

15596/2024

I-13438/24



पश्चिम बंगाल WEST BENGAL

certified that the Document is admitted to registration The Signature, Sheet and the endorsement sheet attached to this document are the part of this Document.

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18/11/24  
ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

Additional Registrar of Assurances II Kolkata

18 NOV 2024



DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We,  
(1) SRI ARUN KUMAR SHAW @ ARUN KUMAR SHAW (PAN : AVHPS3470J, Aadhaar No.6078-9490-5490, D.O.B. - 10/03/1966), son of Late Tarachand Shaw, residing at 16/1A, Pran Krishna Mukherjee Road, P.O. - Cossipore, P.S. - Chitpur, Kolkata - 700002, Dist. - South 24 Parganas and (2) SRI AMAR KUMAR SINHA (PAN : ALWPS5726L, Aadhaar No.8912-4075-2455, D.O.B. - 29/06/1957), son of Late Mrigendra Lal Sinha, residing at 13, Pran Krishna Mukherjee Road, P.O. - Cossipore, P.S. - Chitpur, Kolkata - 700002, Dist. - South 24 Parganas, both by occupation - Business, both by faith - Hindu, both by nationality - Indian, (hereinafter jointly called and referred to as the "EXECUTANTS") Send Greetings;



**WHEREAS** by virtue of registered Indenture dated 25/02/1957, one Smt. Namita Mukherji wife of Rabindra Nath Mukherji purchased **ALL THAT** piece and parcel of bastu land measuring about 3 (three) Cottahs 11 (eleven) Chittacks, a little more or less, together with old dilapidated partly two storied and partly three storied residential brick building standing thereon, which is situated at Dist. - South 24 Parganas, Police Station - Chitpur, being municipal premises no.18A, Pran Krishna Mukherjee Road, P.S. - Chitpur, Kolkata - 700002, Dist. - South 24 Parganas, within the local limits of Kolkata Municipal Corporation, together with all easement rights over the said property, which is morefully and particularly described in the **SCHEDULE - "A"** below, from Sushil Chandra Mukherji son of Jogendra Nath Mukherji, which was registered in the office of Sub-Registrar at Sealdah and recorded in Book No.I, Volume 12, pages from 211 to 215, being Deed No.00425 for the year 1957, hereinafter referred to as the "**said property**".

**AND WHEREAS** after such purchased said Namita Mukherjee became the absolute owner in respect of the property mentioned in the **SCHEDULE - "A"** below and being the absolute owner said Namita Mukherjee died intestate on 31/05/2001 leaving behind her husband namely Rabindra Nath Mukherjee and three daughters namely Tanusree Roy, Sanchayita Mukherjee and Sudhesna Chakraborty as her only Class-I legal heirs as per Hindu Succession Act, 1956.

**AND WHEREAS** said Rabindra Nath Mukherjee died intestate on 25/09/2001 leaving behind his three daughters namely Tanusree Roy, Sanchayita Mukherjee and Sudhesna Chakraborty as his only Class-I legal heirs as per Hindu Succession Act, 1956 and as such they became the owners each having undivided 1/3<sup>rd</sup> shares in respect of the property mentioned in the **SCHEDULE - "A"** below.

**AND WHEREAS** after such demise mentioned hereinabove said Tanusree Roy, Sanchayita Mukherjee and Sudhesna Chakraborty became the joint owners in respect of the said property mentioned in the **SCHEDULE - "A"** below as per law of inheritance and thereafter mutated their names before the assessment registrar of Calcutta Municipal Corporation and enjoyed the same free from all encumbrances and paid taxes in their favour in respect of the property mentioned in the **SCHEDULE - "A"** below.

**AND WHEREAS** said Sudeshna Chakraborty being the co-owner of undivided 1/3<sup>rd</sup> shares in respect of the property mentioned in the **SCHEDULE - "A"** below executed a registered General Power of Attorney dated 03/05/2011 and registered on 09/05/2011 before the office of Sub-Registrar of Mormugao, Vasco-Da-Gama, Goa vide Sr. No.4/2011 and by executing of the said registered General Power of Attorney said Sudeshna Chakraborty has appointed to her full blooded sister namely Tanusree Roy as her constituted attorney to do acts according to the contents of said general power of attorney mentioned therein.

**AND WHEREAS** by virtue of registered Deed of Conveyance dated 15/06/2011 said Tanusree Roy, Sanchayita Mukherjee and Sudeshna Chakraborty jointly sold transferred their entire right title and interest in respect of the property mentioned in the **SCHEDULE - "A"** below, jointly in favour of Arun Kumar Shaw and Amar Kumar Sinha, which was registered in the office of A.R.A.-I, Kolkata and recorded in Book No.I, CD Volume No.12, pages from 7338 to 7352, being Deed No.05229 for the year 2011.

**AND WHEREAS** after such registered Deed of Conveyance dated 15/06/2011 said Arun Kumar Shaw and Amar Kumar Sinha jointly became the owners in respect of the property mentioned in the



**SCHEDULE - "A"** below and thereafter mutated their respective names before the assessment registrar of Kolkata Municipal Corporation and after mutation their property known as premises no. 18A, Pran Krishna Mukherjee Road, P.S. - Chitpur, Kolkata - 700002, Assessee No.11-006-26-0026-3, under Ward No.006, Borough No. I, within the local limits of Kolkata Municipal Corporation and at present there have no tenants in the said property mentioned in the **SCHEDULE - "A"** below and enjoying the same free from all encumbrances and paying all taxes in their favour in respect of the property mentioned in the **SCHEDULE - "A"** below.

**AND WHEREAS** now said owners herein have decided to develop and/or extend their property mentioned in the **SCHEDULE - "A"** below but due to insufficient fund and other sufficient reasons and also due to lack of finance and lack of technical expertise the Owners herein are searching for a reputed Promoters/Developers, who would construct multi-storied building on the **SCHEDULE - "A"** property written hereunder under certain terms and conditions at its own costs and responsibilities and for that reason the Owners herein had entered into an Development Agreement with the Developers under the terms and conditions contained therein and which was registered on 18 /11/2024 in the Office of the A.R.A.-II, Kolkata and recorded in the Book No. I, Volume No.1902-2024, being Deed No.1902- 13424 for the year 2024.

**AND WHEREAS** for the purpose of management and control of the said property mentioned in the **SCHEDULE - "A"** below and for looking all other affairs relating to the Development of the said property in terms of the said development agreement, it is not possible for the present owners to do the aforesaid acts.

**AND WHEREAS** for that reason the executants of the said property mentioned in the **SCHEDULE - "A"** below are desirous of nominating, constituting and appointing **R K CONSTRUCTION (PAN : ABIFR6026L, D.O.I. - 01/12/2023)**, a partnership firm having its registered office at 13, Pran Krishna Mukherjee Road, P.O. - Cossipore, P.S. - Chitpur, Kolkata - 700 002, District - South 24 Parganas, represented by its partners as per resolution passed on or about 04/11/2024 namely **(1) SRI ABHISHEK SHAW (PAN : JCTPS4131Q, Aadhaar No. 4907-8858-7463, D.O.B. - 05/12/1998)**, son of Sri Arun Kumar Shaw, by faith - Hindu, by Occupation - Business, by nationality - Indian, residing at 16/1A, Pran Krishna Mukherjee Road, P.O. - Cossipore, P.S. - Chitpur, Kolkata - 700 002, District - South 24 Parganas, **(2) SRI INDRAJIT SINHA (PAN : NMLPS0722M, Aadhaar No.2968-5488-1447, D.O.B.- 31/01/2002)**, son of Sri Amar Kumar Sinha, by faith - Hindu, by Occupation - Business, by nationality - Indian, residing at 13, Pran Krishna Mukherjee Road, P.O. - Cossipore, P.S. - Chitpur, Kolkata - 700 002, District - South 24 Parganas, as their constituted Attorneys to look after and manage all affairs relating to the said property which is morefully and particularly described in the **SCHEDULE - "A"** written hereunder.

**NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT** we do hereby nominate, constitute and appoint **R K CONSTRUCTION (PAN : ABIFR6026L, D.O.I. - 01/12/2023)**, a partnership firm having its registered office at 13, Pran Krishna Mukherjee Road, P.O. - Cossipore, P.S. - Chitpur, Kolkata - 700 002, District - South 24 Parganas, represented by its partners as per resolution passed on or about 04/11/2024 namely **(1) SRI ABHISHEK SHAW (PAN : JCTPS4131Q, Aadhaar No. 4907-8858-7463, D.O.B. - 05/12/1998)**, son of Sri Arun Kumar Shaw, by faith - Hindu, by



Occupation – Business, by nationality – Indian, residing at 16/1A, Pran Krishna Mukherjee Road, P.O. – Cossipore, P.S. – Chitpur, Kolkata – 700 002, District – South 24 Parganas, (2) **SRI INDRAJIT SINHA (PAN : NMLPS0722M, Aadhaar No.2968-5488-1447, D.O.B.-31/01/2002)**, son of Sri Amar Kumar Sinha, by faith – Hindu, by Occupation – Business, by nationality – Indian, residing at 13, Pran Krishna Mukherjee Road, P.O. – Cossipore, P.S. – Chitpur, Kolkata – 700 002, District – South 24 Parganas, (hereinafter referred to as our attorneys) as our true and lawful attorneys in our name and on our behalf to do the following Acts, deeds, matter and things for use and on our behalf and in our name in respect of the property mentioned in the Schedule below viz.

- 1) To supervise, manage, control and look after the said property and take all steps for protection and preservation of the said property.
- 2) To apply for water, sewerage, electricity, telephone telex and gas connections and other necessary connections and all other acts and deeds which are required for making the said property habitable.
- 3) To appear in all the office of the Urban Development Department, Kolkata Municipal Corporation and/or any other competent authority in respect of all matters relating to the said property.
- 4) To develop and construct multi-storied building on the property described in the schedule written hereunder in accordance with the building plan to be sanctioned by Kolkata Municipal Corporation.

- 5) To make and prepare and/or cause to be made and prepared at their entire cost all such layout, sub-division, plans, specifications and designed and/or alternatives in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of our said Attorneys for the purpose of construction of the multi-storied building on the said land in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation and/or any other concerned authority and/or local bodies and to engage the services of any Architect, Engineer, consultant, or any person as may be necessary or advisable at the discretion of our said attorneys and to pay necessary fees and premium required for getting the plans sanctioned and to pay all fees, other levies and things as may be necessary for getting the plans for erection of multi-storied building to be sanctioned by the Kolkata Municipal Corporation and other authorities.
- 6) To pay and discharge all taxes, rates, assessments, charges, expenses and all other payments and outgoings whatsoever due and payable for or on account of the said property from the date of the said agreement onwards.
- 7) To commence, carryout and complete and/or cause to be concerned and completed, construction work and their entire cost on the said property in accordance with the sanctioned plans and specifications and so far as the construction work is concerned, to see that the applicable rules and regulations, which are made by the Govt. of West Bengal are complied with.
- 8) To deal and correspond with Kolkata Municipal Corporation Authority including all its departments or officers or any other officers or authorities in connection with or relating to the said



property hereunder and in particular to do the following acts, matters and things viz.

- a) To apply for and obtain sanction plan, revised plan, completion or occupancy certificate, revalidation with further alterations or additions or modifications, as our said attorneys may require.
  - b) To apply for and obtain the occupation and/or completion certificate in respect of the building to be erected and completed on the said property.
  - c) To sign, execute, affirms and verify on site plan, sanctioned plan, revised plan, boundary declaration, gift deed for splay corner and other related deeds, documents, any declaration/s, affidavits etc. on behalf of us for betterment of the said proposed multi-storied building mentioned herein-below.
  - d) To deal with the Assessment Department of the Kolkata Municipal Corporation and to get the assessment from the concerned department.
- 9) To appear and represent us before any and all concerned authorities and parties as may be necessarily required and/or advisable in the sole direction of our said attorneys for or in connection with the development of the said property and to make such agreements arrived at such arrangement as may be conducive to for the constructions work and completing the same.
- 10) To enter upon property at any time, affix board, put the barbed wire fencing or construct a compo and wall on the said property or any portion thereof as per demarcation thereof and to make all payments for getting the work done.



- 11) To represent before the public, local and/or private authorities in respect of the development of the said property and to make such of the actions and things as may be necessary for effectually commencing the work and completing the same.
- 12) To empower in our name and on our behalf and to represent our interest before the Survey Authorities, Land Record Authorities, collection of Land Revenue and Municipal authorities and other officers for the grant of licenses or permits or for any other purpose or tenure thereof as may be necessary under the Act, Rules, regulations or Bye-laws and also to appear before any public or Govt. or other Authorities whatsoever.
- 13) To make applications for connections, electric supply and other incidental requirements which may be required for the constructional work of the said premises.
- 14) To sign and to submit application, petitions, letters, plan/s and all other relevant papers and documents before the Kolkata Municipal Corporation for obtaining clearance certificate, sanctioned plan, revised plan, tax bill and to pay necessary fees before the competent authority concern.
- 15) To appoint Pleaders, Solicitors, Advocates or Lawyers to appear and act in any Court of Law or other officer or any State Government or Local Authority and to revoke and/or cancel such appointment from time to time as the said Attorneys shall think proper in respect of the development and constructional work at the said premises described in the Schedule written hereunder.
- 16) To accept service of any writ or summons or other legal process and to appear in the court and before all Courts, Magistrate or



Judicial of other officer whatsoever as by the said Attorneys shall deem advisable and to commence any action/other proceedings in any Court of Law and to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceedings as the said Attorneys shall think fit and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall by the said Attorneys be conceived to be due/owing/ belonging or payable to us by any person, firm or body corporate and also to appoint any solicitor and/or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of the said Attorneys.

- 17) To make sign, execute, affirm and verify all or any complaints, written statement, counter claims, memo of appeals, revisions, reviews, applications, petitions, affidavits, declarations, vakalatnamas and other papers and documents in respect of the development and constructional work at the said property mentioned hereunder only as may from time to time be required.
- 18) To initiate, defend, settle and compromise of the said property or any suits, proceedings, litigation, disputes and differences concerning or relating to the said property or portion thereof for such consideration and on such terms and conditions as the Attorneys shall think fit and proper and for the said purpose to sign execute affirms and verify all compromise, settlement and other papers and documents.
- 19) To manage the said written hereunder and to take such of the steps as may be necessary to manage the said property till the time of completion of the development work of the said premises.



- 20) To attend and to represent us before any collection, authorities of officers of Govt. of India or any other State or States before all Revenue, Municipal, Public or Private to their officers including those of Income Tax as occasion shall arise for any purpose in connection with the said development work of the said premises.
- 21) To sign, issue, deliver, serve, receipt and accept all notices, letter and correspondences as may be required from time to time in connection with all or any of the matters contained herein.
- 22) To negotiate with the intending purchaser or purchasers in respect of developers' allocation of the said property at such price and on such terms and conditions which our said Attorneys in their absolute discretion shall think fit and proper and also sign, execute, affirms and verify any agreement for sale and/or sale deed and/or Deed of Conveyance on our behalf in respect of developers' allocation.
- 23) To receive from the intending purchaser/s any earnest money and/or advance money and also full consideration money and to give good, valid receipt on our behalf in respect of developers' allocation.
- 24) To appear before and to represent us before any Magistrate and/or Registrar or in any competent Court of Law or in the Office of Registrar of Assurances at Kolkata, District Registrar, Addl. District Sub-Registrar or other offices of Authority having jurisdiction on that behalf and to sign, present, admit and to execute Sale Deed, Deed of Conveyance, Lease Deed, Sub-Lease Deed and all other Deeds, agreements, instruments writings and declaration etc. on our behalf for registration in respect of developers' allocation which our said Attorneys shall think fit



and proper and as fully and effectually in all respect as we could do the same ourselves.

- 25) To handover delivery of possession of the newly constructed flats/units on the said property written hereunder to the said intending purchaser/s, Sub-Lessee/Lessee(s) or Licensee or Licensee(s) on execution of the deed of conveyance, lease, sub-lease, license in respect thereto on our behalf in respect of developers' allocation.
- 26) To do any act, Deed or thing, as our said Attorneys may deem fit and proper and necessary in the best interest of us and in the best interest of the said property written hereunder.
- 27) To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to laws and customs of India and particularly of West Bengal.

**AND GENERALLY** to do execute and perform all or any such acts, deeds or things whatsoever which ought to be done execute or performed in connection with the said property as the said Attorneys shall deem fit and proper to the end and extent as if we were personally present.

Be it specifically stated that the schedule mentioned property is not situated within the Notified and Cantonment area and no embargo and/or restriction has been imposed by the local Authority/Competent Authority/Govt. Authority for transferring the land/flat in question/no violation of section 22/A of Indian Registration Act 1908 and if restriction prevails, in that event principal will be held responsible for that.



AND we do hereby undertake to ratify and confirm all such acts, deeds and things done by our said Attorneys on our behalf in connection with the development and construction of multi-storied building on said property morefully and particularly described in the **SCHEDULE - "A"** written hereunder and whatsoever lawfully done, executed, performed or caused to be done, executed or performed in connection with the same and regarding transfer of the newly erected flats in respect of developers' allocation which shall be considered as acts, deeds and things done by us to all intents and purposes as if, we were personally present.

**THE SCHEDULE - "A" ABOVE REFERRED TO:**

(Description of the existing entire property)

**ALL THAT** piece and parcel of bastu land measuring about 3 (three) Cottahs 11 (eleven) Chittacks, a little more or less, together with old dilapidated three storied residential brick building total measuring about 3892 Sq. Ft. (i.e. Gr. Floor - 1593 Sq. Ft., 1<sup>st</sup> Floor - 1274 Sq. Ft. and 2<sup>nd</sup> Floor - 1025 Sq. Ft. respectively), more or less, cement flooring, standing thereon, which is situated at Dist. - South 24 Parganas, Police Station - Chitpur, being municipal premises no. 18A, Pran Krishna Mukherjee Road, P.S. - Chitpur, Kolkata - 700002, Assessee No.11-006-26-0026-3, under Ward No.006, Borough No. I, within the local limits of Kolkata Municipal Corporation, together with all easement rights over the said property, butted and bounded by :

On the NORTH	: 4 ft. wide Common Passage;
On the SOUTH	: 30 ft. wide Pran Krsihna Mukherjee Road;
On the EAST	: Pre. No.18B, Pran Krishna Mukherjee Road;
On the WEST	: 4 ft. wide Common Passage;

IN WITNESS WHEREOF, the parties hereunto set and subscribed their hand and seal on this the 18<sup>th</sup> day of November, Two Thousand and Twenty Four (2024).

SIGNED, SEALED AND DELIVERED by the Executants and Attorneys in the presence of :

WITNESSES :

1. *Bhiswajit Sen*  
Advocate  
District Judge Court,  
Baranagar

2. *Sudipta Kumar Das*  
Advocate  
High Court, Kolkata

Signature of the Executants

R. K. CONSTRUCTION

*Abhishek Shaw*  
Partners

R. K. CONSTRUCTION

*Sanjaya Das*  
Partners

Signature of the Attorneys  
ACCEPTED BY US

As per instructions of clients  
Drafted by me:

*Sudipta Kumar Das*

Sudipta Kumar Das

Advocate




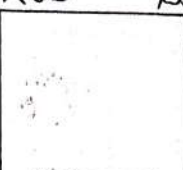
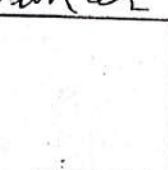
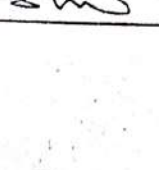

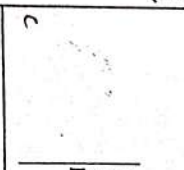
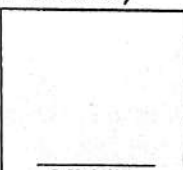
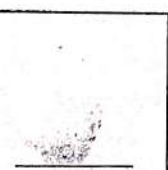
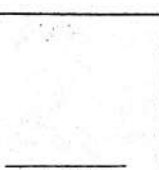
High Court, Kolkata

Enroll No.WB/1180/2008




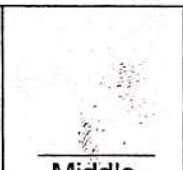




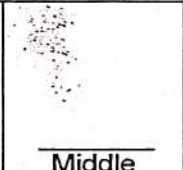
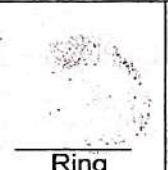



FORM FOR EXECUTION & FINGER PRINTS




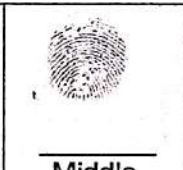







(1) NAME: ARUN KUMAR SHAW *Arun Kumar Shaw*

	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFTHAND)				
	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHTHAND)					

(2) NAME: AMAR KUMAR SINHA *Amar Kumar Sinha*

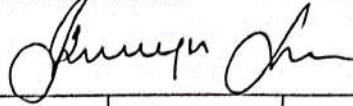
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	(LEFTHAND)				
	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHTHAND)					












(3) NAME: ABHISHEK SHAW *Abhishek Shaw*

	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFTHAND)				
	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHTHAND)					

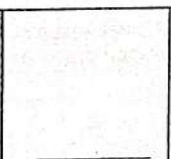
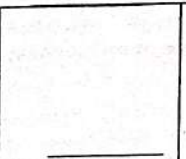
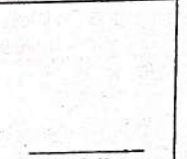
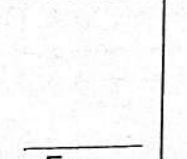

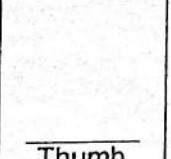
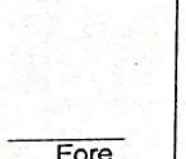
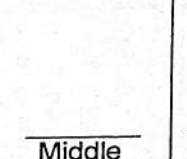
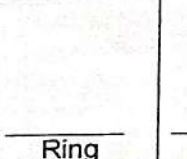
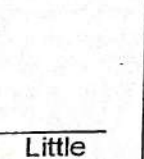
FORM FOR EXECUTION & FINGER PRINTS

(1) NAME: INDRAJIT SINHA

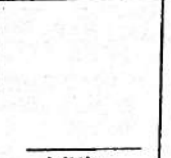
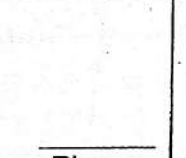

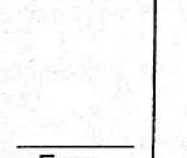
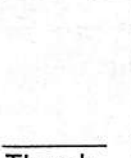
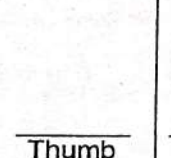
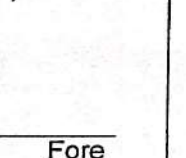
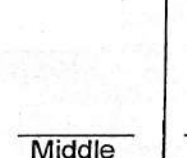
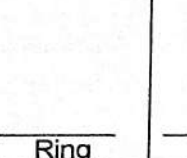
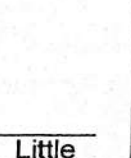


					
	(LEFTHAND)				
					
(RIGHTHAND)					

(2) NAME:

PHOTO					
	(LEFTHAND)				
					
(RIGHTHAND)					

(3) NAME:

PHOTO					
	(LEFTHAND)				
					
(RIGHTHAND)					



### Major Information of the Deed

Deed No :	I-1902-13438/2024	Date of Registration	18/11/2024
Query No / Year	1902-8002920839/2024	Office where deed is registered	
Query Date	18/11/2024 4:44:06 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUDIPTA KUMAR DAS HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433745730, Status : Advocate		
Transaction	Additional Transaction		
[G138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,39,81,501/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190213424/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pran Krishna Mukherjee Road, , Premises No: 18A, , Ward No: 006 Pin Code : 700002



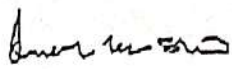


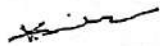
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 11 Chatak	1/-	1,10,62,501/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>				6.0844Dec	1/-	110,62,501/-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value.(In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3892 Sq Ft.	1/-	29,19,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1593 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete  Floor No: 1, Area of floor : 1274 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete  Floor No: 2, Area of floor : 1025 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		3892 sq ft	1/-	29,19,000/-	



## Principal Details :












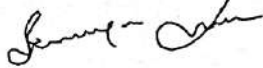


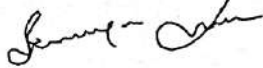


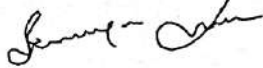
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr Arun Kumar Shaw,</b> (Alias: Mr Arun Kumar Show) Son of Late Tarachand Shaw Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office	 18/11/2024	 LTI Captured 18/11/2024	 18/11/2024
16/1A Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: avxxxxx0j,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office				
2	<b>Mr Amar Kumar Sinha</b> Son of Late Mrigendra Lal Sinha Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office	 18/11/2024	 LTI Captured 18/11/2024	 18/11/2024
13 Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: Alxxxxx6l,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office				

## Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>R K Construction</b> 13, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 , PAN No.:: abxxxxx6l,Aadhaar No Not Provided, 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> <b>Mr Abhishek Shaw</b>                      (Presentant)                      Son of Mr Arun Kumar Shaw                      Date of Execution - 18/11/2024, , Admitted by: Self, Date of Admission: 18/11/2024, Place of Admission of Execution: Office                 </td> <td>                       Nov 18 2024 5:31PM                 </td> <td>                       Captured                      LTI                      18/11/2024                 </td> <td>                       18/11/2024                 </td> </tr> <tr> <td colspan="4">                     16/1A Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Jcxxxxx1q,Aadhaar No Not Provided Status : Representative, Representative of : R K Construction (as Partner)                 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Abhishek Shaw</b> (Presentant) Son of Mr Arun Kumar Shaw Date of Execution - 18/11/2024, , Admitted by: Self, Date of Admission: 18/11/2024, Place of Admission of Execution: Office	 Nov 18 2024 5:31PM	 Captured LTI 18/11/2024	 18/11/2024	16/1A Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Jcxxxxx1q,Aadhaar No Not Provided Status : Representative, Representative of : R K Construction (as Partner)			
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<b>Mr Abhishek Shaw</b> (Presentant) Son of Mr Arun Kumar Shaw Date of Execution - 18/11/2024, , Admitted by: Self, Date of Admission: 18/11/2024, Place of Admission of Execution: Office	 Nov 18 2024 5:31PM	 Captured LTI 18/11/2024	 18/11/2024										
16/1A Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Jcxxxxx1q,Aadhaar No Not Provided Status : Representative, Representative of : R K Construction (as Partner)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Indrajit Sinha</b>                      Son of Mr Amar Kumar Sinha                      Date of Execution - 18/11/2024, , Admitted by: Self, Date of Admission: 18/11/2024, Place of Admission of Execution: Office                 </td> <td>                       Nov 18 2024 5:34PM                 </td> <td>                       Captured                      LTI                      18/11/2024                 </td> <td>                       18/11/2024                 </td> </tr> <tr> <td colspan="4">                     13 Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: nmxxxxx2m,Aadhaar No Not Provided Status : Representative, Representative of : R K Construction (as partner)                 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Indrajit Sinha</b> Son of Mr Amar Kumar Sinha Date of Execution - 18/11/2024, , Admitted by: Self, Date of Admission: 18/11/2024, Place of Admission of Execution: Office	 Nov 18 2024 5:34PM	 Captured LTI 18/11/2024	 18/11/2024	13 Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: nmxxxxx2m,Aadhaar No Not Provided Status : Representative, Representative of : R K Construction (as partner)			
Name	Photo	Finger Print	Signature										
<b>Mr Indrajit Sinha</b> Son of Mr Amar Kumar Sinha Date of Execution - 18/11/2024, , Admitted by: Self, Date of Admission: 18/11/2024, Place of Admission of Execution: Office	 Nov 18 2024 5:34PM	 Captured LTI 18/11/2024	 18/11/2024										
13 Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: nmxxxxx2m,Aadhaar No Not Provided Status : Representative, Representative of : R K Construction (as partner)													

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Soumya Chatterjee</b> Son of Mr Tapan Kumar Chatterjee 2, Garstin Place, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 18/11/2024	 Captured 18/11/2024	 18/11/2024
Identifier Of Mr Arun Kumar Shaw, Mr Amar Kumar Sinha, Mr Abhishek Shaw, Mr Indrajit Sinha			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Arun Kumar Shaw	R K Construction-3.04219 Dec
2	Mr Amar Kumar Sinha	R K Construction-3.04219 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Arun Kumar Shaw	R K Construction-1946.00000000 Sq Ft
2	Mr Amar Kumar Sinha	R K Construction-1946.00000000 Sq Ft



Endorsement For Deed Number : I - 190213438 / 2024

18-11-2024

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

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

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

Presented for registration at 17:29 hrs on 18-11-2024, at the Office of the A.R.A. - II KOLKATA by Mr Abhishek Shaw

**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 1,39,81,501/-

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

Execution is admitted on 18/11/2024 by 1. Mr Arun Kumar Shaw, Alias Mr Arun Kumar Show, Son of Late Tarachand Shaw, 16/1A Pran Krishna Mukherjee Road, P.O: Cossipore, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Business, 2. Mr Amar Kumar Sinha, Son of Late Mrigendra Lal Sinha, 13 Pran Krishna Mukherjee Road, P.O: Cossipore, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Business

Identified by Mr Soumya Chatterjee, , , Son of Mr Tapan Kumar Chatterjee, 2, Garstin Place, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, 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 18-11-2024 by Mr Abhishek Shaw, Partner, R K Construction, 13, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002

Identified by Mr Soumya Chatterjee, , , Son of Mr Tapan Kumar Chatterjee, 2, Garstin Place, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 18-11-2024 by Mr Indrajit Sinha, partner, R K Construction, 13, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002

Identified by Mr Soumya Chatterjee, , , Son of Mr Tapan Kumar Chatterjee, 2, Garstin Place, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, 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 73.00/- ( E = Rs 7.00/- , I = Rs 55.00/- , M(a) = Rs 7.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 73.00/-

**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: Impressed, Serial no 38583, Amount: Rs.100.00/-, Date of Purchase: 14/11/2024, Vendor name: M Ghosh

Signature

Satyajit Biswas  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 728376 to 728400  
being No 190213438 for the year 2024.



hmg

Digitally signed by SATYAJIT BISWAS  
Date: 2024.11.20 16:54:29 +05:30  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 20/11/2024  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.