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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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28-508605/25

certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-pargana

19 FEB 2025

---DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT ---

KNOW ALL MEN BY THESE PRESENTS OF THIS DEVELOPMENT POWER OF ATTORNEY THAT :-We, (1) SRI PRABIR GUPTA, (PAN- AXDPG8072E, AADHAAR - 9553 4375 2417), (Mobile No. 9748961487), son of Late Sudhir Kumar Gupta, by faith- Hindu, by occupation- Business, by nationality- Indian, (2) SRI DHIMAN GUPTA, (PAN- AXQPG1634B, AADHAAR - 7433 1261 6583), (Mobile No. 9088285842), son of Late Sudhir Kumar Gupta, by faith- Hindu,

14 FEB 2025

17899

No..... ₹ 100/- Date.....

Name : Avra Sengupta
Advocate

Address : Alipore Police Court Kol-27

Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, KOI-27



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
19 FEB 2025

Avra Sengupta
Adv.
S/o Late Amitava Sengupta
Alipore Police Court
Kol-27.

by occupation- Business, by nationality- Indian, **(3) SRI ANUP GUPTA, (PAN-BLMPG1197A AADHAAR – 8722 4909 1405), (Mobile No. 90077 15670)**, son of Late Sudhir Kumar Gupta, by faith- Hindu, by occupation- Business, by nationality- Indian, all are residing at 160/33, Kailash Ghosh Road, Post Office- Barisha, Police Station- Haridevpur, Kolkata- 700008, District: South 24 Parganas, and **(4) SRI ARIJIT SENGUPTA, (PAN – FIBPS5578D, AADHAAR – 3248 0124 5297)**, son of Late Anup Kumar Sengupta and Late Lakshmi Sengupta, by faith- Hindu, by occupation- Service, by nationality- Indian, residing at 41, Sarat Basu Road, Post Office- Raj Bari Colony, Kolkata- 700081, hereinafter jointly called and referred to as the *OWNERS* (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include their heirs, successors, administrators, legal representatives and/or assigns) hereinafter jointly called the **PRINCIPALS:-**

WHEREAS on 13th April 1933 (Bengali Era 29th Chaitra 1339) one Satish Chandra Sharma purchased by one registered Deed of Sale, from Smt. Dharana Sundari Das, a recorded tenant ALL THAT piece and parcel of land measuring 33 Decimals and 56 Decimals being total land measuring 59 Decimals more or less, comprising C.S. Dag No. 903 and 901, appertaining to Khatian No. 1608 and 1556/1, respectively, lying and situated at Mouza- Purba Barisha, J.L. No. 23, R.S. No. 43, within the jurisdiction of the then South Suburban Municipality, now within the jurisdiction of the Kolkata Municipal Corporation, under Ward No. 123, and is/was thus lawfully seized and possessed of otherwise sufficiently entitled to the aforesaid property;

AND WHEREAS on 28th February, 1934 the said Satish Chandra Sharma transferred and conveyed aforesaid property by registered Deed of Gift unto and in favour of his four nephews namely Sushil Kumar Gupta, Santosh Kumar Gupta, Basanta Kumar Gupta and Sudhir Kumar Gupta and thereby predecessor-in-interest became absolute owners of entire landed property and were in possession in ejmali;



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AND WHEREAS the aforesaid four brothers while in enjoyment of possession in ejmali and for the benefit of their own occupation and to avoid future complications they got their aforesaid property more fully and particularly described in the Schedule-'A' hereunder written in the said Partition Deed and as per annexed Map, the said Deed of Partition registered in the office of Sub-Registrar, Alipore, recorded in Book No. 1, Volume No. 40, Pages from 101 to 105, Being No. 2029 for the year 1956;

AND WHEREAS in terms of said registered Deed of Partition, Sudhir Kumar Gupta, since deceased, was allotted ALL THAT piece and parcel of danga land measuring about 5 (five) Cottahs 25 (twenty five) Square Feet more or less, more fully described in 'CHA' Schedule of partition Deed but as per K.M.C record area is 4 (four) Cottahs 15 (fifteen) Chittaks and presently as per physical measurement the land area is 4 Cottah 9 Chittak 8.136 Sq.ft. more or less, together with pucca structure standing thereon, which is lying and situated at Mouza- Purba Barisha, R.S. No. 43, J.L. No. 23, under Khatian No. 1608, appertaining to Dag No. 903, out of the total land measuring 33 decimals comprised in the said Dag marked and known as Plot No. 1 at present known as premises No. 32, Kailash Ghosh Road, under Ward No. 123, within the jurisdiction of the Kolkata Municipal Corporation, Police Station- Haridevpur, Kolkata- 700008, free from all encumbrances;

AND WHEREAS while in enjoyment of possession of the aforesaid demarcated 'CHA' Schedule property of the said Deed of Partition, the said Sudhir Kumar Gupta got his name mutated in the record of B.L.R.O. and became recorded owner having four annas share of land measuring 8 Decimal more or less, out of total land measuring 33 Decimals as per Record of Right published under Sub-Section (2) of Section 44 of the Estate Acquisition Act I of 1954;

AND WHEREAS while in possession of the said landed property more fully described in the Schedule-'A' hereunder written, as an absolute owner the said



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Sudhir Kumar Gupta died intestate on 04.12.1983 leaving behind his predeceased wife and three sons namely Prabir Gupta alias Raghunath Gupta, Dhiman Gupta, Anup Gupta and only daughter namely Lakshmi Sen Gupta who became the joint owners having undivided and un-demarcated 1/4th share each and are thus seized and possessed the schedule land jointly i.e. 0.0189 satak each, at present as per physical measurement, more fully and particularly described in the Schedule hereunder written;

AND WHEREAS the present owners of one part have got their name mutated in the B.L.R.O. and as well as in the record of the Kolkata Municipal Corporation being premises No. 32, Kailash Ghosh Road, having Assessee No. 41-123-09-0032-6;

AND WHEREAS on scrutiny and proper searching it was noted area of land mentioned in B.L.R.O, Mutation Certificate is found to be wrong and as such needs to be rectified in respect of land area as well as nature and character of land;

AND WHEREAS the said Lakshmi Sen Gupta died intestate on 28.08.2024 leaving behind her husband Anup Kumar Sen Gupta and only son Arijit Sen Gupta as her legal heirs and successors who inherited her share.

AND WHEREAS the present owner of First part being desirous to develop their aforesaid property under present situation and based on the available documents lying with them proposed;

AND WHEREAS with a view to develop the Schedule property and to erect multi-storied building therein the Owner herein invited the developer to undertake the charge of such development and/or instructional work over the land as described in the Schedule below, free from all encumbrances.

AND WHEREAS THE Developer herein, who has earned sufficient goodwill in the field of development of the land and construction of the building, being agreed



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with the said proposal constructional work and/or development works of the land as described in the Schedule below the Developer and the Landowners entered in a Development Agreement on 3rd December, 2024 and registered the said Development Agreement in the office of D.S.R. III Alipore, South 24 Parganas and recorded in Book I, volume 1603-2024, pages from 517988 to 518019, being no. 160320200 for the year 2024 and on the same date executed a Development Power of attorney registered in the office of D.S.R. III Alipore, South 24 Parganas and recorded in Book I, volume 1603-2024, pages from 518975 to 518994, being no. 160320214 for the year 2024.

AND WHEREAS subsequently the said Anup Kumar Sen Gupta died intestate on 19.01.2025 leaving behind his only son Arijit Sen Gupta as his legal heir and successor who inherited his share.

AND WHEREAS on 19.02.2025 the landowners and the developer decided to cancel the above mentioned previous Development Agreement and Development Power of Attorney dated 3.12.2024 and hereby on 19.02.2025 decided to execute a Cancellation Development Agreement and Development Power of Attorney dated 3.12.2024 and registered the same in the office of D.S.R. III Alipore, South 24 Parganas and recorded in Book I, being no. 160303065 for the year 2025.

AND WHEREAS by the above mentioned way the said SRI PRABIR GUPTA alias RAGHUNATH GUPTA, SRI DHIMAN GUPTA, SRI ANUP GUPTA and SRI ARIJIT SENGUPTA became owner of 4 Cottah 9 Chittak 8.136 Sq.ft. of land more or less.

AND WHEREAS We have been entered into a Development Agreement dated 19th February, 2025, with **R R DEVELOPERS (PAN- AASFR0735R)** a registered Partnership Firm having its registered Office at 1/1, Kailash Ghosh Road, House No. 79, Post Office -Barisha, Police Station - Haridevpur, Kolkata-700008, represented by its Partner Namely **(1) ANJANA SEN (PAN-**



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CSFPS5884M) (Aadhaar no.- 677505866640) wife of Sri Narayan Chandra Sen, **(2) NARAYAN CHANDRA SEN (PAN-AVEPS4497A) (Aadhar No. 4315 9751 5955)** son of Sri Ramendra Mohan Sen, both by Occupation- Business, by faith Hindu, by Nationality- Indian, residing at 1/1 Kailash Ghosh Road, Parama Abasan, House No. 79, Post Office- Barisha, Police Station - Haridevpur, Kolkata - 700008, District -South 24 Parganas, hereinafter, with certain terms and conditions mentioned therein and accordingly the said Development agreement duly registered in the office of the D.S.R. - III Alipore, South 24 Parganas, dated 19.02.2025 and recorded in book I volume 1603-2025, being no. **160303066** , for the year 2025 and the executants hereto thus became entitled to the absolute sixteen annas owner of the schedule property and the executants have been enjoying all rights, titles and interests free from all sorts of encumbrances.

AND WHEREAS due to our personal difficulties and also not in a position to look after, manage, control, supervise, maintain our such property as which has been mentioned and written in the schedule below and it has been expedient and necessary to appoint and engage an ATTORNEY in connection with the schedule mentioned property who will properly look after, manage, control, supervise and proper administer our such property on our behalf.

NOW ALL MEN BY THESE PRESENTS THAT ,We the above named Principal herein have appoint, nominate and constitute **R R DEVELOPERS (PAN-AASFR0735R)** a registered Partnership Firm having its registered Office at 1/1, Kailash Ghosh Road, House No. 79, Post Office -Barisha, Police Station - Haridevpur, Kolkata-700008, represented by its Partner Namely **(1) ANJANA SEN (PAN- CSFPS5884M) (Aadhaar no.- 6775 0586 6640)** wife of Sri Narayan Chandra Sen, **(2) NARAYAN CHANDRA SEN (PAN-AVEPS4497A) (Aadhar No. 4315 9151 5955)** son of Sri Ramendra Mohan Sen, both by Occupation- Business, by faith Hindu, by Nationality- Indian, residing at 1/1 Kailash Ghosh Road, Parama Abasan, House No. 79, Post Office- Barisha, Police Station -

Haridevpur, Kolkata - 700008, District -South 24 Parganas, hereinafter, as our true and lawful attorney to do the following acts, deeds, things and matter on our behalf in connection with the schedule below property that is to say :-

1. To look after, manage and control the aforesaid Schedule below property as mentioned hereunder and hereinafter referred to as the said property on my behalf.
2. To represent me before all the Office / Offices concerned and also like such B.L. & L.R.O. as well as K.M.C. authority and to sign all papers, documents on my behalf for mutation in my name in respect of the relevant papers and the K.M.C. and to appear in all hearing before the authorises of the K.M.C. for such mutation, raising objections and / or appeals on my behalf against the excess valuation assessed by the K.M.C. and also to prefer appeal before the appropriate authorities and represent me at the time of hearing of such objection of appeal on our behalf and also to sign building plans thereof.
3. To sign and/ or submit any plan/revised plan by the said attorney on my behalf.
4. To sign for and obtain all necessary sanction clearances of the said Premises by the said attorney on my behalf.
5. To appear for and represent us before any competent authority tribunal authority arbitrator or revenue, administrative Civil /Criminal, Jurisdiction relating to the any matters concerning the said property as per mentioned and written in the Schedule below on my behalf.
6. To institute any case or defend any suit, proceedings, appeals revision, injunction, proceedings, enquiry, claims etc. relating to the said property on my behalf.
7. To appoint and/ or engage any legal practitioner, Solicitors, Auditor, valuer, assessor, Arbitrators, and/ or any legal Practitioner or any advocate or advocates other person or persons and to sign, execute and deliver all



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vakalatnamas, Ekrarnamas, show causes petition etc. for the aforesaid purposes on my behalf.

8. To sign, execute, submit or deliver all complaints, written statement, objection, memorandum of appeal, applications, revision, injunction, petitions, and all other appeals and papers, documents and exhibits for the aforesaid purposes.
9. To visit and represent me before all the West Bengal Govt. Office or offices concerned and/ or central Govt. Office, Thika tenancy Office or Offices concerned and all other offices concerned smooth management of our said property as per stated and written in the Schedule hereunder on my behalf.
10. To apply and for to pay all rates, taxes, and revenues, charges, expenses outgoing payable for and on the accounts of the said property or any part thereof and similar to receive any such money and discharge receipt as income, rents, awards, compensations etc. receivable for and on account of the said property as per mentioned and written in the schedule below and after deduction of all such outgoings to deposit the same on my bank accounts with proper acquaintance.
11. To apply for and obtain electricity, gas, water, sewerage/ drainage or any other civil commotion, amenities, telephone and other utilizes in the property and/ or make alterations thereof and to close down or to disconnection the same on my behalf.
12. To execute and make any deed of Conveyance or Conveyances, Deed of Lease, or other documents for registration when to be executed by my said attorney and to admit, execution and registration thereof before the registering authority or authorities concerned like as such Registrar of Assurance, Kolkata, District Registrar Alipore, additional District Sub- Registrar Alipore or like any such other registering office or office concerned and also put its signature as and when require in the said Indentures on my behalf, in my name, for the developer's allocated portion only.



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13. That my attorney will construct a multi storey building over the Schedule landed property at its costs, expenses and efforts in terms of the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation on behalf of me.
14. That principal herein bound to signature or signatures into the relevant documents, papers regarding to the Deed of Conveyance prior and/ or in future to the hand over the lawful physical possession of the Owners' allocation when as necessary.
15. To make any kind of agreement of agreements with any purchaser or purchasers in respect of the Schedule below property on our behalf on to register the Deed of Conveyance on our behalf in favour of such intending purchaser or purchasers, name or names and to received consideration money under allocation of the Developer's share and the same shall be deposited into Developer's Bank Account.
16. To book the unit / flat in the said proposed building under Developer's Allocation on behalf of us and in that regard the attorney shall have entered into an agreement for sale in any manner whatsoever save and except of Owner's Allocation and Developer shall have deposited the booking amount in to the Developer's account.
17. To sign all the receipt or receipts which to be registered by our said Attorney in favour of the intending purchaser or purchasers in respect of our said Schedule below property and also to handed over the same to such intending purchaser or purchases on my behalf, regarding Developer's Allocation.
18. To apply and receive for the Project loan which is to be sanctioned by the nationalized or private bank or any N.B.F.C. and the Attorney will have every right to sign the documents on behalf of the landowners.




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AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by my said Attorney in this absolute discretion signature, which they may deem fit and proper, think necessary to do so or perform for the aforesaid property purposes.

AND we do hereby agree, and undertake to ratify and confirm all such acts, deeds and things which my said attorney may lawfully, do execute and caused to be done, performed by virtue of this General Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO LAND 

ALL THAT piece and parcel of land measuring about 4 Cottah 9 Chittak 8.136 Sq.ft. a little more or less comprised in the District of South 24-Parganas, Police Station Thakurpukur now Haridevpur, Sub-Registry office at Alipore, in Mouza-Purba Barisha, R.S. No. 43, J.L. No. 23, under Khatian No. 1608, appertaining to Dag No. 903 within the limits of Kolkata Municipal Corporation Ward No. 123, having premises no. 32, Kailash Ghosh Road, Kolkata - 700008, being Assessee No. 41-123-09-0032-6, butted and bounded as follows:-

ON THE NORTH : By K.M.C. Road; 

ON THE SOUTH : By 174, Kailash Ghosh Road ;

ON THE EAST : By 30/37, Kailash Ghosh Road;

ON THE WEST : By K.M.C. Road (Kailash Ghosh Road). 



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IN WITNESS WHEREOF we the PRINCIPALS above have put our respective signatures on this 19th day of February, 2025 (Two Thousand Twenty Five).

SIGNED, SEALED & DELIVERED at Kolkata in presence of:

WITNESSES:

1. Suchandra Halder
41/1, Kalipada
Mukherjee's Road
Kolkata-700008

2. Sudeep gupta
160/33 Kailash gosh
road Kolkata-8

1. Prolisa Gupta
2. Dhima Gupta
3. Anup Gupta.
4. Arjit Sengupta.

SIGNATURE OF THE PRINCIPALS


R R DEVELOPERS

Arjit Sengupta
Partners

SIGNATURE OF THE ATTORNEY

Drafted by :




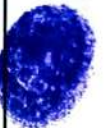



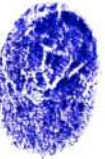
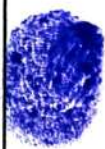

Arora Sengupta
F/1456/2008 Advocate

Alipore Police Court

Kolkata- 700027.






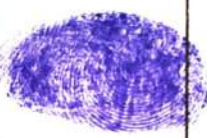






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	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					











Name

Signature *Pravin Gupta*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Shimon Gupta*





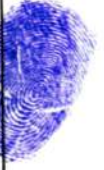






	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name












Signature *Anub Gupta*














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		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name
 Signature *Amit Sen*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name *ANJANA SEN*
 Signature *Anjana Sen*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name *NARAYAN CHANDRA SEN*
 Signature *Narayan Chandra Sen*



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19 FEB 2025

Major Information of the Deed

Deed No :	I-1603-03067/2025	Date of Registration	19/02/2025
Query No / Year	1603-8000508605/2025	Office where deed is registered	
Query Date	19/02/2025 5:52:48 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Avra Sengupta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9874187490, 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. 30,44,277/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160303066/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :










District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kailash Ghosh Road, , Premises No: 32, , Ward No: 123 Pin Code : 700008




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	4 Katha 9 Chatak 8.136 Sq Ft	1/-	27,44,277/-	Property is on Road , Project Name :
Grand Total :				7.5468Dec	1 /-	27,44,277 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1000 sq ft	1 /-	3,00,000 /-	

Principal Details :







SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Prabir Gupta, (Alias: Mr Raghunath Gupta) Son of Late Sudhir Kumar Gupta Executed by: Self, Date of Execution: 19/02/2025 , Admitted by: Self, Date of Admission: 19/02/2025 ,Place : Office		 Captured	
	19/02/2025	LTI 19/02/2025	19/02/2025	19/02/2025
160/33, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: axxxxxxx2e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/02/2025 , Admitted by: Self, Date of Admission: 19/02/2025 ,Place : Office				
2	Name Mr Dhiman Gupta Son of Late Sudhir Kumar Gupta Executed by: Self, Date of Execution: 19/02/2025 , Admitted by: Self, Date of Admission: 19/02/2025 ,Place : Office		 Captured	
	19/02/2025	LTI 19/02/2025	19/02/2025	19/02/2025
160/33, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: axxxxxxx4B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/02/2025 , Admitted by: Self, Date of Admission: 19/02/2025 ,Place : Office				
3	Name Mr Anup Gupta Son of Late Sudhir Kumar Gupta Executed by: Self, Date of Execution: 19/02/2025 , Admitted by: Self, Date of Admission: 19/02/2025 ,Place : Office		 Captured	
	19/02/2025	LTI 19/02/2025	19/02/2025	19/02/2025
160/33, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: blxxxxxx7a,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/02/2025 , Admitted by: Self, Date of Admission: 19/02/2025 ,Place : Office				

4		Name	Photo	Finger Print	Signature
Mr Arijit Sengupta Son of Mr Anup Kumar Sengupta Executed by: Self, Date of Execution: 19/02/2025 , Admitted by: Self, Date of Admission: 19/02/2025 ,Place : Office			 Captured		
		19/02/2025	LTI 19/02/2025	19/02/2025	
41, Sarat Basu Road, City:- , P.O:- Rajbari, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700081 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: fixxxxxx8d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/02/2025 , Admitted by: Self, Date of Admission: 19/02/2025 ,Place : Office					

Attorney Details :




SI No	Name,Address,Photo,Finger print and Signature
1	R R DEVELOPERS 1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: aaxxxxxx5r,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Narayan Chandra Sen (Presentant) Son of Mr Ramendra Mohan Sen Date of Execution - 19/02/2025, , Admitted by: Self, Date of Admission: 19/02/2025, Place of Admission of Execution: Office		 Captured	
		Feb 19 2025 6:02PM	LTI 19/02/2025	19/02/2025
1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: avxxxxxx7a,Aadhaar No Not Provided Status : Representative, Representative of : R R DEVELOPERS (as partner)				
2	Name	Photo	Finger Print	Signature
	Mrs Anjana Sen Wife of Mr Narayan Chandra Sen Date of Execution - 19/02/2025, , Admitted by: Self, Date of Admission: 19/02/2025, Place of Admission of Execution: Office		 Captured	
		Feb 19 2025 6:02PM	LTI 19/02/2025	19/02/2025

1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: csxxxxxx4m,Aadhaar No Not Provided Status : Representative, Representative of : R R DEVELOPERS (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Avra Sengupta Son of Late Amitava Sengupta Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	19/02/2025	19/02/2025	19/02/2025

Identifier Of Mr Prabir Gupta, Mr Narayan Chandra Sen, Mrs Anjana Sen, Mr Dhiman Gupta, Mr Anup Gupta, Mr Arijit Sengupta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Prabir Gupta	R R DEVELOPERS-7.54677 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Prabir Gupta	R R DEVELOPERS-200.00000000 Sq Ft
2	Mr Dhiman Gupta	R R DEVELOPERS-200.00000000 Sq Ft
3	Mr Anup Gupta	R R DEVELOPERS-200.00000000 Sq Ft
4		R R DEVELOPERS-200.00000000 Sq Ft
5	Mr Arijit Sengupta	R R DEVELOPERS-200.00000000 Sq Ft

Endorsement For Deed Number : I - 160303067 / 2025

On 19-02-2025

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 17:55 hrs on 19-02-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Narayan Chandra Sen .,

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 30,44,277/-

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

Execution is admitted on 19/02/2025 by 1. Mr Prabir Gupta, Alias Mr Raghunath Gupta, Son of Late Sudhir Kumar Gupta, 160/33, Kailash Ghosh Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 2. Mr Dhiman Gupta, Son of Late Sudhir Kumar Gupta, 160/33, Kailash Ghosh Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 3. Mr Anup Gupta, Son of Late Sudhir Kumar Gupta, 160/33, Kailash Ghosh Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 4. Mr Arijit Sengupta, Son of Mr Anup Kumar Sengupta, 41, Sarat Basu Road, P.O: Rajbari, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession Service

Identified by Mr Avra Sengupta, , , Son of Late Amitava Sengupta, Alipore Police 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 19-02-2025 by Mr Narayan Chandra Sen, partner, R R DEVELOPERS, 1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr Avra Sengupta, , , Son of Late Amitava Sengupta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 19-02-2025 by Mrs Anjana Sen, partner, R R DEVELOPERS, 1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr Avra Sengupta, , , Son of Late Amitava Sengupta, Alipore Police 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 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

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 17899, Amount: Rs.100.00/-, Date of Purchase: 14/02/2025, Vendor name: S DAS

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 76967 to 76986
being No 160303067 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.02.20 12:16:06 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 20/02/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.