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I- 624/25

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

AU 250342

Certified that the document is admitted
to registration. The signature sheet/s and
the endorsement sheets attached with this
document are the part of this document

Dist. Sub-Registrar-I
Alipore, South 24 Parganas

19 MAR 2025

8-792269

DEVELOPMENT POWER OF ATTORNEY
AFTER EXECUTION OF REGISTERED DEVELOPMENT
AGREEMENT

**THIS DEVELOPMENT POWER OF ATTORNEY MADE AND
EXECUTED
ON THIS 12th DAY OF March 2025**

12/03/25



623

03 MAR 2025

No.....Rs.100/- Date.....

Name :

Address :

Vendor :

Alipore Subordinate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court. Km-27

SRI BIPLAB DEY
ADVOCATE
The City Civil Court Bar Association
2 & 3, K. S. Roy Road, 2nd Floor
Kolkata-700 001



Identified by me

Biplab Dey

Biplab Dey, Advocate
(WB/660/1992)

The City Civil Court Bar Association
2 & 3, K. S. Roy Road (2nd floor)
Kolkata-700 001

District Sub-Registrar-I
Alipore, South 24 Parganas

9 MAR 2025



KNOW ALL MEN BY THESE PRESENT We, (1) **SMT. SUSMITA CHAKRABORTY SARKAR**, (PAN-JPYPS2632E) (Aadhaar No. 873432156375)(Mob. No. 9804465241), daughter of Late Subrata Sarkar by faith – Hindu, by occupation-House wife, by Nationality- Indian (2) **SRI SUDIPTA SARKAR** (PAN-EMBPS3897E) (Aadhaar No. 4919 5396 6883)(Mob. No. 8013170725), son of Late Subrata Sarkar, by faith – Hindu, by occupation- Service, by Nationality- Indian, all are residing at 2/50, Bijoygarh Colony, Post Office – Jadavpur University, under Police Station – Jadavpur, Kolkata – 7000 32, (3)**SMT. SREE SARKAR** (PAN-FNWPS 3347L)(Aadhaar No. 6369 2908 6460)(Mob. No. 9903464036), wife of Late Sushil Kumar Sarkar, by faith – Hindu, by Occupation- House wife, by Nationality Indian, residing at 2/50, Bijoygarh Colony, Post Office- Jadavpur University, under Police Station- Jadavpur, Kolkata- 700032 (4) **SMT. SUMITA DAS**,(PAN-AQEPD1386Q) (Aadhaar No. 6847 8169 5811)(Mob. No. 8335922954), daughter of Late Sushil Kumar Sarkar and wife of Sri Arabinda Das, by faith – Hindu, by Occupation-House wife, by Nationality- Indian, residing at 550/B, Rabindra Sarani, Post Office- Baghbazar, Police Station- Shyampukur, Kolkata – 700003,(5) **SMT. SUCHARITA DUTTA** (PAN-AVZPD1107D) (Aadhaar No. 3953 8166 4094) (Mob. No. 8240918144), daughter of Late Sushil Kumar Sarkar and wife of Arnab Dutta, by faith- Hindu, by Occupation- House wife, by Nationality – Indian, all are residing at 39, Maharaja Tagore Road, Post Office – Dhakuria, under Police Station – Lake, Kolkata - 700031 (6) **SRI SUMAN SARKAR**, (PAN-CGCPS7946D)(Aadhaar No. 9417 9476 8392) (Mob. No. 9433060916), son of Late Sukhamoy Sarker, by faith – Hindu, by occupation - Service, by Nationality- Indian, residing at 2/50, Bijoygarh Colony, Post Office – Jadavpur University, under Police Station – Jadavpur, Kolkata – 7000 32, District-South 24 Parganas, in the West Bengal, hereinafter referred to as the "PRINCIPAL OWNERSS" SEND GREETINGS:-

WHEREAS ALL THAT piece and parcel of land measuring about 3(three) Cottah 11(Eleven) Chittack . as per physical measurement its come 3 Cottah

224

9 Chittack 11.288 Sq.ft. along with a structure standing thereon, lying and situated in E.P.No. 229 S.P.No. 1157, C.S. plot No. 28(P), Mouza-Baderaipur, J.L.No.34, Sub-Registry office at Alipore, District 24-parganas (South), now known as Kolkata Municipal Corporation and the said property known and numbered as **K.M.C. premises No.74/2/77, Ram Thakur Road, formerly J.C. Road, postal address 2/50,Bijoygarh Colony, Post Office – Jadavpur University, under Police Station – Jadavpur, Kolkata – 7000 32, District- South 24-Parganas, Assessee No.210960338492, K.M.C, Ward No. 96, Under the Jurisdiction of Additional District Sub-Registrar at Alipore, District-South 24 Parganas more particularly described in the schedule hereunder written ,now belongs to, (1) SMT. SUSMITA CHAKRABORTY SARKAR, (2) SRI SUDIPTA SARKAR (3)SMT. SREE SARKAR (4) SMT. SUMITA DAS, (5) SMT. SUCHARITA DUTTA (6) SRI SUMAN SARKAR, who are the land owners of the above mentioned property and free from all encumbrances, lien, mortgages and lispensens whatsoever.**

AND WHEREAS said (1) SMT. SUSMITA CHAKRABORTY SARKAR, (2) SRI SUDIPTA SARKAR (3)SMT. SREE SARKAR (4) SMT. SUMITA DAS, (5) SMT. SUCHARITA DUTTA (6) SRI SUMAN SARKAR, the owners herein, is now the absolute owners-in-possession of the bastu plot of land measuring about an area of 03(three) Cottah 11(Eleven) Chittack , along with a structure standing thereon, of K.M.C. premises No. K.M.C. premises No.74/2/77, Ram Thakur Road, formerly J.C. Road, postal address 2/50,Bijoygarh Colony, Post Office – Jadavpur University, under Police Station – Jadavpur, Kolkata – 7000 32, District-South 24-Parganas, being Assessee No. 21-096-03-3849-2, lying and situated in E.P.No. 229 S.P.No. 1157, C.S. plot No. 28(P), Mouza-Baderaipur, J.L.No.34, Sub-Registry office at Alipore, District 24-parganas (South), within in the Jurisdiction of Ward No. 96 of Kolkata Municipal Corporation. Borough: XI, Under the Jurisdiction of Additional District Sub-Registrar at Alipore, District-South 24 Parganas, and has been enjoying the said property by paying K.M.C. taxes regularly

no. 620 for the year 2025, with the Developer **M/S. R.D. Construction**, a proprietorship firm having its office at 2/170A, Bijoygarh, Post Office- Jadavpur University, Police Station- Jadavpur, Kolkata –700032 and represented through its proprietor namely **RAJIB DEBNATH, (PAN-AQYPD3198E)(Aadhaar No.6854 5771 6274)(Mob. No.983177 1433)**, son of Madhab Debnath of 2/170A, Bijoygarh, Post Office- Jadavpur University, Police Station- Jadavpur, Kolkata – 700032 West Bengal, for construction of a three storied residential building consisting of number of apartment in each floor as may be decided by the Developer for construction thereof on the premises, more fully described in the **FIRST SCHEDULE** hereunder and for the sake of brevity referred to as the “**SAID PROPERTY**” at the cost of the developer and shall include the other spaces intended for the enjoyment of the building by its occupants.

NOW KNOW WE ALL MEN AND THESE PRESENTS WITNESSETH THAT, We **(1) SMT. SUSMITA CHAKRABORTY SARKAR, (PAN-JPYPS2632E) (Aadhaar No. 873432156375)(Mob. No. 9804465241)**, daughter of Late Subrata Sarkar by faith – Hindu, by occupation-House wife, by Nationality- Indian **(2) SRI SUDIPTA SARKAR (PAN-EMBPS3897E) (Aadhaar No. 4919 5396 6883)(Mob. No. 8013170725)**, son of Late Subrata Sarkar, by faith – Hindu, by occupation-Service, by Nationality- Indian, all are residing at 2/50, Bijoygarh Colony, Post Office – Jadavpur University, under Police Station – Jadavpur, Kolkata – 7000 32, **(3)SMT. SREE SARKAR (PAN-FNWPS 3347L)(Aadhaar No. 6369 2908 6460)(Mob. No. 9903464036)**, wife of Late Sushil Kumar Sarkar, by faith – Hindu, by Occupation- House wife, by Nationality Indian, residing at 2/50, Bijoygarh Colony, Post Office- Jadavpur University, under Police Station- Jadavpur, Kolkata- 700032 **(4) SMT. SUMITA DAS,** daughter of Late Sushil Kumar Sarkar and wife of Sri Arabinda Das, by faith – Hindu, by Occupation-House wife, by Nationality- Indian, residing at 550/B, Rabindra Sarani, Post Office- Baghbazar, Police Station- Shyampukur, Kolkata – 700003, **(5) SMT. SUCHARITA DUTTA** daughter of Late Sushil

Kumar Sarkar and wife of Arnab Dutta, by faith- Hindu, by Occupation- House wife, by Nationality – Indian, all are residing at 39, Maharaja Tagore Road, Post Office – Dhakuria, under Police Station – Lake, Kolkata -700031 **(6) SRI SUMAN SARKAR**, . son of Late Sukhamoy Sarker, by faith – Hindu, by occupation - Service, by Nationality- Indian, residing at 2/50, Bijoygarh Colony, Post Office – Jadavpur University, under Police Station – Jadavpur, Kolkata – 7000 32, District-South 24 Parganas, in the West Bengal, do hereby and hereunder nominate, constitute and appoint, Nominate **RAJIB DEBNATH, (PAN- AQYPD3198E)(Aadhaar No.6854 5771 6274)(Mob. No.9831771433)**, son of Madhab Debnath of 2/170A, Bijoygarh, Post Office- Jadavpur University, Police Station- Jadavpur, Kolkata – 700032 West Bengal, as our **true and lawful attorney** in our name and on our behalf to do , execute and perform interalia, all or any of the following acts, deeds, matters and things in respect of the scheduled property , namely :--

1. To look after, manage, supervise, conduct and do all and every act, deed, matter or thing necessary for the purpose of preserving, protecting and/or securing the said property by raising boundary wall around the said property and also for the purpose of developing the said property by demolishing any structure thereon or by excavating the land comprised within the said property or by filling up the land comprised within the said property and/or by causing all and every kind of construction on the said property and by doing, and executing all or every kind of matters and things relating to the said property.
2. To sign and submit any plan or plans with the K.M.C. on behalf of the Owners and after having sanctioned by the K.M.C. the attorney herein shall be entitled to receive that plan or plans or revised plan or modify or alter plan or plans from the K.M.C. or any appropriate author or authorities on behalf of the owners to enable the attorney to construct

the said building on the said premises and to obtain all such clearance, approvals, permission and/or authorities as shall be necessary for the purpose of construction of building on the premises.

3. To get all existing plan or plans and new plan/plans sanctioned, approved, altered, modified, renewed etc. for construction or for taking filtered and unfiltered water connection and/or taking drain and sewer connection for the said property from the local authority or The Kolkata Municipal Corporation or any other authority concerned.
4. To cause all further or new plan or plans to be prepared and to sign and submit or cause to be submitted such plan or plans for construction of building or buildings on the said property and also to sign, file and submit all applications, petitions, affidavits as may be required for the purpose of getting such plans approved from K.M.C. or by other appropriate authorities and also to appear and represent us before the K.M.C. or by other concerned authorities in connection with the aforesaid matter.
5. To cause all further revised plan or plans to be prepared and to sign and submit or cause to be submitted such plan or plans for regularization from K.M.C for the construction already done or being done shifting from the sanctioned plan or for construction making changes of user in the proposed building or buildings on the said property and also to sign, file and submit all applications, petitions, affidavits as may be required for the purpose of getting such revised plan approved by the appropriate authorities and also to appear and represent us before the concerned authorities in connection with the aforesaid matter.
6. To do and cause to be done all kinds of matters and things relating to the said property and to enter into and take possession of the said property or any portion thereof as our said attorney shall think fit and proper for the purpose of construction, re-construction or development

of the said property on such terms and conditions as our said attorney shall think fit and proper.

7. To demolish, remove the existing structure on the said property and to make, alter, renovate, built or rebuilt buildings, erection, structures on the said property or any portion thereof and to complete all such construction, structures, boundary wall, on the said property and to obtain building completion or occupancy certificate and to apply and obtain independent Gas, Electric, Telephone connection and other amenities and facilities required for the beneficial use and enjoyment of the said property or the buildings or flats or units to be constructed thereon.
8. To appoint contractors, sub-contractors, labours, labour contractors, Architect, Engineers, Surveyors etc. for the purpose of removing structures from the said property and to make, alter, renovate, built or re-built buildings, erection and structures on the said property or any portion thereof and to complete all such constructions, structures and boundary walls, on the said property on such terms and conditions as our Attorney shall think fit and proper and for this purpose to sign and execute all contracts, agreement. etc. as may be required.
9. To apply for and obtain permit and/or quotas of all sorts of building materials including cement and/or steel from Govt. or semi Govt. Institutions and accept delivery of the same by signing challans and to make advances, payments etc. therefore as the case may be.
10. To sign, issue, deliver letters, notices effecting the change of ownership of the flats in the proposed building and/or with regard to construction of building or buildings and/or completion thereof to all Govt. authorities, concerned offices and departments of the Govt., Municipal Authorities etc.
11. To do, execute and perform any acts, deed or deeds, matters or

things whatsoever which in the opinion of our said attorney ought to be done, executed and performed in relation to **K.M.C. premises No.74/2/77, Ram Thakur Road, formerly J.C. Road, postal address 2/50, Bijoygarh Colony, Post Office – Jadavpur University, under Police Station – Jadavpur, Kolkata – 7000 32, District- South 24-Parganas**, within the jurisdiction of the Kolkata Municipal Corporation, Ward No – 96, for the purpose of construction of the purposed building on the said property , as fully or effectually as ourselves could do the same if we are personally present.

12. To sign and submit all applications as may be required for the purpose of securing and obtaining all necessary permission, consent and/or Certificates from the Kolkata Municipal Corporation, CMDA, CIT, CESC, Gas Authorities and all other authorities relating to or concerning the said property or relating to the construction of building or buildings on the said property and/or in connection with the supply of electricity and/or water and/or Gas and/or any other amenities for the said property or any portion thereof.

13. To negotiate for sale of and sell and convert into money and/or transfer, assign or lease or exchange the **Developer's allocation** of the said property or any portion thereof on such consideration as our said attorney shall think fit and proper at its sole discretion and to sign and execute agreements for sale, conveyance, assignment, lease, mortgage, deed of exchange, declaration or any deed or deeds whatsoever in respect of Developer's allocation of the said property and to receive payment of advance, consideration money or rent, premium, solarium or compensation for the same and to grant and sign receipts for such payments which such receipt shall exonerate the person paying the same without seeing the application thereof.

14. In addition to aforesaid and without restricting or limiting the same in any manner whatsoever, to agree upon and to enter into any agreement for

sale or to cancel and/or repudiate the same, to settle the price and all terms and conditions of any transfer, to receive earnest money and the balance of purchase money by installment and to grant receipt of acknowledgement for the same, to execute and registered Deed of conveyance or conveyances in favour of the buyers or transferees or his or their nominee or nominees and to book, sell the flat or flats, car parking spaces, if any proposed to be constructed thereon in the **Developer's allocation** and take such other step in connection with the said Allocation.

15. In addition to the power aforesaid and without restricting or limiting the same in any manner whatsoever, to enter into agreement for sale and/or grant, sell, convey, transfer, assign and assure on ownership basis or otherwise for such consideration as the said attorney shall think fit in his absolute discretion in respect of Developer's allocation of the said property or any portion thereof together with undivided proportionate share or interest of land in the said property appurtenant to developer's allocation and together with undivided proportionate share or interest in the common portions and facilities comprised within the said property appurtenant to Developer's allocation including path ways , boundary walls, entrances, gates, common passages, lawn, compounds, open spaces, lobbies, stair-case, terrace, common landing, filtered and unfiltered water connection, tube-well, motor pump, generator, electricity and all other easements, appurtenances and privileges thereto and other convenience for beneficial use and enjoyment of the flats, units, and/or other constructed portion or vacant portion to be transferred and to deliver possession of the Developer's allocation in the building including undivided proportionate share in common portions appurtenant to Developer's allocation to the transferee, purchaser or lessee etc. as the case may be. To sign and execute agreement for sale, sale deed or deeds, mortgage, lease, rent or other assurances in respect of developer's allocation of the said property or any portion thereof.

16. To appear and represent us before the Registrar of Assurance, Calcutta, District Registration Office, Alipore or A.D.S.R. , Alipore , or other offices of the Govt. having authority to accept conveyance or conveyances, sale deed or deeds, instrument or instruments, writing or writings whatsoever so executed by as aforesaid for, in the names of and on behalf of us, for registration of the same and to complete registration formalities of the same by admitting execution thereof in respect of the Developer's Allocation only.

17. To present for registration and duly register according to law any agreement or agreements for sale, deed or deeds, conveyance or conveyances, declaration, document or documents, instrument or instruments, writing or writings whatsoever executed in our name and on our behalf and to admit execution thereof and also to present for registration any agreement or agreements for sale, deed or deeds, conveyance or conveyances, document or documents, instrument or instruments, writing or writings whatsoever executed by any other person or persons in our favour in connection with the Developer's allocation of the said property or any portion thereof in terms of the registered **Development agreement** dated ...19.03.2025 and to get them or any of them registered according to law and for the purposes aforesaid or any of them or for any other purposes to appear before Registrar of Assurances, Kolkata, District Registrar, Alipore, A.D.S.R. Alipore or other registration officer or officers as occasion shall or may require to present there and to sign all or any endorsements or other acknowledgements and to do all other acts, deeds and things which may be necessary for effecting and completing registration of such deeds, documents, instruments, writings or any of them.

18. To institute, conduct or prosecute any kind of suit or legal proceedings that may be necessary to be filed against adjoining owners of the said property and/or other person or persons in connection with the said property and the building and buildings and structures to be erected

thereon and also to defend any suit or proceedings against me and to give necessary instructions on our behalf and also to sign Vakalatnamas, Plaints, Written Statements, Petitions, Affidavits and other pleadings and papers that may be required to be filed in connection with such suit and proceedings and to verify and affirm the same, swear affidavits on our behalf and to do other acts, deeds, matters and things as may be necessary for proper conduct thereof.

19. To commence, initiate, institute, file, prosecute, defend any case, suit, appeal, or legal proceedings in respect of the said property and in connection therewith to make, sign, verify affirm present and file vakalatnama, warrant of attorney, plaints, written statement, petition including writ petition, affidavit, memorandum of appeal, letter or other necessary papers and documents of any description whatsoever in connection therewith.
20. To appear before any Judge, Court, Tribunal authority, office, including Municipal offices, Collector, office, Fire Brigade office, Polices, Survey or other authorities and to do all things necessary in connection therewith.
21. To serve and accept summons, notices, warrant, subpoenas or other processes of court and authorities concerned including Municipality and to do all things necessary in connection therewith.
22. To retain, employ and discharge counsel, Advocate, Attorney, Solicitor, Agent, Pleader and to conduct all proceedings whether legal or not and to pay fees, costs, charges and expenses incurred in connection therewith.
23. To settle, compromise and also to refer to disputes in any such suit and proceedings upon such terms and conditions as our said Attorney shall think fit.

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24. To settle terms of compromise, compound, adjust or withdraw suits, cases, proceedings and also to refer to arbitration all disputes or differences, to appoint arbitrator or arbitrators, to file statements of facts or counter statements of facts, to proceed with or oppose arbitration proceedings and to apply for judgment or award or to set aside award.
25. To sign, verify and file all applications for execution of decrees and orders of any courts and to accept satisfaction and/or discharge thereof.
26. To sell, or dispose of any goods and/or stock of building materials, plumbing materials in connection with the construction of a three storied building on the said property and to receive the price or money for the same from any party whomsoever.
27. And generally to do, execute and perform any other act or acts, deed or deeds, matters or things whatsoever which in the opinion of our said attorney ought to be done, executed and performed in relation to our said property or other concerned affairs ancillary or incidental thereto as fully or effectually as we ourselves could do the same if I was personally present.
28. And we do hereby agree and undertake to ratify and confirm all and whatsoever our said attorney under the power in that behalf hereinbefore contained, shall lawfully do, execute and perform under and by virtue of this agreement notwithstanding no express power in that behalf is hereunder provided.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about 3(three) Cottah 11(Eleven) Chittack, ~~as~~ per physical measurement 03 Cottah 09 Chittack 11.288 Sq.ft. along with a structure measuring about 700 Sq.ft. standing (ground floor having 350 Sq.ft. and first floor having 350 Sq.ft.) thereon, lying and situated in E.P.No. 229 S.P.No. 1157, C.S. plot No. 28(P), Mouza-Baderaipur, J.L.No.34, Sub-Registry office at Alipore, District 24-parganas

B2ey

(South now known as Kolkata Municipal Corporation and the said property known and numbered as K.M.C. premises No.74/2/77, Ram Thakur Road, formerly J.C. Road, postal address 2/50, Bijoygarh Colony, Post Office – Jadavpur University, under Police Station – Jadavpur, Kolkata – 7000 32, District- South 24-Parganas, Assessee No.21-096-03-3849-2, K.M.C, Ward No. 96, which is butted and bounded in the manner as follows:-

ON THE NORTH : By 3025MM wide K.M.C.Road ;

ON THE SOUTH : By 2/52, Bijoygarh Colony;

ON THE EAST : By 2/63 & 2/64, Bijoygarh Colony & 2/48, Bijoygarh Colony;

ON THE WEST : By 8 feet wide Colony Road;

IN WITNESS WHEREOF We, (1) **SMT. SUSMITA CHAKRABORTY SARKAR**, (2) **SRI SUDIPTA SARKAR** (3) **SMT. SREE SARKAR** (4) **SMT. SUMITA DAS**, (5) **SMT. SUCHARITA DUTTA** (6) **SRI SUMAN SARKAR**, have hereunto set and subscribed

our hand on the 19th day of March, 2025.

SIGNED & DELIVERED

in presence of :

1. Biplob Das
3/62, Chittaranjan Colony,
P.O. - Jadavpur University,
P.S. - Jadavpur
Kolkata - 700032

2. Sanjoy Das
1/37/14/1 Bijoygarh
Jadavpur - KOL-32

Susmita Sarkar
@Susmita Chakraborty Sarkar
Sudipta Sarkar

Sree Sarkar
Sumita Das
Sucharita Dutta
Suman Sarkar

**SIGNATURE OF THE
PRINCIPALS**

Accepted the Power

Rajib Deb Nath

**SIGNATURE OF THE
CONSTITUTED ATTORNEY**

Susmita Sarkar
@Susmita Chakraborty Sarkar
Sudepta Sarkar

Sree Sarkar
Sumita Das
Sucharita Dutta
Suman Sarkar

Signature of the Attorney

attested by us

**DRAFTED BY ME AS PER INSTRUCTION
AND DOCUMENTS PROVIDED BY THE
PARTIES**

Biplab dey

MR. BIPLAB DEY

Advocate

**High Court Calcutta
Kolkata-700001.
WB/660/1992
9831294305**



Name Susmita Sarkar
Signature Susmita Chakraborty Sarkar

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



Name Sudipta Sarkar
Signature

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



name
Signature Sree Sarkar

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



Name
Signature Sumita Das

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



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature .. *Sucharita Datta*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature .. *Suman Samar*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .. *Kargib Debnath*

Signature .. *Kargib Debnath*

PHOTO	left hand				
	right hand				

Name

Signature



Major Information of the Deed

Deed No :	I-1601-00624/2025	Date of Registration	19/03/2025
Query No / Year	1601-8000792269/2025	Office where deed is registered	
Query Date	19/03/2025 2:38:17 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BIPLAB DEY CITY CIVIL COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831294305, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 1,45,000/-	Rs. 91,83,125/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160100620/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :







District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ram Thakur Road (Bijoygarh Colony), , Premises No: 74/2/77, , Ward No: 096 Pin Code : 700032






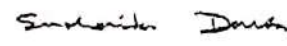



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 11 Chatak	1,40,000/-	85,18,125/-	Width of Approach Road: 10 Ft.,
				6.0844Dec	1,40,000 /-	85,18,125 /-	
Grand Total :							

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	5,000/-	6,65,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 350 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 350 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		700 sq ft	5,000 /-	6,65,000 /-	

Principal Details :



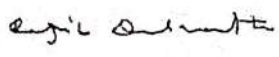


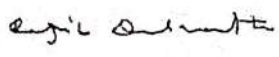


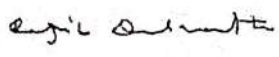
Sl No	Name, Address, Photo, Finger print and Signature
	Name Photo Finger Print Signature
1	<p>Smt SUSMITA SARKAR, (Alias: Smt SUSMITA CHAKRABORTY) Daughter of Late SUBRATA SARKAR Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office</p>   <p>Signature: <i>Susmita Sarkar</i> <i>Susmita Chakraborty Sarkar</i></p> <p>19/03/2025</p> <p>2/50, BIJOYGARH COLONY, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX6 , PAN No.: JPxxxxxx2E, Aadhaar No: 87xxxxxxxx6375, Status :Individual, Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office</p>
2	<p>Mr SUDIPTA SARKAR Son of Late SUBRATA SARKAR Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office</p>   <p>Signature: <i>Sudipta Sarkar</i></p> <p>19/03/2025</p> <p>2/50, BIJOYGARH COLONY, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX1 , PAN No.: EMxxxxxx7E, Aadhaar No: 49xxxxxxxx6883, Status :Individual, Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office</p>
3	<p>Smt SREE SARKAR Daughter of Late SUSHIL KUMAR SARKAR Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office</p>   <p>Signature: <i>Smt Sree Sarkar</i></p> <p>19/03/2025</p> <p>2/50, BIJOYGARH COLONY, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX3 , PAN No.: FNxxxxxx7L, Aadhaar No: 63xxxxxxxx6460, Status :Individual, Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office</p>

Name	Photo	Finger Print	Signature
Smt SUMITA DAS Daughter of Late SUSHIL KUMAR SARKAR Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office		 Captured	
19/03/2025	LTI 19/03/2025	19/03/2025	
550B, RANINDRA SARANI, City:- , P.O:- BAGHBAZAR, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: AQxxxxxx6Q, Aadhaar No: 68xxxxxxxx5811, Status :Individual, Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office			
Smt SUCHARITA DUTTA Daughter of Late SUSHIL KUMAR SARKAR Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office		 Captured	
19/03/2025	LTI 19/03/2025	19/03/2025	
39, MAHARAJA TAGORE ROAD, City:- , P.O:- DHAKURIA, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: AVxxxxxx7D, Aadhaar No: 39xxxxxxxx4094, Status :Individual, Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office			
Mr SUMAN SARKAR Son of Late SUKHAMOY SARKAR Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office		 Captured	
19/03/2025	LTI 19/03/2025	19/03/2025	
2/50, BIJOYGARH COLONY, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: CGxxxxxx6D, Aadhaar No: 94xxxxxxxx8392, Status :Individual, Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office			




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M S R D CONSTRUCTION 2/170A, BIJOYGARH, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Date of Incorporation:XX-XX-2XX5 , PAN No.: AQxxxxxx8E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr RAJIB DEBNATH (Presentant) Son of Mr MADHAB DEBNATH Date of Execution - 19/03/2025, , Admitted by: Self, Date of Admission: 19/03/2025, Place of Admission of Execution: Office </td> <td>  Mar 19 2025 3:00PM </td> <td>  Captured LTI 19/03/2025 </td> <td>  19/03/2025 </td> </tr> </tbody> </table> <p>2/170A, BIJOYGARH, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: AQxxxxxx8E, Aadhaar No: 68xxxxxxxx6274 Status : Representative, Representative of : M S R D CONSTRUCTION (as SOLE PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	Mr RAJIB DEBNATH (Presentant) Son of Mr MADHAB DEBNATH Date of Execution - 19/03/2025, , Admitted by: Self, Date of Admission: 19/03/2025, Place of Admission of Execution: Office	 Mar 19 2025 3:00PM	 Captured LTI 19/03/2025	 19/03/2025
Name	Photo	Finger Print	Signature						
Mr RAJIB DEBNATH (Presentant) Son of Mr MADHAB DEBNATH Date of Execution - 19/03/2025, , Admitted by: Self, Date of Admission: 19/03/2025, Place of Admission of Execution: Office	 Mar 19 2025 3:00PM	 Captured LTI 19/03/2025	 19/03/2025						

Identifier Details :

Name	Photo	Finger Print	Signature
BIPLAB DEY Son of Late N C DEY CITY CIVIL COURT, CALCUTTA, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700001	 19/03/2025	 Captured 19/03/2025	 19/03/2025

Identifier Of Smt SUSMITA SARKAR, Mr SUDIPTA SARKAR, Smt SREE SARKAR, Smt SUMITA DAS, Smt SUCHARITA DUTTA, Mr SUMAN SARKAR, Mr RAJIB DEBNATH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SUSMITA SARKAR	M S R D CONSTRUCTION-1.01406 Dec
2	Mr SUDIPTA SARKAR	M S R D CONSTRUCTION-1.01406 Dec
3	Smt SREE SARKAR	M S R D CONSTRUCTION-1.01406 Dec
4	Smt SUMITA DAS	M S R D CONSTRUCTION-1.01406 Dec
5	Smt SUCHARITA DUTTA	M S R D CONSTRUCTION-1.01406 Dec
6	Mr SUMAN SARKAR	M S R D CONSTRUCTION-1.01406 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SUSMITA SARKAR	M S R D CONSTRUCTION-116.66666667 Sq Ft
2	Mr SUDIPTA SARKAR	M S R D CONSTRUCTION-116.66666667 Sq Ft
3	Smt SREE SARKAR	M S R D CONSTRUCTION-116.66666667 Sq Ft
4	Smt SUMITA DAS	M S R D CONSTRUCTION-116.66666667 Sq Ft
5	Smt SUCHARITA DUTTA	M S R D CONSTRUCTION-116.66666667 Sq Ft
6	Mr SUMAN SARKAR	M S R D CONSTRUCTION-116.66666667 Sq Ft

Endorsement For Deed Number : I - 160100624 / 2025

On 19-03-2025

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 13:50 hrs on 19-03-2025, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr RAJIB DEBNATH .,

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 91,83,125/-

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

Execution is admitted on 19/03/2025 by 1. Smt SUSMITA SARKAR, Alias Smt SUSMITA CHAKRABORTY, Daughter of Late SUBRATA SARKAR, 2/50, BIJOYGARH COLONY, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 2. Mr SUDIPTA SARKAR, Son of Late SUBRATA SARKAR, 2/50, BIJOYGARH COLONY, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service, 3. Smt SREE SARKAR, Daughter of Late SUSHIL KUMAR SARKAR, 2/50, BIJOYGARH COLONY, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 4. Smt SUMITA DAS, Daughter of Late SUSHIL KUMAR SARKAR, 550B, RANINDRA SARANI, P.O: BAGHBAZAR, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession House wife, 5. Smt SUCHARITA DUTTA, Daughter of Late SUSHIL KUMAR SARKAR, 39, MAHARAJA TAGORE ROAD, P.O: DHAKURIA, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife, 6. Mr SUMAN SARKAR, Son of Late SUKHAMOY SARKAR, 2/50, BIJOYGARH COLONY, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service

Indetified by BIPLAB DEY, . . Son of Late N C DEY, CITY CIVIL COURT, CALCUTTA, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-03-2025 by Mr RAJIB DEBNATH, SOLE PROPRIETOR, M S R D CONSTRUCTION, 2/170A, BIJOYGARH, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by BIPLAB DEY, . . Son of Late N C DEY, CITY CIVIL COURT, CALCUTTA, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

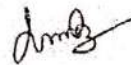
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 46.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 623, Amount: Rs.100.00/-, Date of Purchase: 03/03/2025, Vendor name: Subhankar Das



Md Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2025, Page from 23602 to 23627

being No 160100624 for the year 2025.



[Handwritten signature]

Digitally signed by MD TABIS ANSARI
Date: 2025.03.20 14:53:54 +05:30
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 20/03/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.