

14865/23

I-15275/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL G-800 2945813/23 AK 258678

30.11.23

The document is admitted to registration. The endorsement sheets and the signature sheet attached with this deed are part of the document.

*(Signature)*

Registrar, Malda  
U/s (2) of the Registration Act.

30 NOV 2023

Mousumi Sankar  
Uday Kumar Sethi

S & S DEVELOPER

*(Signature)*  
Partner

S & S DEVELOPER

*(Signature)*  
Partner

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT**

This Deed of Development power of Attorney executed on 30<sup>th</sup> day of November, 2023.

*(Signature)*  
Bijoy Chandra  
Mondal

Sl. No. 1223 Date 30/11/23 Value 100/-  
Name S S S Developer  
Address B. S. Road  
P.S. EB Dist. Malda

Sadar Office, Malda  
Signature Manoranjan Poddar

MANORANJAN PODDAR  
Badar Stamp Vendor, Malda  
Licence No. 73 Circle No. 15

2 DE/ET

800

28 11 2023



Registrar, Malda  
U/s 7(2) of the Registration Act

30 NOV 2023



Mousumi Sarkar  
Uday Kumar Seth

=2=

S & S DEVELOPER

Uday  
Partner

S & S DEVELOPER

Sagnik Sarkar  
Partner

KNOW ALL MEN BY THESE PRESENTS SHALL COME that We, 1) MOUSUMI SARKAR, PAN-ARRPS3852N, AADHAR-2585 3395 9821, Wife of Gopal Chandra Sarkar, by Profession-Business, resident of Krishnapally, P.S. English Bazar, P.O. & Dist. Malda, 2) UDAY KUMAR SETH, PAN-AZWPS5116J, AADHAR-3643 1234 0036, S/o. Late Baidya Nath Seth, Profession-Business, residing at SNEHALATA APARTMETN, Flat No. SA/D-1, 2/2 B.S. ROAD, P.S. - English Bazaar, P.O. & Dist - Malda, Pin-732101, both by Caste-Hindu, both by Nationality-Indian do hereby appoint, nominate and constitute

'S & S DEVELOPER', PAN-AEYFS0949G, a partnership firm whose constituent partners executed a deed of partnership deed dated 30.01.2023 notarized on 07/02/2023 bearing Regd. Sl. no. 1323 of 01/23, having its office at Room No. 1, SNEHALATA APARTMETN, 2/2 B.S. ROAD, P.S. - English Bazaar, P.O. & Dist - Malda, Pin-732101 represented by 1) UDAY KUMAR SETH PAN-AZWPS5116J, AADHAR-3643 1234 0036, S/o. Late Baidya Nath Seth, residing at SNEHALATA APARTMETN, Flat No. SA/D-1, 2/2 B.S. ROAD, P.S. - English Bazaar, P.O. & Dist - Malda, Pin-732101, 2) SAGNIK SARKAR, PAN-GMUPS1900M, AADHAR-6799 7904 7136, S/o. Gopal Chandra Sarkar, both by Caste-Hindu, by Profession-Business, both Citizen of India, hereinafter referred to as the DEVELOPER as our true and Lawful CONSTITUTED ATTORNEY for and on our behalf to do all acts, deeds, matters and things as follows:

WHEREAS the homestead land in the schedule 'A' below of Mouza- Pirojpur, J.L. No. 69 (sixty nine), Khatian No.- R.S. 780 (seven hundred eighty), L.R. 9073 (nine thousand seventy three), Plot No. R.S.-689 (six hundred eighty nine), L.R.-5443 (five thousand four hundred forty three), Class-Bastu, Total Area-6.62 (six point six two) decimal, Dist. Malda, was previously belonged



Registrar, Malda  
U/s 7(2) of the Registration Act

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Mousumi Sarkar  
Uday Kumar Saha

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S & S DEVELOPER

Partner

S & S DEVELOPER

Sargita Sarkar  
Partner

to 1) Dipali Banerjee, W/o Soumen Banerjee and 2) Sonali Banerjee, W/o Amalendu Banerjee, during possession of the property 1) Dipali Banerjee and 2) Sonali Banerjee jointly sold 6.806 decimal of land to 1) Sekhar Maitra, S/o Late Debesh Chandra Maitra, 2) Sukumar Mandal, S/o Late Trilochon Mandal and 3) Debasish Maitra, S/o Late Biresh Chandra Maitra, by dint of Registered Deed of Sale bearing Deed No. 6404 dated 30/09/2009, registered at D.S.R. Sadar at Malda.

THEREAFTER, 1) Sekhar Maitra, 2) Sukumar Maitra, 3) Debasish Maitra jointly sold the same to Mousumi Sarkar, W/o Gopal Chandra Sarkar i.e. the Land Lord No. 1 by two registered Deed of Sale bearing Deed No. 11245 dated 26/10/2010 and 11364 dated 28/10/2010, both registered at D.S.R. Malda and L.R. Record of Rights duly been prepared in the name of Mousumi Sarkar bearing L.R.R.O.R. No. 9073.

Similarly the homestead land in the schedule 'B' below of Mouza- Pirojpur, J.L. No. 69 (sixty nine), Khatian No.- R.S. 780 (seven hundred eighty), L.R. 16128 (one lakh six thousand one hundred twenty eight), Plot No. C.S.-689 (six hundred eighty nine), L.R.-5443 (five thousand four hundred forty three), 5442(five thousand four hundred forty two), Class-Bastu, Total Area- 6.50 (six point five zero) decimal, Dist. Malda, was previously belonged to Sudhir Kumar Lahiri, which he acquired right, title and interest from the Governor of the State of West Bengal. During possession of the property Sudhir Kumar Lahiri sold his total land i.e. 6.50 dec. to Rajarshi Chakraborty, Son of Dharendra Nath Chakraborty by dint of Registered Deed of Sale bearing Deed No. 11238 dated 24/11/1982, registered at D.S.R. Malda.

While Rajarshi Chakraborty is in possession, he died leaving behind his wife namely Madhumita Chakraborty and one son namely Ratul





Registrar, Malda  
U/s 7(2) of the Registration Act

**30 NOV 2023**

=4=  
Mousumi Sarkar  
Uday Kumar Seth

S & S DEVELOPER  
Uday Kumar Seth  
Partner

S & S DEVELOPER  
Sagnik Sarkar  
Partner

Chakraborty as his legal heirs and L.R. Record of Rights dully been prepared in their name bearing L.R.R.O.R. No. 5400/1 & 5400/2.

Thereafter Madhumita Chakraborty and Ratul Chakraborty executed a Registered Deed of Agreement of Sale in favour of Uday Kumar Seth, son of Late Baidya Nath Seth bearing Deed No. 12959 dated 26/07/2022, registered at D.S.R. Malda and Subsequently they also executed a Registered Deed of Sale in favour of Uday Kumar Seth, son of Late Baidya Nath Seth bearing Deed No. 3035 dated 28/02/2023, registered at D.S.R. Malda L.R. Record of Rights duly been prepared in the name of Uday Kumar Seth bearing L.R.R.O.R. No. 16128. And subsequently we MOUSUMI SARKAR and UDAY KUMAR SETH jointly executed a Development Agreement with 'S & S DEVELOPER' vide Deed No. 14968 dated 24/11/2023, registered before the D.S.R. Malda for the purpose of construction of a B+G+6 storied flat building.

AND in pursuance of the said registered Development Agreement being Deed No. 14968 for the year 2023, registered in the office of D.S.R Malda, We hereby executed this Development Power of Attorney AND by this Development Power of Attorney the said 'S & S DEVELOPER', having it's office at Room No. 1, SNEHALATA APARTMETN, 2/2 B.S. ROAD, P.S. - English Bazaar, P.O. & Dist - Malda, Pin-732101 represented by 1) **UDAY KUMAR SETH** S/o. Late Baidya Nath Seth, residing at SNEHALATA APARTMETN, Flat No. SA/D-1, 2/2 B.S. ROAD, P.S. - English Bazaar, P.O. & Dist - Malda, Pin-732101, 2) **SAGNIK SARKAR**, S/o. Gopal Chandra Sarkar, both by Caste-Hindu, by Profession-Business, both Citizen of India hereby appointed as our CONSTITUTED ATTORNEY in our

Mousumi Sarker  
Uday Kumar Saha

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S & S DEVELOPER

  
Partner

S & S DEVELOPER

  
Partner

name, on our behalf to do execute and perform the following acts, deeds, matters and things:

1. To construct the multi storied building upon the said land /property mentioned in the Schedule herein below in accordance with the Plan to be sanctioned in our name by the English Bazar Municipality and to sign on our behalf in all site plan, building plan, structural plan, all documents, papers, undertaking, declarations and revised plan and to file and obtain the same from Municipal Authority and to take all other necessary steps in the English Bazar Municipal office.
2. To sign and execute all application for Completion/ Occupancy Certificate and to file / deposit / submit all papers before the English Bazar Municipality for the said Completion / Occupancy Certificate and to obtain the said certificate from the Municipal Authority.
3. To negotiate on terms for and to agree for all sales to any intending purchaser or purchasers at such price or prices at any time as per Development Agreement being No. 14968 for the year 2023 registered in the office of D.S.R Malda and to receive booking or advanced money which our said Attorney in its/his absolute discretion thinks fit and proper.
4. To book flats and to enter into all agreement for sale or sales of flats which to be constructed on the said property as per Development Agreement mentioned above.
5. To receive from the intending purchaser or purchasers any earnest money and / or advance and also the balance of purchase money on





Mousumi Sarma  
Uday Kumar Seth  
=6=

S & S DEVELOPER

Jeta  
Partner

S & S DEVELOPER

Sajinik Sankar  
Partner

completion of such sale or sales as per aforesaid Development Agreement and to give good and valid receipt for the same.

6. Upon such receipt as aforesaid to sign and execute on our behalf in any deed of amalgamation, deed of sale, conveyance or conveyances of the said properties in favour of purchaser or purchasers or their nominee or nominees or assigns in respect of the said entire building.
7. To attend any Court of Law either Civil or Criminal and to represent in all Government Offices on our behalf in connection with the construction of the proposed building upon the said property mentioned in Schedule below.
8. To receive any such amount for the purpose of sale, transfer and convey the respective flats either by the Cash or by Cheques and to deposit the same in the account of the said Partnership Firm and to spend the same in its/his absolute discretion think best fit and proper in respect of the sale/transfer of the said entire building.
9. To appoint Advocate for the purpose of all Agreement, Sale Deed and for taking all legal steps for the aforesaid building and to pay his legal remuneration.
10. To sign, declare and or affirm all complaints, petitions, applications, forms, affidavits etc. and to file the same in any Court of Law or any other offices, if required.
11. To appear in any suit proceedings, motion, L.A. office, I.T. Office etc on our behalf and to file the statement or objection, affidavit-in-opposition etc. if required, in connection with the land mentioned in the Schedule herein below.

Mousumi Sarkar  
Uday Kumar Sethi  
=7=

S & S DEVELOPER  
Jethi  
Partner

S & S DEVELOPER  
Rajnik Sarkar  
Partner

12. To appoint labour, labour contractor (Rajmistri), Carpenter etc. for the construction of the said proposed building.
13. To call the tender, quotation etc. from the supplier for supply cement, iron rod, sand, wood, iron grill, etc. and to appoint them as our Constituted Attorney shall think fit and proper.
14. To sign and execute all conveyance or conveyances in respect of the Developer's Allocation of the proposed multistoried building to be constructed thereon or any part thereof.
15. To lodge the conveyance, lease and / or other documents for registration and to admit execution thereof before the Authority concerned and to sign, execute and register the Deed of Conveyance in respect of the said Developer's Allocated areas of the proposed multistoried building as per aforesaid Development Agreement of said flats, shop, garages, offices and other together with undivided proportionate share of the said land.
16. To attend before any office of the Registrar and / or to execute and present for registration and admit, execution of any agreement, deed, conveyance, transfer assignment, assurance release, indemnity or other instrument which is compulsory under the Registration Act and generally to do all things necessary or expedient for registration.
17. To represent us before the necessary authorities including English Bazar Municipality, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal on connection with the sanction and modification and / or alteration of plan.

Mousumi Sarma  
Uday Kumar Sethi  
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S & S DEVELOPER  
Jobs  
Partner

S & S DEVELOPER  
Sagnik Sarma  
Partner

18. To receive the excess amount of fees, if any paid for the purpose of sanction / modification and / or alteration of the plans to any authority or authorities if required.
19. To develop the said premises by making construction of such type of building or buildings thereon as the said attorney plans and for that purpose to take down demolish and / or remove any house building and or structure of whatsoever nature on the premises.
20. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility of the said premises and for that purpose to sign, execute and submit all papers, applications, documents and plan to do all other acts, deeds and things as may be deem fit and proper by the said attorney.
21. To apply for obtain building materials for the concerned authorities for construction of the building on the said premises as aforesaid.
22. To pay all rates, taxes, charge expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof.
23. To appear and represent us before all authorities including those under the English Bazar Municipality for fixation and/ or finalization of the annual valuation of the said property or any part thereof and to amalgamate our property with any other property, for that purpose to sign, execute and submit, act, deeds and things as the said attorney may deem fit and proper.



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Mousumi Sarkar  
Uday Kumar Saha

S & S DEVELOPER

Uday  
Partner

S & S DEVELOPER

Soumik Sarkar  
Partner

24. To file and submit declaration, statements, applications and / or returns to the competent authorities or any other necessary authority or authorities in connection with the matter herein contained.
25. To changes the said premises specifically for the allocated portion of the developer and so that purpose to sign and execute all deeds, instruments and documents and to obtaining loans and financial accommodation from any bank, financial institution, person or persons as the case, may be in such terms and conditions as the said attorney shall think fit and proper.
26. To delegate such of the power as our said attorneys in their absolute discretion shall think fit and proper and upon such delegation the said power of attorney shall be deemed to have been granted by the owner in favour of the said delegate as the case may be.
27. To advertise independent news papers and display hoardings in different plans, engage agency or agencies for selling of flats in any name as the said attorney shall think fit and proper.
28. To sign, file & submit building, site plan & structural plan in our name & on our behalf and pay fees, obtain sanction site plan, building plan, structural plan, modification and such other orders and permissions from the English Bazar Municipality as be expedient sanction / modification and / or alteration of the said plan, building plans.
29. To submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architect and other

Mousumi Sarkar  
Uday Kumar-Saha

S & S DEVELOPER

John  
Partner

S & S DEVELOPER

Sagnik Sarkar  
Partner

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agents and Sub-Contractors for the aforesaid purpose and the said attorney shall think fit and proper.

30. To ask for demand, recover receive and collect all money due and payable in connection with the said proposed building from the intending purchaser / purchasers or any other person or persons in connection with the said building or construction and to settle, compromise or compound any debt or claim whatsoever.
31. To sale, transfer, convey and to deliver the possession of flat/flats, shop, garages & offices etc. with undivided proportionate share of land along with other amenities relating thereto either in complete or incomplete, finished or semi-finished condition which our constituted Attorney shall think best and fit.
32. To appear or to represent before the District Registrar / Additional District Sub-Registrar, Registrar of Assurances, Kolkata or any other offices at any jurisdiction all times which may be necessary before him for registration of the sale deed of the flats, shops, garages and others to be constructed on the land mentioned in the Schedule hereunder in respect of the said proposed entire multistoried building.
33. And to do all such acts, things, deeds which are necessary for the aforesaid purpose and which our Constituted Attorney shall think best fit and proper.
34. We hereby agree to ratify and confirm whatsoever our said Attorney shall do in the premises by virtue of these presents AND WE HEREBY DECLARE that WE have not done anything inconsistent with this Power of Attorney and this Power of Attorney will be enforceable till completion of the project i.e. till sell of all the flats/garages/shop/office etc.



Mousumi Sarkar  
Uday Kumar Seth  
=11=

S & S DEVELOPER  
Partner

S & S DEVELOPER  
Partner

35. AND WE HEREBY declare that this Power or Authorities hereby granted in respect of the said property which fully and properly develop and all transfer of the said building in favour of the ultimate transferee.
36. AND WE do hereby agree to ratify and confirm whatsoever all acts, deeds and things lawfully and bonafide done by our said Attorney which shall be construed as our acts, deeds and things done by our to all intents and purpose and if We personally present even notwithstanding the facts that no special power in that behalf is contained in these presents.

### Schedule 'A' Above Referred to

ALL THAT piece and parcel of homestead land measuring 6.806 (Six point eight zero six) decimal as per possession more or less along with old structure standing thereon lying at Mouza-Pirojpur, J.L. No.69 (sixty nine), Khatian No.- R.S. 780 (Seven hundred Eighty), L.R. 9073 (Nine thousand seventy three), L.O.P. No. 67 (Sixty Seven), C.S. Plot No. 615 (Six hundred Fifteen), R.S. Plot No.-689 (Six hundred eighty nine), L.R. Plot No.-5443 (Five thousand four hundred forty three), Class-Bastu, P.S.-English Bazar, P.O. & Dist. Malda in ward No.06, under English Bazar Municipality, Holding No.- 287/82/216, and there is a 10 (ten) years old 600 sq.ft. construction floor of which is Cement polished which is butted and bounded by:

ON THE NORTH : Subrata Mukharjee  
ON THE SOUTH : Uday Kumar Seth  
ON THE EAST : 14ft. wide 3 No. Govt. Colony Road  
ON THE WEST : Municipal Drain & house of Swapan Bhaduri  
and Anjan Bhaduri.



Mousumi Sarkar  
Uday Kumar Seth  
=12=

S & S DEVELOPER  
Jen Partner

S & S DEVELOPER  
Sagrik Sarkar  
Partner

Schedule 'B' Above Referred to

ALL THAT piece and parcel of homestead land measuring 6.50 (Six point five zero) decimal as per possession more or less along with old structure standing thereon lying at Mouza-Pirojpur, J.L. No.69 (sixty nine), Khatian No.- R.S. 780 (Seven hundred Eighty), L.R. 16128 (sixteen thousand one hundred twenty eitht), C.S. Plot No. 689 (Six hundred eighty nine), L.R. Plot No.-5442 (Five thousand four hundred forty two), Class-Bastu, P.S.-English Bazar, P.O. & Dist. Malda in ward No.06, under English Bazar Municipality, Holding No.- 131/80/114, and and there is a 10 (ten) years old 600 sq.ft. construction floor of which is Cement polished which is butted and bounded by:

- ON THE NORTH : Mousumi Sarkar
- ON THE SOUTH : Sachin Banarjee
- ON THE EAST : 14ft. wide 3 No. Govt. Colony Road
- ON THE WEST : Parimal Biswas.

Mausumi Sarker  
Uday Kumar Seth

S & S DEVELOPER  
Partner

S & S DEVELOPER  
Sagnik Sarker  
Partner

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IN WITNESSETH WHEREOF the DEVELOPER and the Land Owners have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

Witnesses:-

1.

Rafan, Nagan Shamma  
8/0 Lali - Dinadaya Nagar Shamma  
vill - Madia, Post - Sovaragan  
Dist - Malda, PS - EB  
Pin - 732209

a).....Mausumi Sarker.....

b).....Uday Kumar Seth.....

SIGNATURE OF THE LAND OWNERS

2. Haradhanam  
Chhatian mooria  
Malda.

S & S DEVELOPER

Partner

S & S DEVELOPER

Sagnik Sarker

Partner

SIGNATURE OF THE DEVELOPER

Drafted By;

Bipul Datta, Advocate  
Malda Bar Association  
Enrolment No. W.B. 671/1996.

Typed by:

Ranjam Kumar Neogi  
(Ranjam Kumar Neogi)  
B.S. Road, Malda.



বাম হাতের আঙ্গুল ছাপ



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী

ডান হাতের আঙ্গুল ছাপ



বৃহদঙ্গুলী বৃহদঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

নাম স্বাক্ষর *Mousumi Sarkar*



বাম হাতের আঙ্গুল ছাপ



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী

ডান হাতের আঙ্গুল ছাপ



বৃহদঙ্গুলী বৃহদঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

নাম স্বাক্ষর *Uday Kumar Saha*



বাম হাতের আঙ্গুল ছাপ



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী

ডান হাতের আঙ্গুল ছাপ



বৃহদঙ্গুলী বৃহদঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

নাম স্বাক্ষর *S & S DEVELOPER*

*Saha*  
Partner



বাম হাতের আঙ্গুল ছাপ



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী

ডান হাতের আঙ্গুল ছাপ



বৃহদঙ্গুলী বৃহদঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

নাম স্বাক্ষর *S & S DEVELOPER*

*Sankar Saha*

Partner



## Major Information of the Deed

Deed No :	I-0901-15275/2023		Date of Registration	30/11/2023
Query No / Year	0901-8002945813/2023		Office where deed is registered	D.S.R. MALDA, District: Malda
Query Date	30/11/2023 1:50:42 PM			
Applicant Name, Address & Other Details	BIPUL DATTA MALDA BAR ASSO,Thana : English Bazar, District : Malda, WEST BENGAL, PIN - 732101, Mobile No. : 9434323088, Status :Advocate			
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		Additional Transaction	
Set Forth value	Rs. 1,60,00,000/-		Market Value	
Stampduty Paid(SD)	Rs. 100/- (Article:48(g))		Registration Fee Paid	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 090114968/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)			

### Land Details :

District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Govt. Colony Lane3, Mouza: Pirojpur, , Ward No: 06, Holding No:287/82/216 Pin Code : 732101

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5443	LR-9073	Commercial	Bastu	6.806 Dec	50,00,000/-	2,37,59,128/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road, , Project Name :

District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Govt. Colony Lane3, Mouza: Pirojpur, , Ward No: 06, Holding No:131/80/114 Pin Code : 732101

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-5442	LR-16128	Commercial	Bastu	6.5 Dec	50,00,000/-	2,26,90,910/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					<b>13.306Dec</b>	<b>100,00,000 /-</b>	<b>464,50,038 /-</b>	

### Structure Details :



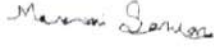



Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1200 Sq Ft.	60,00,000/-	60,00,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete

	<b>Total :</b>	1200 sq ft	60,00,000 /-	60,00,000 /-	
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## Principal Details :







SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>MOUSUMI SARKAR</b> <b>(Presentant )</b> Wife of GOPAL CHANDRA SARKAR Executed by: Self, Date of Execution: 30/11/2023 , Admitted by: Self, Date of Admission: 30/11/2023 ,Place : Office	<b>Photo</b>  30/11/2023	<b>Finger Print</b>  Captured LTI 30/11/2023	<b>Signature</b>  30/11/2023
KRISHNA PALLY, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx2N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/11/2023 , Admitted by: Self, Date of Admission: 30/11/2023 ,Place : Office				
2	<b>Name</b> <b>UDAY KUMAR SETH</b> Son of Late BAIDYA NATH SETH Executed by: Self, Date of Execution: 30/11/2023 , Admitted by: Self, Date of Admission: 30/11/2023 ,Place : Office	<b>Photo</b>  30/11/2023	<b>Finger Print</b>  Captured LTI 30/11/2023	<b>Signature</b>  30/11/2023
2/2 B S ROAD, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZxxxxxx6J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/11/2023 , Admitted by: Self, Date of Admission: 30/11/2023 ,Place : Office				

## Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>S AND S DEVELOPERS</b> ROOM NO 1, SNEHALATA APARTMENT, 2/2 B S ROAD, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 , PAN No.:: AExxxxxx9G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>UDAY KUMAR SETH</b> Son of Late BAIDYA NATH SETH Date of Execution - 30/11/2023, , Admitted by: Self, Date of Admission: 30/11/2023, Place of Admission of Execution: Office	 Nov 30 2023 4:24PM	 Captured LTI 30/11/2023	 30/11/2023
SNEHALATA APARTMENT, 2/2 B S ROAD, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZxxxxxx6J,Aadhaar No Not Provided Status : Representative, Representative of : S AND S DEVELOPERS (as PARTNERS)				
2	<b>Name</b> <b>SAGNIK SARKAR</b> Son of GOPAL CHANDRA SARKAR Date of Execution - 30/11/2023, , Admitted by: Self, Date of Admission: 30/11/2023, Place of Admission of Execution: Office	 Nov 30 2023 4:25PM	 Captured LTI 30/11/2023	 30/11/2023
LAXMI NIWAS, Block/Sector: 3RD, Flat No: C, City:- , P.O:- KAMRUP, P.S:-NORTH GUWAHATI, District:-Kamrup, Assam, India, PIN:- 781014, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: GMxxxxxx0M,Aadhaar No Not Provided Status : Representative, Representative of : S AND S DEVELOPERS (as PARTNERS)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RATAN NAGAR SHARMA</b> Son of Late DINADAYAL NAGAR SHARMA MADIA, City - , P O - SOVANAGAR, P.S:- English Bazar, District -Malda, West Bengal, India, PIN:- 732209	 30/11/2023	 Captured 30/11/2023	 30/11/2023

Identifier Of MOUSUMI SARKAR, UDAY KUMAR SETH, UDAY KUMAR SETH, SAGNIK SARKAR



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MOUSUMI SARKAR	S AND S DEVELOPERS-3.403 Dec
2	UDAY KUMAR SETH	S AND S DEVELOPERS-3.403 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	MOUSUMI SARKAR	S AND S DEVELOPERS-3.25 Dec
2	UDAY KUMAR SETH	S AND S DEVELOPERS-3.25 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	MOUSUMI SARKAR	S AND S DEVELOPERS-600.00000000 Sq Ft
2	UDAY KUMAR SETH	S AND S DEVELOPERS-600.00000000 Sq Ft

## Land Details as per Land Record

District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Govt. Colony Lane3, Mouza: Pirojpur, , Ward No: 06, Holding No:287/82/216 Pin Code : 732101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5443, LR Khatian No:- 9073	Owner:মৌসুমী সরকার, Gurdian:গোপাল চন্দ্র সরকার, Address:কৃষ্ণপটী , Classification:বাড়, Area:0.06600000 Acre,	Owner Name not selected by applicant.

District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Govt. Colony Lane3, Mouza: Pirojpur, , Ward No: 06, Holding No:131/80/114 Pin Code : 732101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 5442, LR Khatian No:- 16128	Owner:উদয় কুমার শেঠ , Gurdian:বৈদ্যনাথ শেঠ, Address:মির্জা , Classification:বাড়, Area:0.06500000 Acre,	Owner Name not selected by applicant.

On 30-11-2023

**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 13:00 hrs on 30-11-2023, at the Office of the D.S.R. MALDA by MOUSUMI SARKAR , 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 5,24,50,038/-

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

Execution is admitted on 30/11/2023 by 1. MOUSUMI SARKAR, Wife of GOPAL CHANDRA SARKAR, KRISHNA PALLY, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession House wife, 2. UDAY KUMAR SETH, Son of Late BAIDYA NATH SETH, 2/2 B S ROAD, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business

Indetified by Mr RATAN NAGAR SHARMA, , Son of Late DINADAYAL NAGAR SHARMA, MADIA, P.O: SOVANAGAR, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732209, by caste Hindu, by profession Others

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

Execution is admitted on 30-11-2023 by UDAY KUMAR SETH, PARTNERS, S AND S DEVELOPERS, ROOM NO 1, SNEHALATA APARTMENT, 2/2 B S ROAD, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Indetified by Mr RATAN NAGAR SHARMA, , Son of Late DINADAYAL NAGAR SHARMA, MADIA, P.O: SOVANAGAR, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732209, by caste Hindu, by profession Others

Execution is admitted on 30-11-2023 by SAGNIK SARKAR, PARTNERS, S AND S DEVELOPERS, ROOM NO 1, SNEHALATA APARTMENT, 2/2 B S ROAD, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Indetified by Mr RATAN NAGAR SHARMA, , Son of Late DINADAYAL NAGAR SHARMA, MADIA, P.O: SOVANAGAR, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732209, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 1223, Amount: Rs.100.00/-, Date of Purchase: 30/11/2023, Vendor name: MANORANJAN PODDAR



**Sumanta Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. MALDA**  
**Malda, West Bengal**

Seal of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0901-2023, Page from 333152 to 333172  
being No 090115275 for the year 2023.



Digitally signed by SUMANTA DHAR  
Date: 2023.12.11 18:18:56 +05:30  
Reason: Digital Signing of Deed.

**(Sumanta Dhar) 11/12/2023**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. MALDA**  
**West Bengal.**