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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

8/3030993/24

AT 099843

Certified that the document is admitted to registration. The separate sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this documents.

[Signature]

Additional District Sub-Registrar
Rajshahi New Town, North 24-Pgs.

29 NOV 2024

SUPPLEMENTARY DEVELOPMENT POWER OF
ATTORNEY AFTER REGISTERED SUPPLEMENTARY
DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENTS shall I, **SRIMATI ANURADHA CHAKRABORTY** [PAN ANMPC5503H] [AADHAAR 9305 0306 5859], wife of Sri Sujit Kumar Chakraborty and daughter of Sushil Kumar Pathak, by Religion - Hindu, by Occupation - Homemaker, by Nationality - Indian, residing at BA- 39, Deshbandhu Nagar, Post Office Deshbandhu Nagar, under Police Station Baguiati, District North 24-Parganas, PIN-700 059, State - West Bengal, **SEND GREETINGS:**

WHEREAS I, SRIMATI ANURADHA CHAKRABORTY, wife of Sri Sujit Kumar Chakraborty and daughter of Sushil Kumar Pathak, the **APPOINTER/PRINCIPAL** hereto absolutely seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of a plot of land classified as **BASTU** measuring about 7 [seven] **Sataks** equivalent to 4 [four] **Cottahs 9 [nine] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Residential Building** with **R. C. C. Roof and Tiles Flooring** measuring about 1200 (**One Thousand Two Hundred**) **Square Feet** more or less out of which **Ground Floor** measuring about 600 (**six hundred**) **Square Feet** more or less and **First Floor** measuring about 600 (**six hundred**) **Square Feet** more or less as standing thereon, being and situated at **Mouza- RAGHUNATHPUR, J. L. No 5, Re. Sa. No. 134, Touzi No. 3027, Pargana Kolkata**, comprised in C. S. Dag No. 661 corresponding to **R. S. and L. R. Dag No. 710/787** appertaining to C. S Khatian No 161 under Khatian No. 160 corresponding in **R. S. Khatian No. 183** under Khatian No. 180 corresponding to **L. R. Khatian No. 63/1**, within the local limits of **Rajarhat Gopalpur Municipality**, now under **Ward No. 10** of the **Bidhannagar Municipal Corporation**, being **Municipal Holding No. 26**, being **Assesses No. 20033168844**, being **Premises No. BA-39, Deshbandhu Nagar, Post Office Deshbandhu Nagar**, within the jurisdiction of the Office of the Additional District Sub Registrar, previously at Bidhannagar (Salt Lake City), presently at Rajarhat, New Town, under Police Station - Rajarhat [old] Baguiati (new), District North 24 Parganas, **PIN - 700 059, State - West Bengal**, hereinafter referred to as the **SAID PREMISES**.

AND WHEREAS with a view to develop the said property by constructing of a proposed G + 4 storied building I hereby appointed said **RAI & RAJ ENTERPRISE** [PAN ABFFR1556C], a Partnership Firm, having its Office at FB-8, Ghosh Para, Baguiati, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, represented by its Partners namely [1] **SRI MIHIR GHOSH** [PAN AKMPG0060E] [AADHAAR 5587 5405 4023], son of Late Haran Chandra Ghosh, residing at EC-2, Ghoshpara, Post Office Deshbandhu Nagar, under Police Station Baguiati, District North 24-Parganas, PIN 700 059, State - West Bengal and [2] **SRI RAJDEEP GHOSH** [PAN DAKPG0935D] [AADHAAR 9660

5410 4772], son of Late Rajib Ghosh, residing at FB-8, Ghosh Para, Baguiati, Post Office Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN 700 059, State West Bengal, both by Religion - Hindu, by Occupation - Business, by Nationality - Indian have entered into **Supplementary Development Agreement** on **29th** day of **November**, **2024** with said **M/S. RAI AND RAJ ENTERPRISE**, to develop the proposed **G + 3 Storied Building** in the aforesaid Premises under some terms and conditions mentioned therein which duly registered with the Office of the Additional District Sub Registrar at Rajarhat and recorded into Book No. 1, **Being No. 152317657** for the year **2024**.

AND WHEREAS I am aged homemaker and have lack of technical expertise and insufficient fund to construct the aforesaid Proposed G + 3 Storied Building on the land comprised in the **SAID PREMISES** as per plan to be sanctioned and approved by the **Bidhannagar Municipal Corporation** of the above facts it is not possible for me to look after manage and control the whole affairs to construct the proposed new G+3 storied building on comprised in the **SAID PREMISES**, hence I do hereby pleased to constitute and appoint said **RAI & RAJ ENTERPRISE [PAN ABFFR1556C]**, a Partnership Firm, having its Office at FB-8, Ghosh Para, Baguiati, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, represented by its Partners said **[1] SRI MIHIR GHOSH [PAN AKMPG0060E] [AADHAAR 5587 5405 4023]**, son of Late Haran Chandra Ghosh, residing at EC-2, Ghoshpara, Post Office Deshbandhu Nagar, under Police Station Baguiati, District North 24-Parganas, PIN 700 059, State - West Bengal and **[2] SRI RAJDEEP GHOSH [PAN DAKPG0935D] [AADHAAR 9660 5410 4772]**, son of Late Rajib Ghosh, residing at FB-8, Ghosh Para, Baguiati, Post Office Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN 700 059, State West Bengal, both by Religion - Hindu, by Occupation - Business, by Nationality - Indian, to be my true and lawful **ATTORNEY** to act me in my name and on my behalf to do execute and perform all acts, deeds, matters and things whatsoever relating to the **SAID PREMISES** jointly and / or severally hereinafter mentioned as follows:-

1. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and every part thereof.
2. To demolish the existing building situated on the said premises and receive the price of salvaged materials to construct the proposed multi-storied building upon the said land mentioned in the Schedule herein

below in accordance with the sanctioned plan , revised plan and / or any modification of the plan or plans and to renew the plan , if required.

3. To appear and represent me before the any authority/authorities including the Bidhannagar Municipal Corporation , C. E. S. C. Ltd., The Kolkata Metropolitan Development Authority , Fire Brigade , Kolkata Police , West Bengal Police , Bidhannagar Police Commisrate , B. L. & L. R. O. office , competent authority under the urban land [ceiling and regulation] Act 1976 and Government of West Bengal in connection with the modification and/or alteration of the sanctioned plans or any other matters related to aforesaid new building construction including pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction of the Development plan and to submit and take delivery of the title deed concerning the said premises and also other papers and documents as may be required by the authorities. To negotiate on terms for and to agree and to enter into and conclude any agreement for sale and sell out different flats, garages, shops, spaces, units, etc and part thereof to any Purchaser or Purchasers at such price which agreed upon and/or cancel or repudiate the same in the manner as he deems fit and proper to be constructed over the said property in respect of the allocated portions of the said lawful Attorney as mentioned in the Development Agreement and Third Schedule of this agreement but excluding the Allocations of the Owner's as mentioned in the Development Agreement and Second Schedule of this agreement. To allow the intending purchaser or purchasers to inspect the documents relating to the said property, receive any earnest money and / or advances, full consideration and also the balance of purchase money and to give good valid receipts and discharge for the same.
4. To receive the excess amount of fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plan to any authority or authorities.
5. Upon such receipts as aforesaid to execute deeds, to sign and deliver any conveyance or conveyances, Deeds in respect of different flats, garages, shops, and units etc. to be constructed over the said property in favor of purchaser or purchasers or their nominees in respect of the allocated portions of my lawful attorney only.
6. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility services to the Said Premises and / or make alterations thereon and to close down and / or have disconnected the same and for that purpose to sign, execute and

commit the all papers, applications, documents and plans and to all other acts, deeds and things as may be deemed fit and proper by the said ATTORNEY.

7. To use shift, or re-adjust the existing electricity connection in the Said Premises in such manner, as the said ATTORNEY may deem fit and proper.
8. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the Said Premises or any part thereof and similarly to receive all incoming receivable for and on account of the Said Premises or any part thereof including the rent and / or license fees from the occupants thereof as mentioned in the Deed of Agreement for the Development of the Said Premises.
9. To appear and represent me before all authorities including those under the Bidhannagar Municipal Corporation for fixation and/or finalization of annual valuation of the said Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said ATTORNEY may deem fit and proper.
10. To file and submit declarations, statements, applications and / or returns to the competent authority or authorities about the matters herein contained.
11. To sign, execute and submit and take delivery of the site plan, building plan, completion certificate as any other plans, documents , statements, papers, undertaking declarations, as may be required for having the plan to be altered Bidhannagar Municipal Corporation in respect of my property more specifically mentioned in the schedule hereunder.
12. To appear and represent me before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the said ATTORNEY in any manner concerning the Said Premises subject to the conditions mentioned under various clauses in the said deed of agreement for Development of the Said Premises.
13. To appear before any Register, Sub-Register having jurisdiction to present all deeds and documents including sale deeds for registration and present the same under the law and sign all receipts and other documents as may be required as per law and equity, for completion of Registration save and

except the Principal's Allocation as stated in the said Development Agreement.

14. To execute deed of conveyance or conveyances, Deed of Gift in respect of the said property or any part thereof or any portion of the proposed building save and except Principal's Allocation as stated in the said Development Agreement.
15. To settle, adjust, compound, compromise or submit to arbitration all actions, suits, accounts, claims and disputes relating to the said property between me and or any other person or persons compounds or compromise the same.
16. To attend any court of law either Civil or Criminal and to represent me in all Government Offices on behalf of me in connection with the construction of the proposed multi-storied building over the Said Premises.
17. To appoint, Architect, Civil engineer, Structural engineer, labour contractor, carpenter, Electric contractor, plumbing and sanitary contractor or other person or persons as may be required for the construction of the said multi-storied building.
18. To appear in any suit, proceedings, motion, L. A. Office, I. T. Office, etc. on my behalf and to represent me before B. L & L. R. O. for mutation, conversion, etc. and to file the statement or objection, affidavit-in-opposition etc. If required, in connection with the said property. To compromise suits, appeals or other legal proceedings in any court, Tribunal or other authority whatsoever and to sign and applications therefore.
19. To call the tender, quotation, etc. from the supplier for supply cement, iron rod, sand, wood, iron grill etc. and to appoint them as my said ATTORNEY shall think fit and proper.
20. To deliver possession of said ATTORNEY Allocations as per stated in the schedule after handing over the Principal's Allocation such as Flats, Shops, Units, Spaces, Car parking etc. with undivided proportionate share with other amenities, finished in peaceful and habitable condition as per Development Agreement.
21. To represent me before the competent authority for connection of transformer, electric meter and for any works or works and deposit money

to the said authority as required on behalf of me and collect all receivables, vouchers etc. from them.

22. To instruct the Advocate/Lawyer for preparing drafting such deeds, agreements, documents and other such papers necessary for booking and/selling the schedule mentioned property.
23. To commence, prosecute, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premises or any part thereof including acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Learned Court of Civil, Criminal and Revenue.
24. To affix sign board or install any Hoarding on the said Premises in the name of said ATTORNEY.
25. To advertise in the newspaper for obtaining Purchasers for selling the flat/commercial and car parking spaces in the proposed multi-storied building of said Attorney's Allocation only.
26. To receive compensation becoming receivable in respect of any acquisition and/or requisition of the said multi-storied building save and except any Allocation or any part thereof subject to the conditions stipulated in the deed of Development Agreement.
27. To sign declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith after with consent of the Principal.
28. To bear all the cost of engrossing, Registration of agreement, Stamping, Lawyer's fee related to Developer's part.
29. To deliver and handover possession to the Attorney's Allocation as stated in the deed of Development Agreement with self-contained flats in vacate condition, ready for use and occupation, habitable condition, free from all encumbrances after paying all previous dues such as taxes, electric bills, if any others of concerned authorities.

30. To construct the proposed multi-storied building in the said premises according to the plan duly sanctioned by the Bidhannagar Municipal Corporation at its own cost, expenses, and technical supports and under its supervision, quality control along with correspondence with all concerned departments necessary during construction work.
31. To coup up and resist of any type of local/political disturbances, calamities, any type of disputes and also rectify if any technical/structural difficulties arises at their cost.
32. To be responsible for protection of the said proposed multi-storied building until the completion of work or in any case damage or harm occurs of adjoining properties, neighbors, repair, rectification, and demurrages at their own cost.
33. To accept the revocation of the Registered Power of Attorney if fails to procure the sanction plan from the Bidhannagar Municipal Corporation as per clauses mentioned in the Registered Development Agreement.
34. To accept the revocation of the Registered Power of Attorney if fails to complete the project within the stipulated time as per clauses mentioned in the Registered Development Agreement.

AND GENERALLY to act as my ATTORNEY or agents in relation to all matters touching my said Premises and building, as I could do if I could personally represent notwithstanding the Power of Attorney, in that particular behalf as contained in these presents.

AND I, hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds and things whatsoever by the said Attorney or Agents appointed under this Power in that herein above contained shall lawfully do cause or to be done in the right of or by virtue of these presents.

THE FIRST SCHEDULE ABOVE REFERRED TO LAND

ALL THAT piece and parcel of a plot of land classified as **BASTU** measuring about **7 [seven] Sataks** equivalent to **4 [four] Cottahs 9 [nine] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Residential Building** with **R. C. C. Roof and Tiles Flooring** measuring about **1200 (One Thousand Two Hundred) Square Feet** more or less out of which **Ground Floor** measuring about **600 (six hundred) Square Feet** more

Anuradha Chakraborty

or less and **First Floor** measuring about **600 (six hundred)** Square Feet more or less as standing thereon, being and situated at **Mouza-RAGHUNATHPUR, J. L. No 5, Re. Sa. No. 134, Touzi No. 3027, Pargana Kolkata**, comprised in C. S. Dag No. 661 corresponding to **R. S. and L. R. Dag No. 710/787** appertaining to C. S Khatian No 161 under Khatian No. 160 corresponding in **R. S. Khatian No. 183** under Khatian No. 180 corresponding to **L. R. Khatian No. 63/1**, within the local limits of **Rajarhat Gopalpur Municipality**, now under **Ward No. 10** of the **Bidhannagar Municipal Corporation**, being **Municipal Holding No. 26**, being **Assesses No. 20033168844**, being **Premises No. BA-39, Deshbandhu Nagar, Post Office Deshbandhu Nagar**, within the jurisdiction of the Office of the Additional District Sub Registrar, previously at Bidhannagar (Salt Lake City), presently at Rajarhat, New Town, under Police Station - Rajarhat [old] Baguiati (new), District North 24 Parganas, **PIN - 700 059, State - West Bengal**, which is butted and bounded as follows:

ON THE NORTH : FOURTEEN FEET WIDE ROAD;

ON THE SOUTH : PROPERTY OF BHUPATI SEN AND OTHERS;

ON THE EAST : PROPERTY OF SUDHIR BOSE AND TWELVE FEET WIDE ROAD;

ON THE WEST : PART OF C. S. DAG NO, 661;

THE SECOND SCHEDULE BELOW REFERRED TO LANDLORD'S/OWNER'S ALLOCATION

ALL THAT the Landlord/Owner shall be entitled to get 50% (fifty percent) Constructed Area of the proposed multi-storied building which will be provided in the manner appearing hereunder, in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landlord/Owner, which is fix, final and conclusive.

Ground Floor	50% [fifty percent] Constructed Area
First Floor	Entire Floor
Second Floor	NIL
Third Floor	50% [fifty percent] Constructed Area

Anuradha Chakraborty

**THIRD SCHEDULE BELOW REFERRED TO
DEVELOPER'S ALLOCATION**

ALL THAT the Developer shall be entitled to get remaining 50% (fifty percent) Constructed Area of the proposed multi-storied building to be constructed upon the said premises as per plan to be sanctioned and approved by the Bidhannagar Municipal Corporation save and except the Landlord's/Owner's Allocation stated specifically in the Second Schedule written hereinabove including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Developer, which is fix, final and conclusive.

Ground Floor	50% [fifty percent] Constructed Area
First Floor	NIL
Second Floor	Entire Floor
Third Floor	50% [fifty percent] Constructed Area

IN WITNESS WHEREOF, we have hereunto set subscribed and affixed our hands and seals on this 29th day of November, 2024 [Two Thousand Twenty Four].

SIGNED SEALED AND DELIVERED
At Kolkata, in the presence of:

1.

Suprotim Saha
Advocate

Anuradha Chakraborty

SIGNATURE OF PRINCIPAL

2. *Sanjiban Chakraborty*

*Add: BA39, Tilpara,
Deshbandhunagar, Baguhati,
Kolkata - 700059.*

RAI AND RAJ ENTERPRISE

Mita Sen
PARTNER

RAI AND RAJ ENTERPRISE

Rajdeep Ghosh
PARTNER

Drafted and prepared in my office:

Suprotim Saha
Advocate
SUPROTIM SAHA,
Advocate, [W.B. 134/1990,
Judges' Court at Barasat],
MONOLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.

SIGNATURE OF ATTORNEY

SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE
EXECUTANT/PRESENTANT

 Anuradha Chakraborty					
	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
					
	THUMB	FORE	MIDDLE	RING	LITTLE
	[RIGHT HAND]				
 Anurag Ghosh					
	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
					
	THUMB	FORE	MIDDLE	RING	LITTLE
	[RIGHT HAND]				
 Rajdeep Ghosh					
	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
					
	THUMB	FORE	MIDDLE	RING	LITTLE
	[RIGHT HAND]				


 भारतीय निर्वाचन आयोग
 Election Commission of India
 IDENTITY CARD
 GGC0647453




निर्वाचक नाम : सजीब चक्रवर्ती
 Elector's Name : Sanjiban Chakraborty
 पिता नाम : सुमित चक्रवर्ती
 Father's Name : Smit Chakraborty
 लिंग / Sex : पुरुष / M
 जन्म তারিখ / Date of Birth : 07/06/1975

GGC0647453

ঠিকানা:
 বি এ 39 রঘুনাথপুর দেক্ষিন পারা (পশ্চিম পার্শ্ব) 21
 রাজহাট উত্তর 24 পার্শ্ব 700059

Address:
 B A 39 Raghunathpur Dekshin Parar (Part) 21 Rajarhat North 24 Parganas
 700059


 Date: 22/06/2019
 91-রাজহাট (উপনির্বাচনী এলাকা) নির্বাচন প্রকল্প পরিচালক
 প্রধান কার্যালয়, রাজহাট জেলা সদর
 Facsimile Signature of the Electoral
 Registration Officer for
 91-Rajarhat (SC) Constituency

বিধান পরিবর্তন হলে নতুন ঠিকানা উল্লিখিত ফর্মটি সহ
 প্রাপ্ত ও এভাবে নতুন নথি তথ্য সংগ্রহের ক্ষেত্রে
 ফর্মটি ফর্মটি নথি সংগ্রহের ক্ষেত্রে উল্লিখিত ফর্ম।
 In case of change in address mention this Card No.
 to the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Sanjiban Chakraborty

Major Information of the Deed

Deed No :	I-1523-17672/2024	Date of Registration	29/11/2024
Query No / Year	1523-8003030993/2024	Office where deed is registered	
Query Date	29/11/2024 2:42:48 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUPROTIM SAHA MONOLATA BA 12/2B BAGUIATI D B NAGAR, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9051231192, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,07,21,248/-		
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]:- 152317657/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

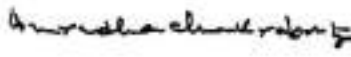
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar(Raghunathpur), Mouza: Raghunathpur, Pin Code : 700059

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-710/787	LR-63/1	Bastu Bastu	4 Katha 9 Chatak	1/-	95,81,248/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road, . Project Name :
Grand Total :				7.5281Dec	1 /-	95,81,248 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1/-	11,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	1 /-	11,40,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt ANURADHA CHAKRABORTY Wife of Shri SUJIT KUMAR CHAKRABORTY Executed by: Self, Date of Execution: 29/11/2024 , Admitted by: Self, Date of Admission: 29/11/2024 ,Place : Office	 29/11/2024	 Captured LTI 29/11/2024	 29/11/2024
,BA-39, DESHBANDHU NAGAR, City:- , P.O:- D B NAGAR, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: ANxxxxxx3H, Aadhaar No: 93xxxxxxxx5859, Status :Individual, Executed by: Self, Date of Execution: 29/11/2024 , Admitted by: Self, Date of Admission: 29/11/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	RAI AND RAJ ENTERPRISE ,FB-8, GHOSH PARA BAGUIATI, City:- , P.O:- D B NAGAR, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Date of Incorporation:XX-XX-2XX2 , PAN No.:: ABxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri MIHIR GHOSH (Presentant) Son of Late HARAN CHANDRA GHOSH Date of Execution - 29/11/2024, , Admitted by: Self, Date of Admission: 29/11/2024, Place of Admission of Execution: Office	 Nov 29 2024 4:34PM	 Captured LTI 29/11/2024	 29/11/2024
,EC-2, PGHOSH PARA, City:- , P.O:- D B NAGAR, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: AKxxxxxx0E, Aadhaar No: 55xxxxxxxx4023 Status : Representative, Representative of : RAI AND RAJ ENTERPRISE (as PARTNER)				

Name	Photo	Finger Print	Signature
Shri RAJDEEP GHOSH Son of Late RAJIB GHOSH Date of Execution - 29/11/2024, Admitted by: Self, Date of Admission: 29/11/2024, Place of Admission of Execution: Office		 Captured	
Nov 28 2024 4:35PM LTI 29/11/2024 29/11/2024			
,FB-8, GHOSH PARA BAGUIATI, City:- , P.O:- D B NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX1 , PAN No.: DAxxxxxx5D, Aadhaar No: 96xxxxxxxx4772 Status : Representative, Representative of : RAI AND RAJ ENTERPRISE (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SANJIBAN CHAKRABORTY Son of Shri SUJIT CHAKRABORTY , BA-39 RAGHUNATHPUR DAKSHIN PARA, City:- , P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059		 Captured	
29/11/2024 29/11/2024 29/11/2024			
Identifier Of Smt ANURADHA CHAKRABORTY, Shri MIHIR GHOSH, Shri RAJDEEP GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt ANURADHA CHAKRABORTY	RAI AND RAJ ENTERPRISE-7.52812 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt ANURADHA CHAKRABORTY	RAI AND RAJ ENTERPRISE-1200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar(Raghunathpur), Mouza: Raghunathpur, Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 710/787, LR Khatian No:- 63/1		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152317672 / 2024

On 29-11-2024

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 15:37 hrs on 29-11-2024, at the Office of the A.D.S.R. RAJARHAT by Shri MIHIR GHOSH .

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 1,07,21,248/-

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

Execution is admitted on 29/11/2024 by Smt ANURADHA CHAKRABORTY, Wife of Shri SUJIT KUMAR CHAKRABORTY, ,BA-39, DESHBANDHU NAGAR, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife

Indetified by Shri SANJIBAN CHAKRABORTY, ., Son of Shri SUJIT CHAKRABORTY, , BA-39 RAGHUNATHPUR DAKSHIN PARA, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

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

Execution is admitted on 29-11-2024 by Shri MIHIR GHOSH, PARTNER, RAI AND RAJ ENTERPRISE, ,FB-8, GHOSH PARA BAGUIATI, City:- , P.O:- D B NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Shri SANJIBAN CHAKRABORTY, ., Son of Shri SUJIT CHAKRABORTY, , BA-39 RAGHUNATHPUR DAKSHIN PARA, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

Execution is admitted on 29-11-2024 by Shri RAJDEEP GHOSH, PARTNER, RAI AND RAJ ENTERPRISE, ,FB-8, GHOSH PARA BAGUIATI, City:- , P.O:- D B NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Shri SANJIBAN CHAKRABORTY, ., Son of Shri SUJIT CHAKRABORTY, , BA-39 RAGHUNATHPUR DAKSHIN PARA, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

Payment of Fees

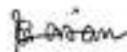
Certified that required Registration Fees payable for this document is Rs 21.00/- (E @ Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

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 237086, Amount: Rs.100.00/-, Date of Purchase: 28/11/2024, Vendor name: A K Saha



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2024, Page from 660704 to 660722
being No 152317672 for the year 2024.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2024.12.24 15:59:43 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 24/12/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.