. SUDIP AGARWAL** (PAN: AGIPA6162H) S/o Late Jay Prakash, Occupation by Business, residing at 39, Dr. A.B Mukherjee Road, Marwari Thakur Bari, Borehat Burdwan P.O-Natunganj, P.S-Burdwan Dist. Purba Bardhaman, West Bengal, India - 713102.,

Hereinafter called as **DEVELOPER** as my constituted true and lawful attorney, in my name and on my behalf, to do perform and execute all or any of the following acts, deeds and' things in respect of the properties described in the SCHEDULE below in my name and which the said attorney have agreed to do.

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Goutam Dasgupta
Partner Dasgupta.

Jayaraman-

Sumita Bhattacharyya.

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SB CONSTRUCTION
Sudip Aggarwal
Partner

SB CONSTRUCTION
Sudip Aggarwal
Partner

WHEREAS We are the absolute owner of land measuring an area of **ALL THAT** piece and parcel of the land at R.S. Plot No.14, bearing R.S Khatian no. 26, L.R. Plot no. 20, corresponding to L.R. Khatian No. 2574, 2575, 2576 & 2577, Class - Bastu' measuring total area of total 3049.2 Sq. Ft or 4.235 Katha (A Little more or less) within Mouza- Khaja Anwarbar Berh, J.L. No. 36, comprises Municipal Holding no. 67, Mahalla -Bongpur, Ward No. 18, within limit Burdwan Municipality, P.S. Burdwan & Dist. Purba Burdwan, PIN-713104 under the Jurisdiction at A.D.S.R. office at Burdwan. More fully and particularly described in the 'First' schedule hereunder written and hereinafter referred to as 'Said Property'.

AND WHEREAS after acquiring the above noted property the Owners herein became the owners of the above said property and they mutated his name in the records at L.R. Settlement in L.R Khatian No. 2574, 2575, 2576 & 2577 classification as Bastu, total measuring an area 3049.2 Sq. Ft or 4.235 Katha and they have been seizing, possessing and enjoying the same with full right, title and interest and without any encumbrance from any corner whatsoever till date.

AND WHEREAS the Land Owners have proposed to develop the said property and to construct a multi-storied residential building consisting of several flats/rooms/units/ car parking spaces and other units thereon and intended to sale / transfer the flats / units/car parking spaces and other units on Ownership basis to the intending purchaser/ purchasers.

AND WHEREAS the owners who have no knowledge of Construction of multi storied Building on the basis at the sanction plan at the said property, and decided to construct the same with a developer.

AND WHEREAS the land owners inadequate to attain to all the matters necessary for development at the property and for constructional work and other paper works for proposed multi-storied building over the schedule mention property as well as to transfer the proposed flats/units/car parking spaces and other units of the as per terms & conditions of the Development Agreement being No. 4953 of 2025 registered at the office of A.D.S.R. Burdwan and due to facing various problems and smooth completion of the project the owner mutually agreed and decided to sign and execute a Power of Attorney in favour of the said Developer **S B CONSTRUCTION** (PAN no. AFMFS2772L) a Partnership Firm duly incorporated under the Indian

S.B. Aggarwal

Gautam Dasgupta
Partha Dasgupta
Jay Pramanik
Sumita Bhattacharyya

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SB CONSTRUCTION
Biswajit Mukherjee
Partner

SB CONSTRUCTION
Sudip Agarwal
Partner

Partnership Act 1932, having its registered office at 59 Pilkhana Lane, Holding no. 59/1, Ward no. 33, Burdwan P.O. & P.S.-Burdwan District Purba Bardhaman, Pin- 713104, having been reconstructed on 12.06.2025 now represented through its Managing Partners namely--

- (1) **SRI BISWAJIT MUKHERJEE** (PAN: BEXPM0813H) son of Sri Arun Mukherjee, by faith Hindu, by Occupation - Business, resident of Rajganj Kalabagan P.O.-Natunganj, P.S. - Burdwan District - Purba Burdwan, Pin -713302, W.B.,
- (2) **SRI. SUDIP AGARWAL** (PAN: AGIPA6162H) S/o Late Jay Prakash, Occupation by Business, residing at 39, Dr. A.B Mukherjee Road, Marwari Thakur Bari, Borehat Burdwan P.O-Natunganj, P.S-Burdwan Dist. Purba Bardhaman, West Bengal, India - 713102

AND WHEREAS (1) MR. GAUTAM DASGUPTA, S/o Late Jimut Dasgupta, by faith Hindu, by Occupation: Retired from Service, an Indian National and residing at Megh Mollar, Bongpur, P.O. Sripally, P.S. Barddhaman, Dist. Purba Bardhaman, Pin-713103; **(2). MR. PARTHA DASGUPTA**, S/o Late Jimut Dasgupta, by faith Hindu, by Occupation: Retired from Service, an Indian National and residing at Megh Mollar, Bongpur, P.O. Sripally, P.S. Barddhaman, Dist. Purba Bardhaman, Pin-713103; **(3). MR. JAY PRAMANIK**, S/o Late Sujay Lal Pramanik, by faith Hindu, by Occupation: Service, an Indian National and residing at 51/46 A Harakali Colony, Motijheel, P.O- Dum Dum, P.S-Dum Dum Dist. North 24 Parganas Pin-70007 **(4). MRS. SUMITA BHATTACHARYYA**, W/o Sri Mihir Bhattacharyya, by faith Hindu, by Occupation: Housewife, an Indian National and residing at Bibekananda College Road, P.O- Sripally, P.S-Burdwan Sadar Dist. Purba Bardhaman Pin-713103 - the appointers above named doth hereby make nominate, constitute retain and appointed the said **S B CONSTRUCTION** (PAN no. AFMFS2772L) a Partnership Firm duly incorporated under the Indian Partnership Act 1932, having its registered office at 59 Pilkhana Lane, Holding no. 59/1, Ward no. 33, Burdwan P.O. & P.S.-Burdwan District Purba Bardhaman, Pin- 713104, having been reconstructed on 12.06.2025 now represented through its Managing Partners namely--

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SB
Adm

Goutam Dasgupta
Partha Dasgupta
Joy Banerjee
Sumita Bhattacharyya

SB CONSTRUCTION
Sudip Agarwal
Partner

SB CONSTRUCTION
Sudip Agarwal
Partner

(2) **SRI. SUDIP AGARWAL** (PAN: AGIPA6162H) S/o Late Jay Prakash, Occupation by Business, residing at 39, Dr. A.B Mukherjee Road, Marwari Thakur Bari, Borehat Burdwan P.O-Natunganj, P.S-Burdwan Dist. Purba Bardhaman, West Bengal, India - 713102, W.B. (hereinafter referred to as the said Attorney) to be our true and lawful Attorney with full authority and power to do and to act in our name and behalf of us to do all or any of the Acts, Deeds, matters and things namely:

1. To enter upon, hold, occupy and possess the said ALL THAT piece and parcel of the land at R.S. Plot No.14, bearing R.S Khatian no. 26, L.R. Plot no. 20, corresponding to L.R. Khatian No. 2574, 2575, 2576 & 2577, Class - Bastu' measuring total area of total 3049.2 Sq. Ft or 4.235 Katha (A Little more or less) within Mouza- Khaja Anwarbar Berh, J.L. No. 36, comprises Municipal Holding no. 67, Mahalla - Bongpur, Ward No. 18, within limit Burdwan Municipality, P.S. Burdwan & Dist. Purba Burdwan, along with easement rights upon all common passages which is more fully and particularly described in First Schedule here under written hereinafter called and referred to as the said schedule property within the jurisdiction of the office at the Additional District Sub-Registrar office Burdwan, which is more fully and particularly described in the First Schedule hereunder written and hereinafter referred to as said property and for the said property to do all acts deeds matters and things as the said Attorney shall think proper for the construction of multi-storied residential building.

2. To take charge or look after, manage, control, develop, supervise and administer the said property or portion thereof as the said attorney shall think proper for successful implementation multi-storied residential building.

3. To appear and represented the appointers before the Burdwan Municipality, Courts, Police authorities, Revenue office, Block Land and Land Reform office, WBSE authorities, Sub-Divisional Land and Land Reform office, District Land and Land Reform office, District Registrar office, Additional District Sub Registrar office, District Magistrate's Office, Sub- Divisional office, District Board, office of Burdwan Development Authority, Fire Brigade Authority and other Government Authorities and/or departments. Central and State in connection with the development of the said premises and/or

S. B. Dasgupta

Gautam Dasgupta
Farida Dasgupta

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Sunita Bhattacharyya

SB CONSTRUCTION
Sudip Aggarwal
Partner

SB CONSTRUCTION
Sudip Aggarwal
Partner

construction of the proposed multi-storied building and further to sign execute and deliver all necessary letters, statements applications, declaration and other papers and documents and to do all acts deeds matters and things as the said Attorney shall think proper.

4. To demolish or cause to be demolished existing old residential building/structure whatsoever lying erected at the said premises or portions thereof.

5. To apply for and obtain all necessary sanctions permission No Objection and clearances from the appropriate authority(s) and/or departments or any other appropriate authority or authorities for development of the said land and/or construction of the multi- storied building in or upon the land comprised in the said premises or portion thereof and for the said purpose to do all acts deeds matter and things as the said Attorney shall think proper.

6. To apply in writing to competent authority for grant of permission to develop the said property and to construct multi-storied building consisting of several flats/rooms/units/car parking spaces and other units there on in its place and for that purpose to sign all application and other papers and to appear before the competent authority and to give him all the papers and information as required and to do all acts and things necessary for the purpose of obtaining permission for the multi-storied residential building.

7. To apply for and obtain all necessary elevations and other specifications duly sanctioned and/or approved by the authorities and other Government authorities, Fire Brigade Authorities, Police Authorities and/or departments as any from time to time be necessary or required for the development of the said property and/or demolition of existing structures comprised in the said property and/or construction of the new multi- storied building or other structures in or upon the land comprised in the said premises and for the said purpose to sign, execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper.

8. To apply for and obtain water, sewerage, telephone, telex, electricity, Gas and other public utility services in or upon the said premises and/

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Gautam Dasgupta
Partner
Jay Pramanik
Sumita Bhattacharya

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SB CONSTRUCTION
Girish Mishra
Partner

SB CONSTRUCTION
Sulip Agard
Partner

or the new multi-storied building and other structures that may hereafter be created and the same in such more or names is the said Attorneys or they shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declaration, under takings and bounds also to do all acts deeds matters and things as the said Attorney shall think proper.

9. To make necessary application and sign all papers, to appear before the competent authorities and to pay necessary fees and premium required for getting the plan sanction and to do all other acts and things as may be necessary for getting the plans of the proposed multi-storied building sanction by the competent authorities and other authorities.

10. To institute and/or prosecute all or any suit, appears, revisions, writ petition, verify complaints, written statements, petition, objections, memorandum of appeal, and petition, objection and application or other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said premises and /or the development there of and/or construction of the proposed new buildings and other structures in or upon the land comprised in the said premises as per the plan and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.

11. To accept service at any summons, notice, writ issued by any court and to represent in such court of civil, criminal or tribunal or before any office whatsoever.

12. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.

13. To defend and/or contest all or any suits, appeals, revisions, writ petition, verify complaints, written statement, petition, objections, memorandum of appeal and petition objection and application or other legal proceeding or litigations and legal proceeding civil or criminal in any court of law concerning or relation to the said premises and/or the land comprised therein and/or construction of the proposed new building and for the said purpose to do all deeds matters and things as the said Attorney shall think proper.

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Gautam Dasgupta

Parth Dasgupta

Jay Ramani

Sumita Bhattacharya

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SB CONSTRUCTION

Devinjali Nigam

Partner

SB CONSTRUCTION

Sudip Aggarwal

Partner

14. To sign, execute, affirm and verify all complaints, written statements, affidavits, application, writ petition and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigation on the said Attorney shall think proper.

15. To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning or relation to the said premises or portions thereof and/or the construction of the proposed new buildings and the same on such terms and condition and for such consideration as the said Attorney shall think proper.

16. To refer all or any disputes concerning or relating to the said premises or portions thereof and/or the development thereof and/or construction of the proposed new multi storied building to proper Court of Law.

17. To apply for the inspection of and to inspect any judicial records any records of any office or offices.

18. To retain and appoint advocates and lawyers for prosecuting and/or defending and any legal proceedings and/or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said Attorney think proper.

19. To negotiate for sale of the proposed flats/units/car parking spaces except land owner's allocation of the best price available and to settle the consideration amount with the intending purchasers.

20. To receive, realize and recover the amounts of earnest money and/or part payments and/or consideration money for and on account of sale of flats/units/car parking spaces and other spaces of the Developer's allocation except owner's allocation (with the consent of land owners) and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.

21. To sign and execute Agreement for sale, Deed of Conveyance, documents and papers for sale on ownership basis or otherwise

S. B. Dasgupta

Gautam Dasgupta
Santosh Dasgupta.
Joy Pramanik
Sumita Bhattacharyya.

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SB CONSTRUCTION
Pranabjit Mukherjee
Partner

SB CONSTRUCTION
Sulip Aggarwal
Partner

transfer or disposal or the several flats/units/car parking spaces and other saleable spaces of the Developer's Allocated portion of the proposed multi-storied building (except land owner's allocation) and for the said purpose to do all acts deeds matters and things for only Developer's allocation.

22. To execute the sale deed of all the flats/unit/car parking spaces in favour of prospective purchasers and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on my behalf and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority.

23. To retain and appoint Architects, Engineers, Contractor, Masons, Mistries, Electricians, Plumbers and Security Guard and other employees or staff for carrying out the development of the said premises and the same for such salaries or remuneration and on such terms and conditions as the said Attorney shall think proper.

24. From time to time to apply for and have the plan modified, renewed, varied and/or rectified by the authority and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said Attorney shall think proper.

25. To execute the agreement for sale and/or sale deed flats/units/car parking spaces in favour of the prospective purchaser on Developer Allocation and to receive consideration from the intending purchaser/s and to present for registration all such documents as may be necessary in favour of prospective purchaser/s on developer allocation and admit execution thereof on behalf and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority on developer allocation.

26. To file or defend any suit on behalf of the executants/executors/owners regarding the schedule mentioned property and sign, verify complaints, written statements, petitions objections, memorandum of appeal and petitions objection and application of all kinds and to file it in any Court of Law such as any Civil Court, Criminal Court, Tribunal

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Gautam Dasgupta
Parthe Dasgupta
Jay Pramanik
Sumita Bhattacharyya

SB CONSTRUCTION
Bhaskar Dasgupta
Partner

SB CONSTRUCTION
Sudip Ghoshal
Partner

or any of the office or offices and to depose on behalf of the Executant/Executors.

27. It is to be noted hereto that these presents are being granted unto and in favour of the said Attorney without any consideration.

28. To file and receive back any documents and to deposit money by challan or receipt and to withdraw money from any court, cases or from any office or offices and to grant proper acknowledgement receipt.

29. To Form Housing Society / Association of the purchasers in the said new building registered under the Co-operative Societies Act or Societies Registration Act or any other Acts and for that purpose to get necessary forms, applications signed by all the purchasers of flats and other premises and to file the same with the Registrar and to do all other acts and things necessary for registration of the society and to obtain registration certificate.

30. And it is hereby agreed and undertaken that we shall ratify and confirm all and whatsoever our said attorney, under the power on that behalf here in before contained shall lawfully do, execute or perform in exercise of the power, authorize and liberties hereby conferred upon, under and by virtue of these presents.

31. AND GENERALLY to do all that is or any be necessary for carrying out all or any of the above-mentioned acts concerning or relating to the said premises and as the said attorney shall think proper.

That no registration has been imposed by the State Government of West Bengal or any other Semi-Government regarding the property and no consideration money is paid to us by the Attorney till today.

AND THE PRINCIPAL SO HEREBY FURTHER DECLARE that our power of attorney is given in favour of the said attorney and accordingly the said attorney shall be entitled to exercise independently the powers conferred upon him by this power, in respect of the matters, related with the schedule mentioned property and to do whatever necessary towards the successful materialization of the Development work.

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Goutam Dasgupta
Partha Dasgupta
Joy Pramanik
Sunita Bhattacharyya

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S B CONSTRUCTION
Biswajit Mukherjee
Partner

S B CONSTRUCTION
Sudip Aggarwal
Partner

That the power of attorney will be in force till the completion and of the proposed project and registration in favour of the prospective purchasers.

AND we said appointers above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney or any of them acting as aforesaid lawfully do.

"FIRST" CHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID LAND)

ALL THAT piece and parcel of the land at R.S. Plot No. 14, bearing R.S Khatian no. 26, L.R. Plot no. 20, corresponding to L.R. Khatian No. 2574, 2575, 2576 & 2577, Class - Bastu measuring total area of total 3049.2 Sq. Ft or 4.235 Katha (A Little more or less) with Structure thereon within Mouza- Khaja Anwarbar Berh, J.L. No. 36, comprises Municipal Holding no.67, Mahalla -Bongpur, Ward No. 18, within limit Burdwan Municipality, P.S. Burdwan & Dist. Purba Burdwan.

On North - 20'-0" Wide Metal Road

On East - R.S Plot no. 15

On South - R.S Plot no. 16 & 12.

On West - R.S Plot no. 13 & 12

IN WITNESSES WHEREOF the executants herein to put our signature under sound mental and physical condition and have executed this Developer Power of Attorney on this day, month and year first above written.

IDENTIFICATION OF THE ATTORNEY HOLDER

S B CONSTRUCTION (PAN no. AFMFS2772L) a Partnership Firm duly incorporated under the Indian Partnership Act 1932, having its registered office at 59 Pilkhana Lane, Holding no. 59/1, Ward no. 33, Burdwan P.O. & P.S.-Burdwan District Purba Bardhaman, Pin-713104, having been reconstructed on 12.06.2025 now represented through its Managing Partners namely--

(1) **SRI BISWAJIT MUKHERJEE** (PAN: BEXPM0813H) son of Sri Arun Mukherjee, by faith Hindu, by Occupation - Business, resident of

Rajganj Kalabagan P.O.-Natunganj, P.S. - Burdwan District - Purba Burdwan, Pin -713302, W.B.,

(2) **SRI. SUDIP AGARWAL** (PAN: AGIPA6162H) S/o-Late Jay Prakash, Occupation by Business, residing at 39, Dr. A.B Mukherjee Road, Marwari Thakur Bari, Borehat Burdwan P.O-Natunganj, P.S-Burdwan Dist. Purba Bardhaman, West Bengal, India - 713102, **as Developer.**

Signed, Sealed, and Delivered in the presence of:

WITNESS:

1. *Shankar Chandra Chakrabarty*
S/o *Shri Harish Chandra Chakrabarty*
Gobind, P.O., Kankarbagar
Burdwan

Gautam Dasgupta
Partha Dasgupta

Jay Pramanick

Sumita Bhattacharyya

2. *Amit Kr Pramanick*
S/o - *Mathu Sudan Pramanick*
Aludanga Sadhanpur
P.O + P.S - Burdwan
Dist - Purba Bardhaman
Pin - 713101

SIGNATURE OF THE EXECUTANT

S B CONSTRUCTION

Sudip Agarwal
Partner

SIGNATURE OF THE ATTORNEY

Drafted by me & typed in my office:

Suman Bez









Mr. Suman Bez

(Advocate)

Burdwan District Judges' Court
Enrollment. No. F/361/2011











Gautam Dasgupta

Finger Print

Left Hand					
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Right Hand					
	Thumb	Index	Middle	Ring	Little













Signature

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Right Hand					
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Signature

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Signature

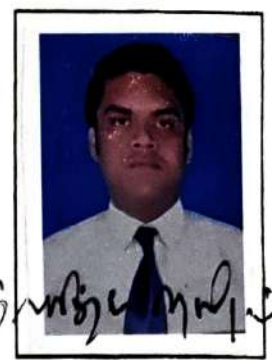
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Signature

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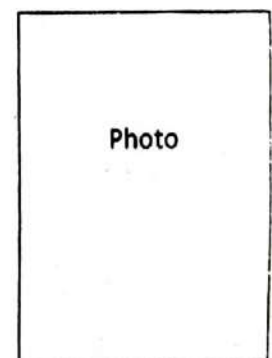
Signature *Pranabjit M. Nijh*

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Signature *Sudip Agrawal*

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Signature

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Signature

Major Information of the Deed



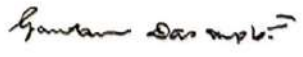
Deed No :	I-0203-04970/2025	Date of Registration	30/06/2025
Query No / Year	0203-8001858520/2025	Office where deed is registered	
Query Date	30/06/2025 3:19:18 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	SUMAN BEZ Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, Mobile No. : 9641868392, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 30,00,000/-	Rs. 38,11,509/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 500/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020304953/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W18, Mouza: Khaje Anwarber, , Ward No: 18, Holding No:67, BONGPUR Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-14	RS-26	Bastu	Bastu	3049.2 Sq Ft	30,00,000/-	38,11,509/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :					6.9878Dec	30,00,000 /-	38,11,509 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr GAUTAM DASGUPTA (Presentant) Son of Late JIMUT DASGUPTA Executed by: Self, Date of Execution: 30/06/2025 , Admitted by: Self, Date of Admission: 30/06/2025 ,Place : Office	 30/06/2025	 Captured LTI 30/06/2025	 30/06/2025

MEGH MOLLAR BONGPUR, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman
 , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu,
 Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.::
 ACxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of
 Execution: 30/06/2025
 , Admitted by: Self, Date of Admission: 30/06/2025 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr PARTHA DASGUPTA Son of Late JIMUT DASGUPTA Executed by: Self, Date of Execution: 30/06/2025 , Admitted by: Self, Date of Admission: 30/06/2025 ,Place : Office		 Captured	
	30/06/2025	LTI 30/06/2025	30/06/2025	

MEGH MOLLAR, Block/Sector: BONGPUR, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman
 , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu,
 Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.::
 ACxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of
 Execution: 30/06/2025
 , Admitted by: Self, Date of Admission: 30/06/2025 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mr JAY PRAMANIK Son of Late SUJAY LAL PRAMANIK Executed by: Self, Date of Execution: 30/06/2025 , Admitted by: Self, Date of Admission: 30/06/2025 ,Place : Office		 Captured	
	30/06/2025	LTI 30/06/2025	30/06/2025	

51/46 A HAKALI COLONY, Block/Sector: MOTIJHEEL, City:- Dum Dum, P.O:- DUM DUM, P.S:-
 Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste:
 Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.::
 AYxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of
 Execution: 30/06/2025
 , Admitted by: Self, Date of Admission: 30/06/2025 ,Place : Office



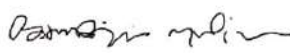


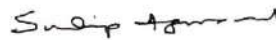
4	Name	Photo	Finger Print	Signature
	Mrs SUMITA BHATTACHARYYA Daughter of Late JIMUT DASGUPTA Executed by: Self, Date of Execution: 30/06/2025 , Admitted by: Self, Date of Admission: 30/06/2025 ,Place : Office		 Captured	
	30/06/2025	LTI 30/06/2025	30/06/2025	

BIBEKANANDA COLLEGE ROAD, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman
 , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Female, By Caste: Hindu,
 Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.::
 BVxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of
 Execution: 30/06/2025
 , Admitted by: Self, Date of Admission: 30/06/2025 ,Place : Office



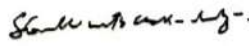
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S B CONSTRUCTION 59 PILKHANA LANE, Block/Sector: WARD NO. 33, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AFxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BISWAJIT MUKHERJEE Son of Mr ARUN MUKHERJEE Date of Execution - 30/06/2025, , Admitted by: Self, Date of Admission: 30/06/2025, Place of Admission of Execution: Office		 Captured	
	Jun 30 2025 4:21PM	LTI 30/06/2025	30/06/2025	
RAJGANJ KALA BAGAN, City:- Burdwan, P.O:- RAJGANJ, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: BExxxxxx3H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S B CONSTRUCTION (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mr SUDIP AGARWAL Son of Late JAY PRAKASH AGARWAL Date of Execution - 30/06/2025, , Admitted by: Self, Date of Admission: 30/06/2025, Place of Admission of Execution: Office		 Captured	
	Jun 30 2025 4:22PM	LTI 30/06/2025	30/06/2025	
39 DR. A.B MUKHERJEE ROAD, Block/Sector: MARWARI THAKUR BARI BOREHAT, City:- Burdwan, P.O:- NATUNGANJ, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: AGxxxxxx2H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S B CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SHAMBHUNATH CHAKRABORTY Son of Mr HARISH CHANDRA CHAKRABORTY GOBINDATALA KANCHANNAGAR, City:- Burdwan, P.O:- KANCHANNAGAR, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102		 Captured	

	30/06/2025	30/06/2025	30/06/2025
Identifier Of Mr GAUTAM DASGUPTA, Mr PARTHA DASGUPTA, Mr JAY PRAMANIK, Mrs SUMITA BHATTACHARYYA, Mr BISWAJIT MUKHERJEE, Mr SUDIP AGARWAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr GAUTAM DASGUPTA	S B CONSTRUCTION-1.74694 Dec
2	Mr PARTHA DASGUPTA	S B CONSTRUCTION-1.74694 Dec
3	Mr JAY PRAMANIK	S B CONSTRUCTION-1.74694 Dec
4	Mrs SUMITA BHATTACHARYYA	S B CONSTRUCTION-1.74694 Dec

Endorsement For Deed Number : I - 020304970 / 2025

On 30-06-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:17 hrs on 30-06-2025, at the Office of the A.D.S.R. Bardhaman by Mr GAUTAM DASGUPTA , one of the Executants.

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 38,11,509/-

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

Execution is admitted on 30/06/2025 by 1. Mr GAUTAM DASGUPTA, Son of Late JIMUT DASGUPTA, MEGH MOLLAR BONGPUR, P.O: SRIPALLY, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Retired Person, 2. Mr PARTHA DASGUPTA, Son of Late JIMUT DASGUPTA, MEGH MOLLAR, Sector: BONGPUR, P.O: SRIPALLY, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Retired Person, 3. Mr JAY PRAMANIK, Son of Late SUJAY LAL PRAMANIK, 51/46 A HARAKALI COLONY, Sector: MOTIJHEEL, P.O: DUM DUM, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Service, 4. Mrs SUMITA BHATTACHARYYA, Daughter of Late JIMUT DASGUPTA, BIBEKANANDA COLLEGE ROAD, P.O: SRIPALLY, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession House wife

Indetified by Mr SHAMBHUNATH CHAKRABORTY, , , Son of Mr HARISH CHANDRA CHAKRABORTY, GOBINDATALA KANCHANNAGAR, P.O: KANCHANNAGAR, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by profession Business

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

Execution is admitted on 30-06-2025 by Mr BISWAJIT MUKHERJEE, PARTNER, S B CONSTRUCTION, 59 PILKHANA LANE, Block/Sector: WARD NO. 33, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman
.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr SHAMBHUNATH CHAKRABORTY, , , Son of Mr HARISH CHANDRA CHAKRABORTY, GOBINDATALA KANCHANNAGAR, P.O: KANCHANNAGAR, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by profession Business

Execution is admitted on 30-06-2025 by Mr SUDIP AGARWAL, PARTNER, S B CONSTRUCTION, 59 PILKHANA LANE, Block/Sector: WARD NO. 33, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman
.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr SHAMBHUNATH CHAKRABORTY, , , Son of Mr HARISH CHANDRA CHAKRABORTY, GOBINDATALA KANCHANNAGAR, P.O: KANCHANNAGAR, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by , by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 500.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 32543, Amount: Rs.500.00/-, Date of Purchase: 25/06/2025, Vendor name: S ACHARYYA



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2025, Page from 137361 to 137397

being No 020304970 for the year 2025.



Digitally signed by SANJIT SARDAR
Date: 2025.07.24 12:19:35 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 24/07/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Bardhaman

West Bengal.