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to register the document in accordance with the provisions of the Registration Act, 1908. The document is attached with this stamp and is the part of this document.

Sub-Registrar
27 JUN 2021

DEVELOPMENT POWER OF ATTOTNEY

TO ALL TO WHOM BY THESE PRESENTS THAT I, SMT MALA BURMAN (having PAN AUPB0946L and Aadhar No. 2628 2271 5191) Wife of Late Debabrata Burman, by faith Hindu, by occupation Housewife, by nationality Indian, residing 4, Sreerampur North, Post Office Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084, hereinafter called and referred to as the **PRINCIPAL**. SEND GREETINGS

Smt. Mala Burman (Signature)

4793

3 JUN 2022

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

Name:

Address:

Vendor:

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

Mananwar Ray.

Advocate

Alipur Police Court

Kolkata- 27



District Sub-Registrar
Alipur, 24 Parganas

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Suman Bhatta Chargee
S/o Lt. Sumil Kr. Bhatta Chargee
A-48, Purnavilla,
Atabagan, Garia,
Kolkata- 700153,
Service

WHEREAS one Bharat Chandra Ghosh, Ganesh Chandra Hatui, Thakmoni Dasi and Tukumoni Dasi jointly owned and possessed of according to their share in plot of land measuring about 1.95 acre lying and situate at Mouza Baishnabghata, J.L. No. 28, Khatian No. 32, 33 and 457 and another plot of land measuring about .21 acre lying and situated at Brij, J.L. No. 27, Khatian No. 137 and their names were recorded in the records of the District Settlement. Thereafter that said Bharat Chandra Ghosh, Ganesh Chandra Hatui, Thakmoni Dasi and Tukumoni Dasi owned and possessed the land jointly as per their share in the aforesaid land by making structure.

AND WHEREAS that said Bharat Chandra Ghosh due to insolvency sold, transferred his share in the land along with structure to one Pratap Chandra Gangopadhyay on 13.10. 1933. Subsequently that said Pratap Chandra Gangopadhyay executed an agreement with one Gopal Chandra Sardar on 17.11.1933 in respect of a plot of land measuring about 1.28 acre (a plot of land measuring about 1.14 acre lying and situate at Mouza Baishnabghata, J.L. No. 28, Khatian No. 32, 33 and 457, Dag No. 637 and another plot of land measuring about .14 acre lying and situated at Brij, J.L. No. 27, Khatian No. 137). Thereafter that said Gopal Chandra Sardar got the right of possession over the aforesaid plot of land measuring about 1.28 acre (a plot of land measuring about 1.14 acre lying and situate at Mouza Baishnabghata, J.L. No. 28, Khatian No. 32, 33 and 457, Dag No. 637 and another plot of land measuring about .14 acre lying and situated at Brij, J.L. No. 27, Khatian No. 137) by paying taxes regularly to that said Pratap Chandra Gangopadhyay and his legal heirs and thereafter that said Gopal Chandra Sardar possessed the aforesaid plot of land having the right of rayat as well as got the right of transfer of land measuring about 1.28 acre (a plot of land measuring about 1.14 acre lying and situate at Mouza Baishnabghata, J.L. No. 28, Khatian No. 32, 33 and 457, Dag No. 637 and another plot of land measuring about .14 acre lying and situated at Brij, J.L. No. 27, Khatian No. 137). Subsequently that said Gopal Chandra Sardar recorded his name as rayat in the record of Revisional Settlement in respect of land under Mouza Baishnabghata, Khatian No. 666, 803 and under Mouza Brij, Khatian No. 137.

AND WHEREAS on 12.12.1956 that said Gopal Chandra Sardar sold, transferred and conveyed the said plot of land measuring about 1.28 acre (a plot of land measuring about 1.14 acre lying and situate at Mouza Baishnabghata, J.L. No. 28, Khatian No. 32, 33 and 457, Dag No. 637 and another plot of land measuring about .14 acre lying and situated at Brij, J.L. No.





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27, Khatian No. 137) to one Phani Bhushan Pan as benamdar of one Kali Charan Chattopadhyay through a registered deed. The said registered deed was registered in the office of Sub Registrar, Alipore and it was recorded in its Book No. I, Volume No. 141, Pages 185 to 190, Being No. 8700 for the year 1956. Thereafter that said Phani Bhushan Pan further executed a registered deed (Nadahi Patra) in favour of that said Kali Charan Chattopadhyay in respect of the said plot of land measuring about 1.28 acre (a plot of land measuring about 1.14 acre lying and situate at Mouza Baishnabghata, J.L. No. 28, Khatian No. 32, 33 and 457, Dag No. 637 and another plot of land measuring about .14 acre lying and situated at Brijji, J.L. No. 27, Khatian No. 137) on 10.03.1967 and the said registered deed was registered in the office of Sub Registrar, Alipore and it was recorded in its Book No. I, Volume No. 84, Pages 297 to 300, Being No. 5815 for the year 1963. It is worth to mention that during the period of 1956 to 1963 that said Kali Charan Chattopadhyay practically owned and possessed of the said plot of land measuring about 1.28 acre (a plot of land measuring about 1.14 acre lying and situate at Mouza Baishnabghata, J.L. No. 28, Khatian No. 32, 33 and 457, Dag No. 637 and another plot of land measuring about .14 acre lying and situated at Brijji, J.L. No. 27, Khatian No. 137).

AND WHEREAS on 22.04.1934 Adhar Chandra Ghosh purchased the rest 1/3rd share of Ganesh Chandra Hatui, Thakmoni dasi and Tukumoni Dasi from their legal heirs. Thereafter that said Adhar Chandra Ghosh and Kali Charan Chattopadhyay jointly owned and possessed of a plot of land measuring about 90 decimal (33 decimals under C.S. Khatian No. 32 corresponding to R.S. Khatian No. 666 comprised in Dag No. 622, 629 and 57 decimals under C.S. Khatian No. 33 corresponding to R.S. Khatian No. 666 comprised in Dag No. 625, 624 and 627) lying and situated at Mouza Baishnabghata, and the rest of the land possessed and owned by the said Adhar Chandra Ghosh and Kali Charan Chattopadhyay as per their respective share in the aforesaid particular dag. Subsequently for the purpose of better use of land that said Adhar Chandra Ghosh and Kali Charan Chattopadhyay mutually partitioned their entire property measuring about 90 decimals under Dag Nos. 622, 629, 625, 624 and 627 under Mouza Baishnabghata through a registered deed and the said deed was registered in the office of Sub Registrar at Behala vide its Book No. I, Volume No. 87, Pages 19 to 24, Being No. 5178 for the year 1963. According to the terms and condition of the said Partition Deed there would be a 12 ft. wide common road passing over the land under Dag Nos. 625 and 629 admeasuring about .06 acre which was drawn on the map attached with the said Partition Deed vide Being No. 5178 for the year 1963 and it was also mentioned in the aforesaid Partition Deed that Kali Charan Chattopadhyay would own and possess the property mentioned in the Schedule Ka and



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the said Adhar Chandra Ghosh would own and possess the property mentioned in the Schedule Kha.

AND WHEREAS on 27.05.1960, that said Kali Charan Chattopadhyay purchased a road measuring about 12 ft. along with easement right passing through the land under Dag No. 630 from one Gopal Chandra Sardar through a registered deed and the said 12 ft. wide road also shown in the Partition Deed vide Being No. 5178 for the year 1963. Thereafter that said Gopal Chandra Sardar died intestate leaving behind his wife Manura Bala Dasi, Two sons Satish Chandra Sardar and Jatan Chandra Sardar and two daughters Bina Dasi and Buruni Dasi as his legal heirs, successors and claimants. After death of Gopal Chandra Sardar, Manura Bala Dasi, Satish Chandra Sardar, Jatan Chandra Sardar, Bina Dasi and Buruni Dasi being the owners of 22 decimals land out 46 decimals under Dag No. 630, Khatian No. 389 of Mouza Baishnabghata sold, transferred and conveyed the said plot of land measuring about 22 decimals to the said Kali Charan Chattopadhyay through a registered deed on 07.08.1968 and the said deed was registered in the office of Sub Registrar at Alipore vide its Book No. 1, Volume No. 85, Pages 219 to 224, Being No. 5121 for the year 1968.

AND WHEREAS thereafter that said Kali Charan Chattopadhyay decided to sell the said land by making different plots and subsequently that said Kali Charan Chattopadhyay sold, transferred and conveyed a plot of land measuring about 3 Cottahs 1 Chittak 13 Sq.ft. (land measuring about 2 Cottahs 6 Chittak 34 Sq.ft. under Dag No. 624, land measuring about 1 Cottahs 1 Chittak 00 Sq.ft. under Dag No. 629 and land measuring about 0 Cottahs 5 Chittak 00 Sq.ft. under Dag No. 630 along with a portion of land measuring about 00 Cottahs 4 Chittak 24 Sq.ft. under Dag No. 629 and 630 lying on the road) situated at Mouza Baishnabghata, J.L. No. 28, Touzi No. 56, 152, C.S. Khatian No. 32 and 33 and corresponding to R. S. Khatian No. 666 and 389 morefully and particularly described in the First Schedule hereunder written to Smt. Mala Burman; the Land Owner herein through a registered deed. The said deed was registered in the office of District Sub Registrar, 24 Parganas at Alipore vide its Book No. 1, Volume No. 97, Pages 61 to 73, Being No. 3256 for the year 1971.

AND WHEREAS subsequently that said Kali Charan Chattopadhyay further sold, transferred and conveyed another plot of land measuring about 1 Cottah 12 Chittaks 00 Sq.ft. under Dag No. 624, R.S. Khatian No. 666 situated at Mouza Baishnabghata, J.L. No. 28, Touzi No. 56, 151 morefully and particularly described in the First Schedule hereunder written to Smt. Mala Burman; the Land Owner herein through a registered deed. The said deed was registered in the



office of District Sub Registrar, 24 Parganas at Alipore vide its Book No. 1, Volume No. 140, Pages 50 to 55, Being No. 5000 for the year 1975.

AND WHEREAS after purchasing the aforesaid two plots of land; Smt. Mala Burman; the Land Owner herein alongwith her husband Dehabrata Burman mortgaged a plot of land measuring about 2 Cottahs 12 Chittak 12 Sq.ft. out of her aforesaid total purchased land lying and situated at Mouza Baishnabghata, J.L. No. 28, Touzi No. 56, 152, C.S. Khatian No. 32 and 33 and corresponding to R. S. Khatian No. 389, Dag No. 630, District 24 Parganas (South) to the State of West Bengal for taking a loan and thereafter an Indenture was made, executed and registered in between Smt. Mala Burman; the Land Owner herein alongwith her husband Dehabrata Burman as Borrower, one Bhabesh Ch. Burman as Surety and the Governor of the State Of West Bengal. The said Indenture was registered in the office of District Sub Registrar, at Alipore, 24 Parganas vide its Book No. 1, Volume No. 175, Pages 93 to 104, Being No. 6411 for the year 1974. Subsequently after repayment of loan the Governor of the State Of West Bengal further executed and registered a deed of re-conveyance in connection with the releasing the aforesaid mortgaged property i.e. the aforesaid plot of land measuring about 2 Cottahs 12 Chittak 12 Sq.ft. situated at Mouza Baishnabghata, J.L. No. 28, Touzi No. 56, 152, C.S. Khatian No. 32 and 33 and corresponding to R. S. Khatian No. 389, Dag No. 630, District 24 Parganas (South) and the said re-conveyance was registered in the office of District Sub Registrar, at Alipore, 24 Parganas vide its Book No. 1, Volume No. 23, Pages 95 to 101, Being No. 1399 for the year 1985.

AND WHEREAS presently the Owner herein became the absolute Owner of ALL THAT land measuring 04 Cottahs 08 Chittacks 34 Sq.ft. be the same a little more or less lying or situate at and being Municipal Premises No. 35, Sreerampur North, P.O. Garia, Police Station previously Tollygunge then Jadavpur now Patuli, Kolkata 700084 (Mailing Address 4, Sreerampur North, P.O. Garia, Police Station previously Tollygunge then Jadavpur now Patuli, Kolkata 700084), within the limits of the Kolkata Municipal Corporation Ward No.110, more fully and particularly mentioned and described in the First Schedule hereunder written and he has been possessing and enjoying the same. The Owner mutated his name in the records of Kolkata Municipal Corporation vide Assessee No. 311101300357 and paid taxes in respect of the land mentioned in the First Schedule below. Thereafter The Land Owner constructed a pucca dwelling house upon the aforesaid premises. In the mean time Smt. Mala Burman; the Land Owner herein recorded and mutated her name in the records of B.L. and L.R.O.





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AND WHEREAS the Owner has decided to develop the same by erecting multistoried building thereon after obtaining sanction plan from the Kolkata Municipal Corporation. But due to paucity of funds and inexperience they are searching for a suitable Developer/s, who will carry out the said project.

AND WHEREAS with a view to develop the below schedule property through a reputed Developer and the Owner is in search of the said Developer and upon hearing the same, the Developer hereinabove has agreed to develop and/or construct a multi-storied building in the below schedule property, as per the sanction plan, sanctioned by the Kolkata Municipal Corporation at his own cost and accord and the Owner herein has agreed with the proposal of the Developer hereinabove.

AND WHEREAS we the Principal/ Owner has entered into a Registered Agreement dated 27/06/2022, with M/S. S. S. CONSTRUCTION (having PAN AAMFS4982P), a Partnership Firm duly registered under the Indian Partnership Act and having its registered office at 152, Kanungo Park, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, and represented by the following partners 1) SRI SWAPAN BHATTA (having PAN AEFPB8007II and Aadhaar No. 2193 1487 2321), Son of Late Ramesh Chandra Bhatta, by faith Hindu, by occupation Business, by nationality Indian, residing at 126, Kanungo Park, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata - 700084 (2) SRI SAJAL BHATTA (having PAN AEVPB3414J and Aadhaar No. 5530 8355 4646), Son of Late Ramesh Chandra Bhatta, by faith Hindu, by occupation Business, by nationality Indian, residing at 152, Kanungo Park, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, hereinafter called and referred as DEVELOPER for developing the said premises with a right to construct a residential building as per building plan to be sanctioned by the Kolkata Municipal Corporation at or upon the said land morefully mentioned in the Schedule below, within the limit of Kolkata Municipal Corporation, through a Developer, the particular of the same more particularly described in the Schedule written hereinbelow with such terms and conditions as clearly written therein. The said registered agreement was registered in the office of District Sub Registrar-I, Alipore and it was recorded in its Book No. 1, Being No.

160101597, for the year 2022.

AND WHEREAS in pursuance of the aforesaid agreement entered into by and between me named therein as owner of the One Part and M/S. S. S. CONSTRUCTION, mentioned therein



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as Developer of the Other Part and in pursuance of understanding between the parties thereto it is necessary and also expedient for us to appoint an agent to look after all my affairs during our absence.

NOW KNOW BY THESE PRESENTS I, SMT MALA BURMAN (having PAN AJUPB0946L and Aadhaar No. 2628 2271 5191) Wife of Late Debabrata Burman, by faith Hindu, by occupation Housewife, by nationality Indian, residing 4, Sreerampur North, Post Office Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084, do hereby and hereunder nominate, appoint, and constitute (1)) **SRI SWAPAN BHATTA** (having PAN AEFPB8007H, Aadhaar No 2193 1487 2321), Son of Late Ramesh Chandra Bhatta, by faith Hindu, by occupation Business, by nationality Indian, residing at 126, Kanungo Park, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, (2) **SRI SAJAL BHATTA** (having PAN AEVPB3414J and Aadhaar No. 5530 8355 4646), Son of Late Ramesh Chandra Bhatta, by faith Hindu, by occupation Business, by nationality Indian, residing at 152, Kanungo Park, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, both the partners of M/S. S.S. CONSTRUCTION (having PAN AAMFS4982P), a Partnership Firm duly registered under The Indian Partnership Act and having its registered office at 149, Kanungo Park, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, to be my true and lawful constituted ATTORNEY for me, in my name and on my behalf of to do execute, exercise and perform all or any of the following acts, deeds and things, that is to say :-

1. To construct a G plus Three and straight three storied building on the property as described in the Schedule hereunder written, according to the sanctioned / modified building plan to sanctioned/ granted by the Kolkata Municipal Corporation in or upon the land morefully mentioned in the Schedule below, within the limit of Kolkata Municipal Corporation Ward No. 110.
2. To apply, sign, issue and receive from the Kolkata Municipal Corporation and/or any other authority or authorities concerned for such or relevant applications, maps plans, papers, writings, drawings, design, forms and/or any representation or representations, too as may be required in respect of the premises by the said Attorney at his discretion shall think fit and proper for and on behalf of me and in my name.
3. To deposit any fees, charges or any other amount on behalf of me which may have to pay to Kolkata Municipal Corporation and/or any other authorities in respect of the said premises or at the Scheduled property mentioned hereinbelow.





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4. To manage, control and supervise the management and administration of the said property by whatsoever manner or way and if required appoint agent or agents, servant or servants on my behalf.

5. To apply for electric, water, telephone, sewerage, drainage and any other connection of whatsoever nature and for that purpose sign, issue and receive all papers and /or representation and/or relevant documents and / plans and/or drawings and/or designs and/or sketches and /or undertaking etc. of whatsoever manner or nature, which may be thought to be necessary by the said Attorney before the various department or departments of the Kolkata Municipal Corporation and/or proper authorities of various public and /or private and/or Government or Semi Government organization and /or autonomous body or bodies.

6. To appoint architect or architects, contractors, masons, labours, plumbers, engineers, painters, electricians, etc. for the purpose of execution of the construction of the proposed building on the said premises according to the sanctioned building plan and to terminate their service or services as and when required.

7. To sign and apply for and obtain necessary permissions and/ or approvals and /or sanction and/or license from statutory authorities including the Fire Brigade and Authorized Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act and The West Bengal (Regulations of Promotion of Construction & Transfer by Promoters) Rules 1995 as well as appear and represent me before the necessary authorities including Land Acquisition Department, District Kolkata, P.W.D., the Kolkata Municipal Corporation and / or any other concerned Authority and concerned Police Stations. in connection with the sanction, modification and/or alteration of plans, construction and development in respect of the said property.

8. To sign and submit all papers, documents, plans or any other necessary documents, for purpose obtaining sanctioned building plan, undertaking and declarations as may be further required for construction of the proposed building as per plan sanctioned from the Kolkata Municipal Corporation.

9. To sign and receive registered or registered with A/D letter and /or articles and/or documents of whatsoever manner or nature in respect of the said premises and/or property written in the Schedule mentioned hereinbelow and grant proper and valid receipt or receipts thereof.





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10. To file and defend any or all suits, cases, appeals, complaints and application of whatsoever manner or nature for and on behalf that is to institute and /or preferred against me and also to present and prosecute Writ Applications or Petitions in respect thereof in any manner in any Court of Law and also to appear, file and defend any case or cases whatsoever manner or nature before the Judicial Authority and Quasi Judicial Authority in respect of the said premises particular of the same more particularly described in the Schedule written hereinbelow

11. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors to act, pled and conduct the case and to revoke such appointments.

12. In case of acquisition by State or Union Government of the said property my Attorney will have full power to file objection or written statement or petition and to apply for compensation before such competent authority.

13. To sign, declare, verify and/or affirm any plaint, written statement, petition, application, cross objection, claim, counter claim, consent petition, revisions, review, new trial or stay application of whatsoever nature, affidavit, vokalatnama, memorandum of appeal or any other document or court paper in any proceeding as the occasions shall require for and on behalf of me as my said Attorney in his absolute discretion may think fit and proper.

14. To compromise all suits, appeals, cases and/or any other legal proceedings in any Court of Law, Tribunals Authority of whatsoever manner and to sign and verify all application and solenama for and on my behalf.

15. To appear and represent me before the Collector, Kolkata Municipal Corporation, the Income Tax Authorities and other authorities, statutory bodies and Government Departments and/or its officers and also all other State Executives, Judicial or Quasi Judicial, Municipal and other authorities for all matters concerned herewith and to produce deliver and/or explain title deeds, accounts, documents and papers as may be necessary and to pay taxes and other amounts and to deal with them in all manner.

16. To appear and represent me before all authorities including those under Kolkata Municipal Corporation for mutation, fixation and /or finalization of the annual valuation and taxes of the





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said property and for that sign, execute and submit necessary papers and documents and to do all acts, deeds and things as my said Attorney think fit and proper.

17. To make sign and verify all applications or objections to appropriate authorities for all license, permission or consent etc. required by law in connection with the management and development of the said property and also to execute, present and register any declaration or undertaking before Registrar and Sub-Registrar and/or any other statutory authority.

18. To apply for and obtain and renew all license, permits, etc. as may be necessary or required for purchasing cement, iron, steel, and other building materials for the purpose of carrying out construction and develop the said property as my said Attorney may deem fit and proper.

19. To negotiate for sale or to enter into agreement for sale, lease, construction agreement for creating charge, assignment or nomination over and/ or any covered area or open areas or any part thereof or any flats and garage spaces and/or commercially sanctioned space if any in respect of the Developers' allocation morefully described in the aforesaid Development Agreement in the said proposed building to be constructed with the prospective buyers of the flats and garage spaces or commercially sanctioned space as my said Attorneys may deem fit proper.


20. To receive all or any money or monies as earnest or part consideration from the intending purchaser or purchasers of the Developer's allocation and to give proper, valid receipt and discharge thereof and also to accept the full and final payment from intending purchasers as my said Attorney may deem fit proper.

21. Upon such receipt as aforesaid in their name, on my behalf and as my act and deed, to sign, execute and register deeds, instruments and assurances, conveyance or conveyances as may be required for fully and effectually conveying the Developer's allocation stated in the said Registered Development Agreement in favour of the purchaser or purchasers or his/her/their nominee or nominees and assignees, as the case may be.

22. To sign, execute and present any such conveyances or conveyances for registration, to admit, execution and on receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said conveyance or conveyances registered and to do all acts, deeds and things which my said Attorney shall consider necessary for conveying and /or transferring the said Developer's allocated portion in the property as mentioned in the Schedule






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herewider written to the Purchaser/Purchasers as fully and effectually in all respects as I could do the same myself.

23. To receive any notice relation to our said Property from Kolkata Municipal Corporation or from the offices of the Government or Semi Government and other Department.

24. To accept, sign enter into and acknowledge and perform all such deeds, instruments, contracts, agreements, acts and things as shall be required or deemed proper for or in relation to all or any of purposes, matters or subject herein specified.


25. For all or any of the purpose herein before stated, to appear and represent myself before all authorities having jurisdiction and to sign, execute and submit all papers and documents relating to my said property

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to my property/properties which I could have lawfully done under my own hands and seals, if I personally present.

AND I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done in or about the premises aforesaid. Notwithstanding no express power in that behalf is herein provided.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(Description of the premises)

 ALL THAT piece and parcel of land measuring more or less 04 Cottahs 08 Chittacks 34 Sq. ft. ^{6500 sq. ft. on the ground floor and 500 sq. ft. first floor} along with a two storied structure measuring about 1000 Sq.ft. comprised in Mouza Baishnabghata, J.L. No. 28, Pargana Khaspur under Collectorate Tnuzi No. 56, 151, 152, comprising Dag No. 629, 624, 630 appertaining to C.S. Khatian No. 32, 33 corresponding to R.S. Khatian No. 666, 389, L.R. Khatian No. 967 and I.R. Dag No. 624, 629, 630, P.S. previously Tollygunge then Jadavpur now Patuli, Sub Registry office at Alipore, District 24 Parganas now 24 Parganas (South). Now the land is being known and called as K.M.C. Premises No. 35, Sreerampur North, P.O. Garia, Police Station previously Tollygunge then Jadavpur now Patuli, Kolkata 700084 (Mailing Address 4, Sreerampur North, P.O. Garia, Police Station previously Tollygunge then Jadavpur now Patuli, Kolkata 700084)





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and the land is within the limits of Kolkata Municipal Corporation, Ward No. 110, and the land is being butted and bounded as follows:-

ON THE NORTH : 12 ft wide K.M.C. Road
ON THE SOUTH : House of Bijay Poddar
ON THE EAST : Premises No. 8, Sreerampur Road
ON THE WEST : Premises No. 3, Sreerampur Road

IN WITNESS WHEREOF I, the Executant / Principal have hereunto set and subscribed my respective hand and seal on this 27th day of June Two Thousand Twenty Two above written.

WITNESS

1) URMILI BARMAN
142 Kendra Main Road.
Garia Kol-84.

Hala Barman
SIGNATURE OF PRINCIPAL.

2) Suman Bhattacharyya
A-48, Purnavilla.
Atabagan, Garia.
Kolkata-700153

Power accepted by me

S. S. CONSTRUCTION S. S. CONSTRUCTION
Suman Chatterjee (S) Sojal Bhattacharya (S)
Partner Partner

ATTORNEY

Drafted by me &
Prepared in my office

Manmohan Ray
Advocate (WB/733/2001)
Alipor Police Court
Kolkata 700027



[Signature]
District Sub-Registrar-I
Alcala, South 24 Pangasinan

27 JUN 2022



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SWAPAN BHATTACHARYA

Signature Swapan Bhatta



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SAJAL BHATTACHARYA

Signature Sajal Bhatta



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name MALA BURMAN

Signature Mala Burman

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name



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स्थायी लेखा संख्या (PERMANENT ACCOUNT NUMBER)
AAMPS4982P



नाम (NAME)
B S CONSTRUCTION

विघटन/गठने की तिथि (DATE OF INCORPORATION/REGISTRATION)
18-12-1994

अधीन प्रमुख, १.४.४१

COMMISSIONER OF INCOME TAX, W.B. - XI

इस कार्ड के लो / गिन जाने पर दृष्टांत जारी करने
वाले प्राधिकारी को सूचित / पत्र भेज कर है
संपूर्ण जानकारी अनुसार (यदि कोई जानकारी है),
१-७,
बोरोली बंगला, १
कलकत्ता - ७०० ०८९.

In case this card is lost/destroyed, kindly inform/advise to
the issuing authority.

Joint Commissioner of Income-tax (Systems & Technical),
१-७,
Chowringhee Square,
Calcutta- 700 009.

B. S. CONSTRUCTION

Partner



INSTRUCTION

Patron



भारत सरकार

GOVERNMENT OF INDIA



सुखम सिन्हा

Sukam Sinha

जन्मदिनांक/ DOB: 18/05/1974

लिंग / GENDER: MALE

6886 5962 1443



मानव-साधन मानव अधिकार



भारतीय विदेशी मजदूर प्रधिकरण

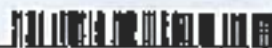
INDIAN OVERSEAS EMPLOYMENT BOARD OF INDIA

ठिकाना:

Address

A-48, आताबाग, लस्कारपुर,
पश्चिम २४ परगना,
पश्चिम बंगाल - ७००१५३

A-48, ATABAGAN,
Laskarpur, South
Twenty Four Parganas,
West Bengal - 700153



1947
800 300 1947

1947
laskarpur.gov.in www.oeb.gov.in

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R.D. Sinha, 1947,
Jangpuru-800 301



Major Information of the Deed

Deed No :	I-1601-01601/2022	Date of Registration	27/06/2022
Query No / Year	1601-8001935799/2022	Office where deed is registered	
Query Date	27/06/2022 12:01:00 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	MANANKAR RAY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831489159, 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. 15,00,000/-		Rs. 53,40,450/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs 100/- (Article:48(g))		Rs. 48/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160101597/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)		

Land Details :



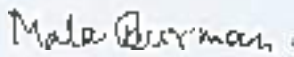
District: South 24-Parganas, P.S:- Paluri, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SREERAMPURE NORTH, , Premises No. 35, , Ward No: 110 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1.1			Basu	4 Katha 8 Chatak 34 Sq Ft	12,00,000/-	46,65,450/-	Width of Approach Road: 12 Ft , , Project Name :
Grand Total :				7.5L29Dec	12,00,000 /-	46,65,450 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	3,00,000/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No- 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	3,00,000 /-	6,75,000 /-	




Principal Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Mala Burman Wife of Late Dehabrata Burman Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office	Photo  27/06/2022	Finger Print  LRI 27/06/2022	Signature  27/06/2022
4, Sreerampur North, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Axxxxxx6L, Aadhaar No: 26xxxxxxxx5191, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	S S CONSTRUCTION 152,kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.: AAxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Swapan Bhatta (Presentant) Son of Late Ramash Chandra Bhatta Date of Execution - 27/06/2022, , Admitted by: Self, Date of Admission: 27/06/2022, Place of Admission of Execution: Office	Photo  Jun 27 2022 12:41PM	Finger Print  LRI 27/06/2022	Signature  27/06/2022
126, Kanungo Park, City.- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxxx7H, Aadhaar No: 21xxxxxxxx2321,Status : Representative, Representative of : S S CONSTRUCTION (as Partner)				

Name	Photo	Finger Print	Signature
Shri Sajal Bhatta Son of Late Ramesh Chandra Bhatta Date of Execution - 27/06/2022, Admitted by: Self, Date of Admission: 27/06/2022, Place of Admission of Execution: Office	 <small>Jun 27 2022 12:42PM</small>	 <small>LTI 27/06/2022</small>	 <small>27/06/2022</small>
152, Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx4J, Aadhaar No: 55xxxxxxx4646 Status : Representative, Representative of : S S CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUMAN BHATTACHARJEE Son of Late SUMIL KR BHATTACHARJEE A-4B, PURNAVILLA ATABAGAN GARIA, City:- Kolkata, P.O:- LASKARPUR, P S:- Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700153	 <small>27/06/2022</small>	 <small>27/06/2022</small>	 <small>27/06/2022</small>
Identifier Of Smt Mala Burman, Shri Swapn Bhatta, Shri Sajal Bhatta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Mala Burman	S S CONSTRUCTION-7.50292 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Mala Burman	S S CONSTRUCTION-1000.00000000 Sq Ft

On 27-06-2022

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 12:30 hrs on 27-06-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Shri Swapan Bhatta .

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 53,40,450/-

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

Execution is admitted on 27/06/2022 by Smt Mala Burman, Wife of Late Debabrata Burman, 4, Sreerampur North, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL,, India, PIN - 700084, by caste Hindu, by Profession House wife

Identified by Mr SUMAN BHATTACHARJEE, . . Son of Late SUNIL KR BHATTACHARJEE, A-48, PURNAVILLA ATABAGAN GARIA, P.O: LASKARPUR, Thana: Garia, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

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

Execution is admitted on 27-06-2022 by Shri Swapan Bhatta, Partner, S S CONSTRUCTION, 152,kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr SUMAN BHATTACHARJEE, . . Son of Late SUNIL KR BHATTACHARJEE, A-48, PURNAVILLA ATABAGAN GARIA, P.O: LASKARPUR, Thana: Garia, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

Execution is admitted on 27-06-2022 by Shri Sajal Bhatta, "Partner, S S CONSTRUCTION, 152,kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr SUMAN BHATTACHARJEE, . . Son of Late SUNIL KR BHATTACHARJEE, A-48, PURNAVILLA ATABAGAN GARIA, P.O: LASKARPUR, Thana: Garia, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 48/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 48/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type Impressed, Serial no 4783, Amount: Rs.100/-, Date of Purchase: 03/06/2022, Vendor name: S Das



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 1601-2022, Page from 77615 to 77637
being No 160101601 for the year 2022.



Digitally signed by MOHAMMED TABIS
ANSARI

Date: 2022.06.30 11:12:18 +05:30

Reason: Digital Signing of Deed.

(Tabis Ansari) 2022/06/30 11:12:18 AM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)