

700/2024

069/2024

भारतीय गैर न्यायिक

पचास

रुपये

₹.50

भारत

FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

Certified that this document is  
admitted to registration. The  
signature sheet and  
Endorsement sheet attached to the  
document are part of this document.

693497

Additional Dist. Sub Registrar  
Sealdah

21.2.24

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, (1) ANURADHA SAHA, having PAN - AJJPS2948H, wife of Late Kuntal Kumar Saha, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Premises No.P-321, Lake Town, Block - A, P.O. - Lake Town, Police Station - Lake Town, Kolkata - 700089, in the District of North-24-Parganas, (2) RITURAJ SAHA, PAN - FNXPS5467L, son of Late Kuntal Kumar Saha, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Premises No.P-321, Lake Town, Block - A, P.O. - Lake Town, Police Station - Lake Town, Kolkata - 700089, in the District of North-24-Parganas, (3) RISHIRAJ SAHA, PAN - KBXPS1170K, son of Late Kuntal Kumar Saha, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Premises No.P-321, Lake Town, Block - A, P.O. - Lake Town, Police Station - Lake Town, Kolkata - 700089, in the District of North-24-Parganas,



No. 4064 Date 20/2/24

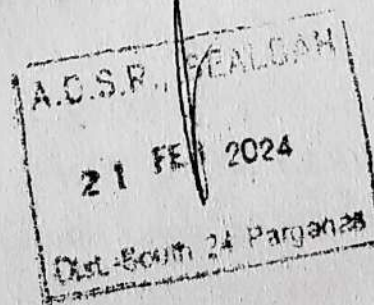
Name Anuradha Saha

Address Premises no- P-321, Lake Town,

Value 50/- Kol-89

Vendor

SARABUDDIN GAZI  
Bandar Civil & Criminal Court



Froz Ali Manna.

0- Lt. Golap Manna.

Malikpur.

Banpur.

Kol-145.



(4) **M/S. IRONY DEVELOPERS PRIVATE LIMITED**, having PAN-**AACCI2769P**, a company incorporated under the Companies Act, 2013 as amended upto date, having its registered office at 333/M/2, Jessore Road, P.O. - Lake Town, P.S. - Lake Town, Kolkata-700089, in the District of 24-Parganas (North), represented by one of its **RITURAJ SAHA**, having PAN - **FNXPS5467L**, son of Late Kuntal Kumar Saha, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Premises No.P-321, Lake Town, Block - A, P.O. - Lake Town, Police Station - Lake Town, Kolkata - 700089, in the District of North-24-Parganas, (5) **M/S. GOPALA INFRACON PRIVATE LIMITED**, having PAN-**AADCG0724H** a company incorporated under the Companies Act, 2013, as amended upto date, having its registered office at 333/M/2, Jessore Road, P.O. - Lake Town, P.S. - Lake Town, Kolkata - 700089, in the District of 24-Parganas (North), represented by one of its Directors - **RITURAJ SAHA**, having PAN - **FNXPS5467L**, son of Late Kuntal Kumar Saha, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Premises No.P-321, Lake Town, Block - A, P.O. - Lake Town, Police Station - Lake Town, Kolkata - 700089, in the District of North-24-Parganas, hereinafter collectively referred to as the "**PRINCIPALS**" do hereby **SEND GREETINGS:**

**WHEREAS** we, the Principals above named are the full and absolute joint owners of the property described under the schedule below hereinafter referred to as the Subject Property.

**AND WHEREAS** we have executed on 20.02.2024 and registered an Agreement for Development dated 21.02.2024, <sup>and 14.08.2020</sup> in favour of the Developer M/s. Orion Infracon (P) Ltd., represented by one of its Director and the said Agreement for Development has been

GOPALA INFRACON PVT. LTD.

Rituraj Saha  
Director

IRONY DEVELOPERS PVT. LTD.

Rituraj Saha  
Director

Rituraj Saha  
Amenable Saha



(3)

registered at the A.D.S.R. Sealdah, recorded in Book I, Volume No. — being No. 689 for the year 2024. and being No 1801 year-2020.

**AND WHEREAS** the said Principals have nominated and appointed **ORION INFRACON PVT. LTD.**, a company incorporated under the provisions of Companies Act, 2013 (as amended upto date) having PAN- AABCO0502B, having its registered office at 138E, Ustad Enayet Khan Evenue, 1st Floor, P.O.- Circus Avenue & Police Station - Beniapukur, Kolkata-700017, represented by one of its Director namely **ADIL QAMAR**, son of MD Qamruddin, having PAN - AABPQ1401A, by Religion - Muslim, by Occupation - Business, residing at 138/D Karaya Road, Police Station - Beniapukur, P.O. - Circus Avenue, Kolkata - 700017, as its/our **ATTORNEY**.

**AND WHEREAS** in terms of the Development Agreement, the Principals are executing this Power of Attorney in favour of the Attorney jointly and/or severally to do various acts deeds and things as and for the purposes relating to the Subject Property and the Project only and the related purposes hereinafter contained:

**NOW KNOW ALL BY THESE PRESENTS**, We the Principals above named do hereby nominate as to constitute and appoint the said Attorneys jointly and/or severally as the true and lawful attorneys for in the name and on behalf of the Principals to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Subject Property and the Building Complex and the Project and related purposes i.e., to say:-

1. To manage, maintain, look after, supervise, depute administer, secure, hold and defend possession of the Subject Property and every part thereof and its equipments and installations and do all acts deeds and things in connection therewith.

IRONY DEVELOPERS PVT. LTD.

Rhmy Saha

Director

Rhmy Saha  
Anurag Saha  
Jhinir Saha

GOPALA INFRACON PVT. LTD.

Rhmy Saha

Director



2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
3. In caused, to having necessary survey, measurement, soil test, excavation and other works at the Subject Property.
4. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Subject Property if needs, or any part thereof or the boundary of the Subject Property in the records of the Kolkata Municipality other Municipal authorities, Planning Authority, Development Authority, and any other appropriate authorities and as and when to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney or Attorneys.
5. To demolish present old structures, construct, reconstruct boundary walls, fencing, dividers etc., at the Subject Property and/or any portion thereof for the purposes shall be connected to the development works in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site office for work supervision and if needs for offices of sales promotion hereof the subject property.
6. To accept or object to the assessments made from time to time of land revenue or taxes or valuation or taxes in respect of the Subject Property or the building or buildings that may be constructed thereon or any part or share thereof by the



*land authorities, municipal authorities and other authorities and to attend all hearings to represent the owners hereof and have the same finalized, hereon.*

- 7. To pay all rates, municipal and other taxes, land revenue, to arrange electricity from The CESC and to make payment thereof charges, utility charges, other charges expenses and other outgoings whatsoever shall payable, be as per the Development Agreement in respect of the Subject Property or any part thereof or New Buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.*
- 8. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanctioning by the concerned municipal authority and/or other appropriate authorities and to have the same approved and/or sanctioned and if required, to have the same modified revalidated revised altered and/or renewed.*
- 9. To process the application for sanctioning of proposed building plan, to pay thereon fees and to obtain the sanction of revalidation, modification, revision, alteration and/or renewal and/or such other orders and permissions of the plans for any construction at the Subject Property.*
- 10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/ modification/alteration/renewal of the plans for any construction at the Subject Property.*
- 11. To give notice to the municipal and all other concerned authorities regarding commencement of construction and/or demolition of any existing old structure(s) and/or other purposes as required or deemed fit and proper.*



12. To carry out demolition(s), construction(s), reconstruction(s), addition(s), alteration(s), erection(s), re-erection(s) and any other related activity(ies) at the Subject Property in respect of the Building Complex.
13. To inform municipal and all other concerned authorities including Kolkata Municipal Corporation of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the applicable under the norms of Building Rules of the concerned Authority(ies) and to get the same regularized.
14. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, bore well, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanical parking system, etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
15. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, mechanized parking, generator, dish antenna and any other utility, input or facility in the Building Complex or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.
16. To deal with any person owning, occupying or having any right title or interest in the property adjacent to or near the Subject Property in connection with the Project in such



manner and on such terms and conditions as the said attorney or attorneys may deem fit and proper.

17. To apply for and to obtain "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for sanctioning of building plan and/or modification and/or alteration and/or revalidation of the same, and/or obtaining utilities and for the development activities or other purposes are, as shall be in connected with the said development Project only.
18. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Project and/or in respect of any input, utility or facility(ies) to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
19. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
20. To apply for and obtain in the name of the Developer the registration under all Real Estate development laws, including the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, Real Estate (Regulation and Development) Act, 2016, the WB Housing Industry Regulation Act 2017 and to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.
21. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing



and also for preparation of plans in respect of the proposed building or buildings at the Subject Property or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user and/or usages thereof or any part thereof) and also for other purposes connected with the Project.

22. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Project or any aspect or part thereof on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration, shall be as per the Development Agreement.
23. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
24. To do all necessary acts deeds and things for complying of all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the Project.
25. To apply for and to obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
26. To let insure and/or to let keep insured the New Buildings and other Developments or any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed



necessary and/or desirable by the said attorneys or any of them and to pay all premium therefore.

27. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas of the Developers allocation (including proportionate share of land of Developer only) to take loans or finances from any Banks or Financial Institutions and deal with banks and financiers and/or their officers and/or assigns in connection with the any no objection certificates, consents, clearances, etc., from them shall subject to be without any liabilities of any Owners, hereon be applicable.
28. To advertise and publicize for promotion of sales of salable areas of the proposed Project or any part thereof in any media. Also to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for selling out of the Developer's allocation only and/or transfer of the same shall be in accordance with the terms and conditions of the Development Agreement.
29. The Developer is hereby given legal rights to sell, transfer and convey the flats, spaces and areas of the Developer's allocation of 50% stakes only in the subject property with the applicable proportionate share in land and other appurtenances thereof to such person or persons and at such consideration as the Attorneys or any of them may deem fit and proper in accordance with the terms and conditions contained in the Development Agreement, and to receive the amounts receivable thereof and issue receipts, acknowledgements and discharges there for to fully exonerate the person or persons paying the same;
30. To negotiate within the Developer's allocation only with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas spaces in the



Building Complex, take and accept bookings and applications, deal with, Transfer and/or part of the Developer's allocation only with possession thereof all or any Units, their allocated Parking Spaces and other Transferable Areas thereof, along with or independent of or independently the proportionate land's rights of the Developer, comprised in the Subject Property attributable thereof or any undivided share therein to any Transferee at such consideration and on such terms and conditions as the said attorney or attorneys as may deem fit and proper but without violating of the terms and conditions of the Development Agreement.

31. To ask, demand, recover, realize and collect the Realizations and all other amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas (except only the Separately Allocated Areas of the Owners and/or the Principals) in the manner and as per the terms and conditions of the Development Agreement and to deposit the same in the specified accounts as per the Development Agreement and to issue receipts to the Transferees and accordingly which shall fully exonerate the person or persons paying the same.
32. To cancel or terminate any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Transferable Areas and/or undivided shares in the land comprised in the Subject Property and to deal with the space and rights of such person or persons in such manner as the said attorney may deem fit and proper shall be applicable hereon, out of the Developer's allocation only.
33. To join in as party to get in agreement(s) for Transfer of the Transferable Areas and/or undivided share in the land comprised in the Subject Property or part thereof, and also



confirming there under the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof, shall be as per assigned and content of the Development Agreement.

34. To sign, execute, deliver, present for registration and admit execution on behalf of the owners in respect of the Developer's allocation in the shape of flat/unit/apartment/spaces etc. subject to terms & conditions contained in Development Agreement by way of sale deed, conveyance, lease, exchange, Indenture and to complete the same in all respects.
35. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorneys in respect of the Transfer in the manner and as per the terms and conditions of (Ref. to: "ARTICLE: II") the Development Agreement which was duly registered on 14.08.2020 being No. 1801 in the year 2020 registered with the A.D.S.R. Sealdah.
36. To ask, demand, sue for, recover, realize and collect Extras and Deposits (as defined and described in the Development Agreement) which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever against providing an effectual valid receipts and discharges for the same.



37. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney or Attorneys may deem fit and proper.
38. To deal with any claim of any third party in respect of the Subject Property and to oppose or settle the same.
39. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Building Complex as Maintenance In-Charge.
40. To form a nonprofit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Units and/or Areas (including Association, shall be under the Apartment Ownership Act).
41. To deal with any of the Government Agencies, may either of Central or Govt. of West Bengal or any of the concerned departments or authority (ies) in connection with the compliances of, if any existing or new laws or provisions, if affecting the proposed Building Complex.
42. For all or any of the purposes herein stated to apply for, sign, appear and represent the Owners hereof before the Kolkata Municipal Corporation, other Municipal Authority and other authorities / officers under the provision of laws of Land if needs in connection with matters of the local Municipality and/or KMDA, Thika Controller, Rent Controller, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers / Authorities under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and/or the Real Estate (Regulation and Development) Act, 2016 and/or the WB Housing Industry



Regulation Act, 2017, the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities, includes the authorities of Green Bench and Tribunal, if needs thereof and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Kolkata Port Trust, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State's Judicial Executives or Quasi Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorney may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Subject Property and other papers and documents (including cause papers and to take cares of



- orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.
43. To appear and represent behalf of the Principals (may ref. to as, Owners hereof) before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all Agreements for transfer, Deeds and documents instruments and writings including the bank/finance documents, mortgage deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred as per the terms and conditions of the Development Agreement.
44. To commence prosecute enforce defend answer and oppose all actions suits writs (including the Writs mentioned in the Development Agreement) appeals revisions, review, arbitration proceedings except the development agreement and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters herein stated and if thought 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 Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or



cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper.

45. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
46. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.
47. To receive all letters parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipt thereof.
48. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.

**AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein as contained relating to the Subject Property and the Building Complex and the proposed Project and related purposes which the Principals itself could have lawfully done under its own hands and seal, if personally present **AND** the Principals do hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney or Attorneys shall lawfully do or cause to be done in or about the premises aforesaid **AND** it is clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which would go against the provisions, spirit of the Development Agreement and/or



violating the same or impair or affect the Rights Title of subject property and/or thereof rights and entitlement of the Principals, is by the way of executing this Power of Attorney the obligations of the Principals or the Developer or consequences for non compliance under the Development Agreement shall not be affected.

**THE SCHEDULE ABOVE REFERRED TO:**

**(SUBJECT PROPERTY)**

**ALL THAT** piece or parcel of bastu land, measuring an area 14 (fourteen) Cotthas more or less, together with tin shed structure standing thereon measuring an area 3200 (three thousand two hundred) Square feet cement flooring more or less lying and situated within the said southern portion of **Premises No. 168A/1, Banku Behari Chatterjee Road** also known as B.B. Chatterjee Road, (Previously known as 168A, B.B. Chatterjee Road), Police Station - Kasba, Kolkata - 700042, in Ward No.91, vide **assessee No. 210910309845**, within the jurisdiction of the Kolkata Municipal Corporation, District South - 24-Parganas, butted and bounded as follows :-

**ON THE NORTH** : By the divided demarcated Northern Portion of Premises No. 168A, B. B. Chatterjee Road Kolkata - 700042.

**ON THE EAST** : By One Metal Road and thereafter the land belonging to Bipin Behari Mondal;

**ON THE SOUTH** : By Premises No. 168B, B. B. Chatterjee Road;

**ON THE WEST** : By 30' feet wide K.M.C. Road.



IRONY DEVELOPERS PVT. LTD.

Rimmi Saha

Director

(17)

GOPALA INFRACON PVT. LTD.

Rimmi Saha

Director

Anusadha Saha

Saha

Saha

Jishu Saha

Rimmi

IN WITNESS WHEREOF the Principals have hereunto set and subscribed their respective hands and seal on this 21<sup>st</sup> day of February Two Thousand and Twenty Four (2024).

### EXECUTED AND DELIVERED

by the PRINCIPALS above named at Kolkata

in the presence of:

Witness :

1. Faraz Ali Moya  
Mohikpur.

2. Rajib Saha  
56, Nandan Kanan  
Belghoria, KOL-56.

1. Anusadha Saha

2. Rimmi Saha

3. Jishu Saha

4.

5.

IRONY DEVELOPERS PVT. LTD.

Rimmi Saha

Director

GOPALA INFRACON PVT. LTD.

Rimmi Saha

Director

Signature of the Principals (Owners)

Drafted by

Kabirul Anam  
(Advocate)

F/712/666/2019

Alipor Police Court

ORION INFRACON PVT. LTD.

Director

Director

Signature of the Attorney

Typed by:

Kabirul Anam  
(KABIRUL ANAM), BARUIPUR.





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Left hand					
Right hand					

NAME :

SIGNATURE : Amuadha Saha



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Left hand					
Right hand					

NAME :

SIGNATURE : Rimmi Saha













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Left hand					
Right hand					

NAME :

SIGNATURE : Jishnuj Saha














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	Left hand					
Right hand						

NAME :

IRONY DEVELOPERS PVT. LTD.

SIGNATURE :

*Rhinnj Saha*












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	Left hand					
Right hand						

NAME :

GOPALA INFRACON PVT. LTD.

SIGNATURE :

*Rhinnj Saha.*

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	Left hand					
Right hand						

NAME :

ORION INFRACON PVT. LTD.

SIGNATURE :

*[Signature]*  
Director



### Major Information of the Deed

Major Information of the Deed			
Deed No	I-1606-00691/2024	Date of Registration	21/02/2024
Query No / Year	1606-8000483429/2024	Office where deed is registered	
Query Date	21/02/2024 11:09:32 AM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	K Begum Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8910047109, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 5,14,82,254/-		
Rs. 50/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 7/- (Article:E)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160600689/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: B. B. Chatterjee Road, Road Zone : ((Ward-91) – (Ward-91)) , , Premises No: 168A/1, , Ward No: 091 Pin Code : 700042



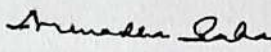


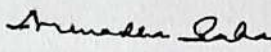


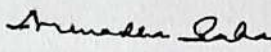


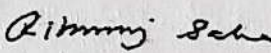


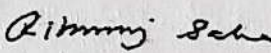


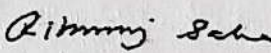


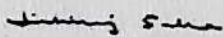


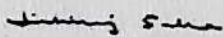


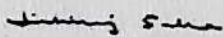
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	14 Katha		5,06,61,454/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				23.1Dec	0/-	506,61,454 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3200 Sq Ft.	0/-	8,20,800/-	Structure Type: Structure
Gr. Floor, Area of floor : 3200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		3200 sq ft	0/-	8,20,800 /-	



## Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Anuradha Saha</b>  Wife of Late Kuntal Kumar Saha  Executed by: Self, Date of Execution: 21/02/2024  , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office </td> <td>   21/02/2024 </td> <td>   Captured LTI 21/02/2024 </td> <td>   21/02/2024 </td> </tr> </tbody> </table> <p>Premises No.P-321, Lake Town, Block - A,, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJxxxxxx8H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Anuradha Saha</b> Wife of Late Kuntal Kumar Saha Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office	 21/02/2024	 Captured LTI 21/02/2024	 21/02/2024
Name	Photo	Finger Print	Signature						
<b>Anuradha Saha</b> Wife of Late Kuntal Kumar Saha Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office	 21/02/2024	 Captured LTI 21/02/2024	 21/02/2024						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Rituraj Saha</b>  Son of Late Kuntal Kumar Saha  Executed by: Self, Date of Execution: 21/02/2024  , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office </td> <td>   21/02/2024 </td> <td>   Captured LTI 21/02/2024 </td> <td>   21/02/2024 </td> </tr> </tbody> </table> <p>Premises No.P-321, Lake Town, Block - A,, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: fnxxxxxx7I,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Rituraj Saha</b> Son of Late Kuntal Kumar Saha Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office	 21/02/2024	 Captured LTI 21/02/2024	 21/02/2024
Name	Photo	Finger Print	Signature						
<b>Rituraj Saha</b> Son of Late Kuntal Kumar Saha Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office	 21/02/2024	 Captured LTI 21/02/2024	 21/02/2024						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Rishiraj Saha</b>  Son of Late Kuntal Kumar Saha  Executed by: Self, Date of Execution: 21/02/2024  , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office </td> <td>   21/02/2024 </td> <td>   Captured LTI 21/02/2024 </td> <td>   21/02/2024 </td> </tr> </tbody> </table> <p>Premises No.P-321, Lake Town, Block - A,, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: kbxxxxxx0k,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Rishiraj Saha</b> Son of Late Kuntal Kumar Saha Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office	 21/02/2024	 Captured LTI 21/02/2024	 21/02/2024
Name	Photo	Finger Print	Signature						
<b>Rishiraj Saha</b> Son of Late Kuntal Kumar Saha Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office	 21/02/2024	 Captured LTI 21/02/2024	 21/02/2024						
4	<b>Irony Developers Private Limited</b> 333/m/2, Jesore Road, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.: aaxxxxxx9p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative								



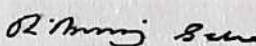


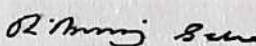


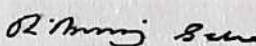











5 **Gopala Infracon Private Limited**  
333/m/2, Jesore Road, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No::: aaxxxxxx4h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Orion Infracon Private Limited</b> 138E, Ustad Enayet Khan Avenue, City:- Not Specified, P.O:- Circus Avenue, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No::: aaxxxxxx2b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td><b>Rituraj Saha (Presentant )</b> Son of Late Kuntal Kumar Saha Date of Execution - 21/02/2024, , Admitted by: Self, Date of Admission: 21/02/2024, Place of Admission of Execution: Office</td><td> Feb 21 2024 11:43AM</td><td> Captured LTI 21/02/2024</td><td> 21/02/2024</td></tr></table>	Name	Photo	Finger Print	Signature	<b>Rituraj Saha (Presentant )</b> Son of Late Kuntal Kumar Saha Date of Execution - 21/02/2024, , Admitted by: Self, Date of Admission: 21/02/2024, Place of Admission of Execution: Office	 Feb 21 2024 11:43AM	 Captured LTI 21/02/2024	 21/02/2024	<p>Premises No.P-321, Lake Town, Block - A, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: FNxxxxxx7L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Irony Developers Private Limited (as Director), Gopala Infracon Private Limited (as Director)</p>		
Name	Photo	Finger Print	Signature									
<b>Rituraj Saha (Presentant )</b> Son of Late Kuntal Kumar Saha Date of Execution - 21/02/2024, , Admitted by: Self, Date of Admission: 21/02/2024, Place of Admission of Execution: Office	 Feb 21 2024 11:43AM	 Captured LTI 21/02/2024	 21/02/2024									
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td><b>Adil Qamar</b> Son of Md Qamruddin Date of Execution - 21/02/2024, , Admitted by: Self, Date of Admission: 21/02/2024, Place of Admission of Execution: Office</td><td> Feb 21 2024 11:44AM</td><td> Captured LTI 21/02/2024</td><td> 21/02/2024</td></tr></table>	Name	Photo	Finger Print	Signature	<b>Adil Qamar</b> Son of Md Qamruddin Date of Execution - 21/02/2024, , Admitted by: Self, Date of Admission: 21/02/2024, Place of Admission of Execution: Office	 Feb 21 2024 11:44AM	 Captured LTI 21/02/2024	 21/02/2024	<p>138/D Karaya Road, City:- Not Specified, P.O:- Circus Avenue, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx1A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Orion Infracon Private Limited (as Director)</p>		
Name	Photo	Finger Print	Signature									
<b>Adil Qamar</b> Son of Md Qamruddin Date of Execution - 21/02/2024, , Admitted by: Self, Date of Admission: 21/02/2024, Place of Admission of Execution: Office	 Feb 21 2024 11:44AM	 Captured LTI 21/02/2024	 21/02/2024									

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Faroze Ali Molla</b> Son of Late Golap Molla Mallikpur, City:- Not Specified, P.O:- Mallikpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145		 Captured	



Endorsement For Deed Number : I - 100600691 / 2024

On 21-02-2024

**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 11:30 hrs on 21-02-2024, at the Office of the A.D.S.R. SEALDAH by Rituraj Saha,,

**Certificate of Market Value (WB PUVI rules of 2001)**  
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs  
5,14,82,254/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**  
Execution is admitted on 21/02/2024 by 1. Anuradha Saha, Wife of Late Kuntal Kumar Saha, Premises No.P-321, Lake  
Town, Block - A,, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by  
caste Hindu, by Profession Business, 2. Rituraj Saha, Son of Late Kuntal Kumar Saha, Premises No.P-321, Lake  
Town, Block - A,, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by  
caste Hindu, by Profession Business, 3. Rishiraj Saha, Son of Late Kuntal Kumar Saha, Premises No.P-321, Lake  
Town, Block - A,, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by  
caste Hindu, by Profession Business

Indetified by Faroz Ali Molla, , , Son of Late Golap Molla, Mallikpur, P.O: Mallikpur, Thana: Baruipur, , South 24-  
Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Business

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**  
Execution is admitted on 21-02-2024 by Adil Qamar, Director, Orion Infracon Private Limited, 138E, Ustad Enayet  
Khan Avenue, City:- Not Specified, P.O:- Circus Avenue, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:-  
700017

Indetified by Faroz Ali Molla, , , Son of Late Golap Molla, Mallikpur, P.O: Mallikpur, Thana: Baruipur, , South 24-  
Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Business

Execution is admitted on 21-02-2024 by Rituraj Saha, Director, Irony Developers Private Limited, 333/m/2, Jesore  
Road, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:-  
700089; Director, Gopala Infracon Private Limited, 333/m/2, Jesore Road, City:- Not Specified, P.O:- Lake Town, P.S:-  
Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Faroz Ali Molla, , , Son of Late Golap Molla, Mallikpur, P.O: Mallikpur, Thana: Baruipur, , South 24-  
Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees  
paid by Cash Rs 7.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4064, Amount: Rs.50.00/-, Date of Purchase: 20/02/2024, Vendor name:  
SAHABUDDIN GAZI

*Amitava Ghosal*

Amitava Ghosal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal



21/02/2024

21/02/2024

21/02/2024

Transfer of Anuradha Saha, Rituraj Saha, Rishiraj Saha, Rituraj Saha, Adil Qamar

# Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Anuradha Saha	Orion Infracon Private Limited-4.62 Dec
2	Rituraj Saha	Orion Infracon Private Limited-4.62 Dec
3	Rishiraj Saha	Orion Infracon Private Limited-4.62 Dec
4	Irony Developers Private Limited	Orion Infracon Private Limited-4.62 Dec
5	Gopala Infracon Private Limited	Orion Infracon Private Limited-4.62 Dec

# Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Anuradha Saha	Orion Infracon Private Limited-640.00000000 Sq Ft
2	Rituraj Saha	Orion Infracon Private Limited-640.00000000 Sq Ft
3	Rishiraj Saha	Orion Infracon Private Limited-640.00000000 Sq Ft
4	Irony Developers Private Limited	Orion Infracon Private Limited-640.00000000 Sq Ft
5	Gopala Infracon Private Limited	Orion Infracon Private Limited-640.00000000 Sq Ft



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2024, Page from 20531 to 20557  
being No 160600691 for the year 2024.



*Amitava Ghosal*

Digitally signed by AMITAVA GHOSAL  
Date: 2024.02.23 13:37:30 +05:30  
Reason: Digital Signing of Deed.

(Amitava Ghosal) 23/02/2024

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.