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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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 10-03-2025
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Certified that the document is admitted to registration. The Signature sheets and the endorsement sheets attached with the documents are part of this document.

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

110 MAR 2025

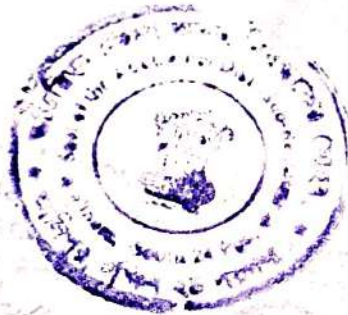
DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN by these present that WE 1. SRI. DEBASHISH PAUL, son of Late. Nani Gopal Paul, (PAN - BBSPP5785R, AADHAAR No. 282835853179, Mob : 9903386432) by nationality - Indian, by faith Hindu, by occupation - Retired Person, 2. SRI. NIPUL CH DAS, son of Late. Jashoda Jiban Das, (PAN - BJBPD1064Q, AADHAAR No. 937500741865, Mob :

10 MAR 2025

Sl. No. 841 Rs. 100/- Date
Name D. Chakrabarty (Adv.)
Address Alipore Judges Court
Vendor Sign. Gokul Ch. Halder 1001-27

G. C. Halder
Licensed Stamp Vendor
Alipore Judges Court
Kolkata-700027



Identified by

Parameswar Das
Ho Naba Kr. Das
Alipore Judges Court
Kot. 700027.
Low Clerk.

(Handwritten signature)

Addl. Dist. Sub-Registrar
Alipore
10 MAR 2025
South 24 Parganas
Kolkata - 700027

9433824496) by nationality - Indian, by faith Hindu, by occupation - Business, **3. SMT. KANCHANI @ KANCHONI DAS**, wife of Sri. Nipul Ch Das, (PAN - BYWPD1913Q, AADHAAR No. 776896388828, Mob : 9875541813) by nationality - Indian, by faith Hindu, by occupation - Housewife, and **4. MISS. SUSHMITA DAS**, daughter of Sri. Nipul Ch Das, (PAN - BYWPD1912R, AADHAAR No. 442466566419, Mob : 8240770621) by nationality - Indian, by faith Hindu, by occupation - Service, all residing at 32/34A, Chāndi Ghosh Road, Police Station - Regent Park, Post Office - Regent Park, Kolkata - 700040, District South 24 Parganas, do hereby nominate, constitute and appoint "DRC CONSTRUCTION", a Partnership Firm (PAN - AARFD4527A) having its Office at 177/C, Regent Colony, Police Station - Jadavpur now Regent Park, Post Office - Regent Park, Kolkata-700040, District 24 Parganas South, being represented by its Partners namely **1. SRI. SOVON RAY CHAUDHURI**, son of Sri Apu Roy Chowdhury, (PAN - BKTPR3229J, AADHAAR No. 829327420708, Mob. - 9051445812), by faith - Hindu, by occupation - Business, by Nationality Indian, residing at 55, Sukanta Pally, Police Station - Bansdrani, Post Office - Bansdrani, Kolkata - 700070, District 24 Parganas South, **2. SRI. ARIJIT DUTTA** son of Sri. Arun Chandra Dutta, (PAN - ASQPD1530J, AADHAAR No. 605331566423, Mob. - 8100156148) by faith - Hindu, by occupation - Business, by Nationality Indian, residing at 177/C, Regent Colony, Police Station - Jadavpur now Regent Park, Post Office - Regent Park, Kolkata - 700040, District 24 Parganas South and **3. SRI. ABHIJIT CHOUDHURI**, son of Late. M.L. Choudhuri, (PAN - AFDPC5055K, AADHAR No. 484186966674, Mob - 9038797300) by faith - Hindu, by Occupation - Business, by Nationality Indian, residing at 205/B, Regent Colony, Police Station - Jadavpur now Regent Park, Post Office - Regent Park, Kolkata - 700040,

District 24 Parganas South, to be our true and lawful **ATTORNEY** to do and execute all or any of the following acts and deeds for us and on our behalf.

WHEREAS, we are the absolute owners of **ALL THAT** piece and parcel a homestead land measuring an area more or less about 03 (three) Cottahs 13 (thirteen) Chittaks 25 (twenty five) Sq. Ft. **TOGETHER WITH** two different structure viz. an old Two storied Building standing thereon (Ground Floor - 1190 Sq.Ft. & First Floor - 1190 Sq.Ft.) and a pucca structure measuring about 250 Sq.Ft. and a Tin shed structure measuring about 450 Sq.ft standing thereon, comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127, within the jurisdiction of Tollygunge now Regent Park Police Station, within the limits of the Kolkata Municipal Corporation Ward no. 097, lying and situated at KMC premises nos. 32/34A, Chandi Ghosh Road, Police Station - Regent Park, Kolkata - 700040, District South 24 Parganas, Borough - X, vide Assessee no. 21-097-02-0121-0, the description of which are fully and particularly referred in the **Schedule** hereunder;

AND WHEREAS, we on 10.03.2025 executed a Development Agreement and the same was registered in the Office of the A.D.S.R., Alipore, and was recorded as being No. 160508344, for the year 2025, for the Development of our property lying and situated at KMC premises nos. 32/34A, Chandi Ghosh Road, within the limits of the Kolkata Municipal Corporation Ward no. 097, Police Station - Regent Park, Kolkata - 700040, District South 24 Parganas, with "**DRC CONSTRUCTION**", a Partnership Firm, having its Office at 177/C, Regent Colony, Police Station - Jadavpur now Regent Park, Post Office - Regent Park, Kolkata-700040, District 24 Parganas South, being represented by its Partners namely 1.

Sovan Ray Choudhary

SRI. SOVON RAY CHAUDHURI, son of Sri Apu Roy Chowdhury, by faith - Hindu, by occupation - Business, by Nationality Indian, residing at 55, Sukanta Pally, Police Station - Bansdrani, Post Office - Bansdrani, Kolkata - 700070, District 24 Parganas South, **2. SRI. ARIJIT DUTTA** son of Sri. Arun Chandra Dutta, by faith - Hindu, by occupation - Business, by Nationality Indian, residing at 177/C, Regent Colony, Police Station - Jadavpur now Regent Park, Post Office - Regent Park, Kolkata - 700040, District 24 Parganas South and **3. SRI. ABHIJIT CHOUDHURI**, son of Late. M.L. Choudhuri, by faith - Hindu, by Occupation - Business, by Nationality Indian, residing at 205/B, Regent Colony, Police Station - Jadavpur now Regent Park, Post Office - Regent Park, Kolkata - 700040, District 24 Parganas South, developers herein;

AND WHEREAS, due to our personal reasons and preoccupation it has become difficult for us to look after the affairs of our above property personally and hence these presents;

1. To enter into the said premises and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls etc.
2. To apply before the Kolkata Municipal Corporation and/or any other authority/s concerned for obtaining sanction, alteration, addition, verification and/or modification of the building plans for the construction of the new building at the said premises and for the said purpose, to sign such applications, maps, plans, and representations as may be necessary and as the said Attorney shall think and deem fit and proper after submission of the original plans.

3. To apply for and obtain electricity, gas, water, sewerage, drainage or any other connections of any other utilities in the said premises and also the completion and other certificates from the Kolkata Municipal Corporation, Fire Brigade authorities, CESC and/or other authorities and for that purpose and/or to make alterations therein and to close down and/or have disconnection of the same and for that to sign, execute and applications, documents and plans and do all other acts, deeds and things as may be deemed fit and proper by our Said Attorney to this effect.
4. To appoint engineers, architects, contractors and other agents and sub-contractors as the said attorneys shall think, fit and proper and to make payment of their fees and charges, however, the owners shall not be responsible either for the payment of such fees and charges and for the terms and conditions with the Architects, engineers, and the contractors nor shall bear any liability whatsoever.
5. To apply for and obtain steel, bricks, cements and other construction materials in my name and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the owner either financially or otherwise.
6. To sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanctioned plan and construction of the new building at the said premises on account of the owners of the said premises without making any liability upon the owners.
7. To sign and submit all papers, applications, and documents for having the mutation if necessary, effected in all public records and with all

authorities and/or persons including the Kolkata Municipal Corporation in respect of the said premises.

8. To appear before the Kolkata Municipal Corporation and/or any other authority/s and government departments and/or officers and also all other State, Executive, Judicial or Quasi-Judicial and other authorities and also Tribunals for sanction of the building plan/s and also for all the matters relating to the Said Premises.
9. To pay all outgoings, including Corporation taxes and other charges whatsoever payable for and on account of the said premises and receive refunds and other moneys in connection therewith.
10. To give undertakings, assurances, and indemnities as may be required for the purposes as aforesaid at the developer's own risk and responsibility without making the owner liable therefore.
11. To commence prosecute, enforce, defend, answer and oppose all actions, and/or other legal proceedings, including any suits, or arbitrations proceedings and demands touching any of the matters relating to the said premises or any part thereof at the compromise, settle, refer to arbitration, abandon, submit to judgement in any such action or proceeding aforesaid before any civil or criminal court, provided however the Developer shall furnish all particulars and principal papers in relation to suits or legal proceedings if any, in connection with the premises.
12. To sign, verify, declare, and/or affirm plaints, written statements, petitions, verifications, objections, cross-objections, counter claim, applications for revision, review, new trial, or stay or of whatsoever nature, memorandum of appeal, swear affidavits, and to do generally all other acts, deeds, and things as the said attorneys in their discretion

shall think fit and proper in any proceedings or in any way therewith so as to defend my possession and title in the said premises.

13. For the purposes as aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other documents, authorizing such Advocates to act and to terminate such authority and to pay fees of such Advocate/s.
14. To enter into agreement for sale, transfer, letting out and/or leasing out the constructed portion of the new building being the developer's allocation and to sign execute and deliver such agreements of constructions, and/or agreements for sale/transfer of land thereof and agreement for construction of the flat/unit, or any other agreement for holding/delivering possession of the constructed portions of the developer's allocation in the new building to be constructed at the said premises.
15. To cancel any agreement and forfeit any money advanced by the prospective purchasers, lessee, tenants for reason of their committing default and/or file Suit for Specific Performance and to realized or unrealized amount together with interest and damages as the case may be and to do all such acts deeds matters and things in respect of selling and/or transferring the constructed portions together with the undivided variable share in the land and to enter into all sorts of documents in commitments understanding in respect of the developers allocation only.
16. To sign and execute and deliver Deed/s of Conveyance or Sale, lease/tenancy deeds, and all other instruments of transfer, and agreements, and instruments, deeds, indemnities, undertakings, declarations, confirmations and to present the same whether executed

by us or by our Said Attorney and to admit the execution thereof and present for registration before the Registrar of Assurances, Kolkata or any other District Sub-Registrar or Addl. District Sub-Registrar having jurisdiction concerning the said Premises or before any Notary Public or for any similar purposes to take all necessary steps perfecting such execution and registration of the aforesaid documents in respect of the undivided proportionate share of land for the developer's allocation only in terms of the agreement for development.

17. To deliver possession and/or make over the constructed flats/portions and issue letter of possession and to do and perform all and everything that shall be necessary for completing the sale, lease or tenancy or otherwise in compromise the deal to be finalized in respect of the developer's allocation only in the said building together with the common areas as mentioned in the development.

18. To receive all moneys, and grant proper receipts and discharges in respect of the amounts to be received on sale and disposal of flats/portions, etc. and/or otherwise in connection with the said matters and lands and properties and building and flats /apartments/ spaces/portions/car parking spaces in the Said Building in respect of the developer's allocation only.

19. This Power of Attorney is granted for the purpose of the jobs, which will be carried out for constructing the said building at the said premises by the said Attorneys at their own costs all the jobs mentioned hereinabove will be done by the attorneys and agent herein at their sole risk and responsibility and under no circumstances the appointers shall be held responsible for any misdeeds on the part of the attorney and agent herein. Besides the attorneys shall do all acts in terms of the development agreement.

20. AND to do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the Said Premises for the purpose of the building plan which we ourselves could have done lawfully under our own hand and seal if personally present **AND** we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the Said Premises as contained hereinabove.

SCHEDULE
(SAID PREMISES)

ALL THAT piece and parcel a homestead land measuring an area more or less about **03 (three) Cottahs 13 (thirteen) Chittaks 25 (twenty five) Sq. Ft.** TOGETHER WITH two different structure viz. an old Two storied Building standing thereon (Ground Floor – 1190 Sq.Ft. & First Floor – 1190 Sq.Ft.) and a pucca structure measuring about 250 Sq.Ft. and a Tin shed structure measuring about 450 Sq.ft standing thereon, comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127, within the jurisdiction of Tollygunge now Regent Park Police Station, within the limits of the Kolkata Municipal Corporation Ward no. 097, lying and situated at KMC premises nos. 32/34A, Chandi Ghosh Road, Police Station – Regent Park, Kolkata – 700040, District South 24 Parganas, Borough – X, vide Assessee no. 21-097-02-0121-0, the said plot of land along with the structures is butted and bounded as follows :-

- ON THE NORTH :** 30 Feet wide KMC Road,
ON THE SOUTH : House of Nipul Chandra Das & others,
ON THE EAST : 8 Feet wide KMC Road,
ON THE WEST : Premises no. 32/47, Chandi Ghosh Road.

IN WITNESS WHEREOF, WE hereby execute this Power of Attorney on this the 10th day of March, 2025.

SIGNED, SEALED AND DELIVERED

By the APPOINTERS herein at Kolkata

In the presence of:

1. Paranswar Das
Alipore Judges Court.
Kolkata - 700027.

Debashish Paul .
Nipulchandra Das
Kanchani Das
Sushmita Das

2. Jayanta Mondal
Alipore Judges Court
Kolkata - 27.

EXECUTANTS
DRC CONSTRUCTION
1) Govon Roy Choudhury
2) Anirudh Das
3) Subjit Choudhury

Partners
ATTORNEYS

Drafted by me and
Prepared in my chamber

D. Jayendu Chatterjee

Advocate

Alipore Judges' Court
Kolkata - 700 027.

W.B. No. 2089/09



Handwritten signature

Addl. Dist. Sub-Register
Alipore
10 MAR. 2025
South 24 Parganas
Kd. No. 874-27



	Thumb	1 st Finger	Middle Finger	Ring finger	Small Finger
Left hand					
Right hand					

Name
Signature *Debashish Paul*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name
Signature *Nipul Chandra Das*



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name
Signature *Kanchari Das*



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name
Signature *Sushmita Das*



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Ring finger

Small Finger

Left hand					
Right hand					

Name ABHINAV CHAUDHARY

Signature Abhinav Choudhary



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Ring Finger

Small Finger

Left hand					
Right hand					

Name ARJIT DUTTA

Signature Arjit Dutt



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Right hand					

Name

Signature Gaurav Raj Chohli

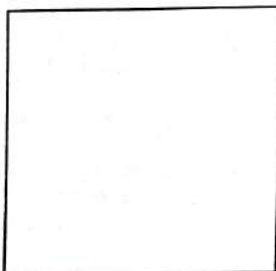
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Ring Finger

Small Finger



Left hand					
Right hand					

Name

Signature



Handwritten signature

Addl. Dist. & Registration
Ampore
10 MAY. 2025
South 24 Barganas
Kannada

Major Information of the Deed

Deed No :	I-1605-00345/2025	Date of Registration	10/03/2025
Query No / Year	1605-8000709785/2025	Office where deed is registered	
Query Date	10/03/2025 3:40:46 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dibyendu Chakraborty Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9903192998, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 4/-		Rs. 98,51,943/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160500344/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



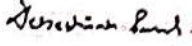


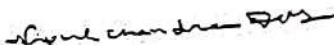


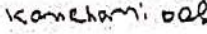
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chandi Ghosh Road, , Premises No: 32/34A, , Ward No: 097 Pin Code : 700040



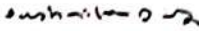
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 13 Chatak 25 Sq Ft	1/-	76,94,443/-	Width of Approach Road: 30 Ft., , Project Name :
Grand Total :				6.3479Dec	1 /-	76,94,443 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2380 Sq Ft.	1/-	17,85,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 1190 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 1190 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	250 Sq Ft.	1/-	2,37,500/-	Structure Type: Structure
Floor No: 1, Area of floor : 250 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
S3	On Land L1	450 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		3080 sq ft	3 /-	21,57,500 /-	

Principal Details :



















Name, Address, Photo, Finger print and Signature				
Sl No	Name	Photo	Finger Print	Signature
1	Mr DEBASHISH PAUL Son of Late NANI GOPAL PAUL Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office	 10/03/2025	 Captured LTI 10/03/2025	 10/03/2025
32/34 A CHANDNI GHOSH ROAD, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: BBxxxxxx5R, Aadhaar No: 28xxxxxxxx3179, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office				
2	Mr NIPUL CH DAS Son of Late JASHODA JIBAN DAS Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office	 10/03/2025	 Captured LTI 10/03/2025	 10/03/2025
32/34 A CHANDNI GHOSH ROAD, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: BJxxxxxx4Q, Aadhaar No: 93xxxxxxxx1865, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office				
3	Mrs KANCHANI DAS, (Alias: Mrs KANCHONI DAS) Wife of Mr NIPUL CH DAS Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office	 10/03/2025	 Captured LTI 10/03/2025	 10/03/2025
32/34 A CHANDNI GHOSH ROAD, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: BYxxxxxx3Q, Aadhaar No: 77xxxxxxxx8828, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office				

Name	Photo	Finger Print	Signature
Miss SUSHMITA DAS Daughter of Mr NIPUL CH DAS Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office		 Captured	
10/03/2025	LTI 10/03/2025	10/03/2025	
32/34 A CHANDNI GHOSH ROAD, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: BYxxxxxx2R, Aadhaar No: 44xxxxxxxx6419, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office			




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DRC CONSTRUCTION 177/c Regent Colony, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature																
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SOVON RAY CHAUDHURI (Presentant) Son of Mr APU ROY CHOWDHURY Date of Execution - 10/03/2025 , , Admitted by: Self, Date of Admission: 10/03/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Mar 10 2025 4:27PM</td> <td>LTI 10/03/2025</td> <td>10/03/2025</td> <td></td> </tr> <tr> <td colspan="4"> 55 SUKANTA PALLY, City:- Not Specified, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: BKxxxxxx9J, Aadhaar No: 82xxxxxxxx0708 Status : Representative, Representative of : DRC CONSTRUCTION (as patner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SOVON RAY CHAUDHURI (Presentant) Son of Mr APU ROY CHOWDHURY Date of Execution - 10/03/2025 , , Admitted by: Self, Date of Admission: 10/03/2025, Place of Admission of Execution: Office		 Captured		Mar 10 2025 4:27PM	LTI 10/03/2025	10/03/2025		55 SUKANTA PALLY, City:- Not Specified, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: BKxxxxxx9J, Aadhaar No: 82xxxxxxxx0708 Status : Representative, Representative of : DRC CONSTRUCTION (as patner)			
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Mar 10 2025 4:27PM	LTI 10/03/2025	10/03/2025															
55 SUKANTA PALLY, City:- Not Specified, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: BKxxxxxx9J, Aadhaar No: 82xxxxxxxx0708 Status : Representative, Representative of : DRC CONSTRUCTION (as patner)																	
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ARIJIT DUTTA Son of Mr ARUN CHANDRA DUTTA Date of Execution - 10/03/2025 , , Admitted by: Self, Date of Admission: 10/03/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Mar 10 2025 4:27PM</td> <td>LTI 10/03/2025</td> <td>10/03/2025</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr ARIJIT DUTTA Son of Mr ARUN CHANDRA DUTTA Date of Execution - 10/03/2025 , , Admitted by: Self, Date of Admission: 10/03/2025, Place of Admission of Execution: Office		 Captured		Mar 10 2025 4:27PM	LTI 10/03/2025	10/03/2025					
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Mr ARIJIT DUTTA Son of Mr ARUN CHANDRA DUTTA Date of Execution - 10/03/2025 , , Admitted by: Self, Date of Admission: 10/03/2025, Place of Admission of Execution: Office		 Captured															
Mar 10 2025 4:27PM	LTI 10/03/2025	10/03/2025															

177/C REGENT COLONY, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: ASxxxxxx0J, Aadhaar No: 60xxxxxxxx6423 Status : Representative, Representalivo of : DRC CONSTRUCTION (as patner)

3 Name	Photo	Finger Print	Signature
Mr ABHIJIT CHOUDHURI Son of Late M L CHOUDHURI Date of Execution - 10/03/2025, , Admitted by: Self, Date of Admission: 10/03/2025, Place of Admission of Execution: Office	 <small>Mar 10 2025 4:29PM</small>	 <small>LTI 10/03/2025</small>	 <small>10/03/2025</small>

205/B REGENT COLONY, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AFxxxxxx5K, Aadhaar No: 48xxxxxxxx6674 Status : Representative, Representative of : DRC CONSTRUCTION (as patner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Parameswar Das Son of Mr Naba Kr Das Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>10/03/2025</small>	 <small>10/03/2025</small>	 <small>10/03/2025</small>

Identifier Of Mr DEBASHISH PAUL, Mr NIPUL CH DAS, Mrs KANCHANI DAS, Miss SUSHMITA DAS, Mr SOVON RAY CHAUDHURI, Mr ARIJIT DUTTA, Mr ABHIJIT CHOUDHURI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DEBASHISH PAUL	DRC CONSTRUCTION-1.58698 Dec
2	Mr NIPUL CH DAS	DRC CONSTRUCTION-1.58698 Dec
3	Mrs KANCHANI DAS	DRC CONSTRUCTION-1.58698 Dec
4	Miss SUSHMITA DAS	DRC CONSTRUCTION-1.58698 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr DEBASHISH PAUL	DRC CONSTRUCTION-595.00000000 Sq Ft
2	Mr NIPUL CH DAS	DRC CONSTRUCTION-595.00000000 Sq Ft
3	Mrs KANCHANI DAS	DRC CONSTRUCTION-595.00000000 Sq Ft
4	Miss SUSHMITA DAS	DRC CONSTRUCTION-595.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr DEBASHISH PAUL	DRC CONSTRUCTION-62.50000000 Sq Ft
2	Mr NIPUL CH DAS	DRC CONSTRUCTION-62.50000000 Sq Ft
3	Mrs KANCHANI DAS	DRC CONSTRUCTION-62.50000000 Sq Ft
4	Miss SUSHMITA DAS	DRC CONSTRUCTION-62.50000000 Sq Ft

Transfer of property for S3

Sl.No	From	To. with area (Name-Area)
1	Mr DEBASHISH PAUL	DRC CONSTRUCTION-112.50000000 Sq Ft
2	Mr NIPUL CH DAS	DRC CONSTRUCTION-112.50000000 Sq Ft
3	Mrs KANCHANI DAS	DRC CONSTRUCTION-112.50000000 Sq Ft
4	Miss SUSHMITA DAS	DRC CONSTRUCTION-112.50000000 Sq Ft

Endorsement For Deed Number : I - 160500345 / 2025

On 10-03-2025

Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1962)
Admissible under rule 21 of West Bengal Registration Rules, 1962 (9) of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
Presented for registration at 15:53 hrs on 10-03-2025, at the Office of the A.D.S.R. ALIPORE by Mr SOVON RAY CHAUDHURI ..

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 98,51,943/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 10/03/2025 by 1. Mr DEBASHISH PAUL, Son of Late NANI GOPAL PAUL, 32/34 A CHANDNI GHOSH ROAD, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Retired Person, 2. Mr NIPUL CH DAS, Son of Late JASHODA JIBAN DAS, 32/34 A CHANDNI GHOSH ROAD, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business, 3. Mrs KANCHANI DAS, Alias Mrs KANCHONI DAS, Wife of Mr NIPUL CH DAS, 32/34 A CHANDNI GHOSH ROAD, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 4. Miss SUSHMITA DAS, Daughter of Mr NIPUL CH DAS, 32/34 A CHANDNI GHOSH ROAD, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service

Identified by Mr Parameswar Das, , , Son of Mr Naba Kr Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-03-2025 by Mr SOVON RAY CHAUDHURI, patner, DRC CONSTRUCTION, 177/c Regent Colony, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Identified by Mr Parameswar Das, , , Son of Mr Naba Kr Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 10-03-2025 by Mr ARIJIT DUTTA, patner, DRC CONSTRUCTION, 177/c Regent Colony, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Identified by Mr Parameswar Das, , , Son of Mr Naba Kr Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 10-03-2025 by Mr ABHIJIT CHOUDHURI, patner, DRC CONSTRUCTION, 177/c Regent Colony, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Identified by Mr Parameswar Das, , , Son of Mr Naba Kr Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 841, Amount: Rs.100.00/-, Date of Purchase: 10/03/2025, Vendor name: S C HALDER



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1605-2025, Page from 16000 to 16021
being No 160500345 for the year 2025.**



(Handwritten signature)

Digitally signed by MANIMALA CHAKRABORTY
Date: 2025.03.13 10:48:35 +05:30
Reason: Digital Signing of Deed.

**(MANIMALA CHAKRABORTY) 13/03/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.**