

4802/22

T-4770/2022



3. अखिल पश्चिम बंगाल WEST BENGAL

AM 092510

Let this document be attested to registration. The signature sheet and the endorsement sheets attached with this document are the only ones.

Adm. District Sub-Registrar
Bidhannagar (Salt Lake City)

16 NOV 2022

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS shall come, that we are the
(1) KUDDUS SEIKH [PAN NO-CGOPS3582D & AADHAAR NO-612253322257] son of Abdul Rasid, by faith Muslim, by nationality Indian, by occupation Business, residing at - Atghara, Biswaspara, P.O-Rajarhat Gopalpur, P.S-Baguiati, Kolkata-700136, District-North 24 Parganas, State of West Bengal, India, and (2) PANDU SK alias PANDU SAIKH [PAN NO-FLTPS5957M & AADHAAR NO-262651210405] son of Kalu Sk, by faith Muslim, by nationality Indian, by occupation Business, residing at - Dasturhat, Tilakpara, P.O-Dasturhat, P.S-Sagardighi, District-Murshidabad, Pin Code No-742122, State of West Bengal, India,, hereinafter jointly referred to as the **PRINCIPALS/ EXECUTANTS/ LAND OWNERS.**

061614

ivd..... Sold to

A. Chatterjee (Adv)

Address.....

High Court Cal-T

Rs.....

Date.....

13 JUL 2022

SIPRA DEY

Licence No: 18A

Code 1070

1, N. S. Road, Kolkata-700 001

[Signature]

- Kudrui Seikh



3718
✓ C.Ti

- Kudrui Seikh



3719
✓ C.Ti

- Pandu Satch



3720
✓ C.Ti



Adm. District Sub Registrar
Bhatnagar, Salt Lake City

14 NOV 2022

- Asham Islam



3721
✓ C.Ti

- Ashu Paschim

Whereas: -

1. One Amir Ali Mondal, became the absolute owner seized and possessed of the above plot of land comprised in the R.S/L.R Dag No-390 corresponding to the C.S Dag No-346, in the L.R Krishi Khatian No-95 corresponding to the R.S Khatian No-535, measuring about 18 decimals, at Mouza-Kaikhali, J.L No-5, P.S-Rajarhat now Airport, in the District North 24 Parganas, by way of purchase several deed of sale, and he had been possessing and enjoying the same peacefully without any interruption of others, free from all encumbrances, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**
2. By a registered deed of sale registered and executed A.D.S.R Bidhannagar, Salt Lake City, copied therein in the Book No-I, Volume No-199, Pages from 27 to 36, being Deed No-9200 for the year 1993, the said Amir Ali Mondal, has jointly granted, sold, conveyed, assigned, assured and transferred of **ALL THAT** piece and parcel of the Shali land measuring about more or less 03 Cottahs - 00 Chittak - 00 Sq. ft. out of total 18 decimals, comprised in the R.S/L.R Dag No-390 corresponding to the C.S Dag No-346, in the L.R Krishi Khatian No-95 corresponding to the R.S Khatian No-535, at Mouza-Kaikhali, J.L No-5, P.S-Rajarhat now Airport, in the District North 24 Parganas, unto and in favour of the Kartik Chakrabarti and His wife Madhumita Chakravarty, therein the he had been possessing and enjoying the same peacefully without any interruption of others, free from all encumbrance, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**
3. That subsequently the aforesaid owners Kartik Chakrabarti and his wife Madhumita Chakravarty, therein the jointly mutated their name in the L.R Khatian No-151/1 & 572/1 at the office of the B.L & L.R.O at Rajarhat in respect of the aforesaid plot of land in the R.S & L.R Dag No-390 and also mutated their name in the local authority Rajarhat Gopalpur Municipality having Municipal Holding No-RGM- 459, Kaikhali, Bimannagar.

 3722
✓ ✓ C. Ti
✓ Sohel Raja

 3723
✓ ✓ C. Ti
✓ Bishu Sahuwa Reza
Choudhury

 3724
✓ Mijamun Roshaman

 3725
✓ ✓ C. Ti

Identified by me

Kumaresh Bhowmick
Golok Shyamal Bhowmick
229A/H/51 Masinkhala
Main Road, K. Karmazogoch
B. Nalkeldanga KOLKA



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4. That in consequence to the aforesaid purchased said Kartik Chakrabarti and his wife Madhumita Chakravarty, therein the has jointly owned, seized and possessed of **ALL THAT** piece and parcel of the Shali land measuring about more or less 03 Cottahs - 00 Chittak - 00 Sq. ft., comprised in the R.S/L.R Dag No-390 corresponding to the C.S Dag No-346, in the L.R Khatian No-155/1 & 572/1 corresponding to L.R Krishi Khatian No-95 corresponding to the R.S Khatian No-535, at Mouza-Kaikhali, J.L No-5, P.S-Rajarhat now Airport, in the District North 24 Parganas, under the Rajarhat Gopalpur Municipality, Municipal Holding No-RGM- 459, Kaikhali, Bimannagar, absolutely and forever free from all encumbrances, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

5. By a registered deed of sale registered and executed A.D.S.R Bidhannagar, Salt Lake City, copied therein in the Book No-I, Volume No-1504-2019 Pages from 9230 to 9270, being Deed No-150400214 for the year 2019, the said Kartik Chakrabarti and his wife Madhumita Chakravarty, has jointly granted, sold, conveyed, assigned, assured and transferred of **ALL THAT** piece and parcel of the Shali land measuring about more or less 03 Cottahs - 00 Chittak - 00 Sq. ft., comprised in the R.S/L.R Dag No-390 corresponding to the C.S Dag No-346, in the L.R Khatian No-155/1 & 572/1 corresponding to L.R Krishi Khatian No-95 corresponding to the R.S Khatian No-535, at Mouza-Kaikhali, J.L No-5, P.S-Rajarhat now Airport, in the District North 24 Parganas, under the Rajarhat Gopalpur Municipality, Municipal Holding No-RGM- 459, Kaikhali, Bimannagar, unto and in favour of the Kuddus Seikh and Pandu Sk alias Pandu Saikh, herein the **LAND OWNERS** absolutely and forever free from all encumbrances, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

6. That subsequently the said land owner Kuddus Seikh and Pandu Sk alias Pandu Saikh, herein the jointly mutated and converted Shali to Bastu land their name in the L.R Khatian No-3339 & 3037 at the office of the B.L & L.R.O at Rajarhat, North 24 Parganas in respect of the aforesaid plot of land in the R.S & L.R Dag No-390 measuring about 03 Cottahs.

7. That in consequence to the aforesaid purchased said **LAND OWNERS** have jointly owned, seized and possessed of **ALL THAT** piece and parcel of the Shali land



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measuring about more or less 03 Cottahs - 00 Chittak - 00 Sq. ft., comprised in the R.S/L.R Dag No-390 corresponding to the C.S Dag No-346, in the L.R Khatian No-3339 & 3037 corresponding to L.R Khatian No-155/1 & 572/1 corresponding to L.R Krishi Khatian No-95 corresponding to the R.S Khatian No-535, at Mouza-Kaikhali, J.L No-5, P.S-Rajarhat now Airport, in the District North 24 Parganas, under the Bidhannagar Municipal Corporation previously Rajarhat Gopalpur Municipality, Municipal Holding No-RGM- 459, Kaikhali, Bimannagar, in the ward No-6, previously 10, **TOGETHER WITH** right to use the adjacent 12' ft. wide common passage, **AND TOGETHER WITH** its all easements which is more particularly mentioned and described in the **First Schedule** hereunder written and hereinafter referred to as the "**Said Property**" absolutely and forever free from all encumbrances, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

(8). **That** with a view to develop the "**Said Property**" by constructing multi-storied building in accordance with the building plan by the local Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, the **LAND OWNERS** herein approached to the **DEVELOPER** herein to construct the said Multi-storied Building thereon and the Developer herein has accepted the proposal of the **LAND OWNERS** herein in the terms and conditions appearing hereunder.

(9). That with a view to develop the said land by constructing of a multi-storied building we the **Principal/LAND OWNER'S** have made a Registered Development Agreement dated 13th day of **November 2022**, with Developer namely **CALCUTTA DEVELOPERS (PAN NO. AASFC0881F)** a partnership firm having its registered office at - Kaikhali, Bimannagar, P.O & P.S-Airport, District-North 24 Parganas, Kolkata-700052, State of West Bengal, India, represented by its partners (1). **ROHAN ISLAM [PAN NO-AGVPI1639Q & AADHAAR NO-917327102028]** son of Nazrul Islam, by faith Muslim, by nationality Indian, by occupation Business, residing at - Kaikhali, Bimannagar, Airview Tower, Flat No-B1, 1st Floor, P.O. & P.S.-Airport, Kolkata-700052, District-North 24 Parganas, State of West Bengal, India, (2). **NILUFA PARVIN [PAN NO-COSPP1468P & AADHAAR NO-229815836233]** wife of Aminur Rahaman, by faith Muslim, by nationality Indian, by occupation Business, residing at - Kaikhali, Mistri Para, P.O. & P.S.-Airport, Kolkata-700052, District-North 24 Parganas, State of West Bengal, India, (3).



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SOHEL REJA [PAN NO-DOUPR6216C & AADHAAR NO-823595916193] son of Selkh Haider Ali, by faith Muslim, by nationality Indian, by occupation Business, residing at - EF-22, Jyangra South Math, Ground Floor, Niharika Aptment, Block-C, near Sarat Smriti School, P.O-Jyangara, P.S-Baguiati, Kolkata-700059, District-North 24 Parganas, State of West Bengal, India, (4). **BAKSHI SAHANWAZ REZA CHOUDHURY [PAN NO-AUGPR0510C & AADHAAR NO-818410715158]** son of Shek Nowroz Reza Choudhury, by faith Muslim, by nationality Indian, by occupation Business, residing at - Vill -Ratua, P.O-Ratua, P.S-Ratua, District-Maldah, Pin Code No-732205, State of West Bengal, India, and (5). **MIJANUR RAHAMAN [PAN NO-BEGPR8938P & AADHAAR NO-640353997423]** son of Late Abul Hossain Mondal, by faith Muslim, by nationality Indian, by occupation Business, residing - Kaikhali, Mistripara, P.O-Airport, P.S-Airport, District-North 24 Parganas, Kolkata-700052, State of West Bengal, India, duly registered before the **A.D.S.R BIDHANNAGAR, SALT LAKE CITY**, and the same recorded in **Book No-I**, being **Deed No- 4725** for the year **2022** under some terms and conditions mentioned thereon and now we here by appointed said Developer **CALCUTTA DEVELOPERS (PAN NO. AASFC0881F)** a partnership firm having its registered office at - Kaikhali, Bimannagar, P.O & P.S-Airport, District-North 24 Parganas, Kolkata-700052, State of West Bengal, India, represented by its partners (1). **ROHAN ISLAM [PAN NO-AGVPI1639Q & AADHAAR NO-917327102028]** son of Nazrul Islam, by faith Muslim, by nationality Indian, by occupation Business, residing at - Kaikhali, Bimannagar, Airview Tower, Flat No-B1, 1st Floor, P.O. & P.S.-Airport, Kolkata-700052, District-North 24 Parganas, State of West Bengal, India, (2). **NILUFA PARVIN [PAN NO-COSPP1468P & AADHAAR NO-229815836233]** wife of Aminur Rahaman, by faith Muslim, by nationality Indian, by occupation Business, residing at - Kaikhali, Mistri Para, P.O. & P.S.-Airport, Kolkata-700052, District-North 24 Parganas, State of West Bengal, India, (3). **SOHEL REJA [PAN NO-DOUPR6216C & AADHAAR NO-823595916193]** son of Selkh Haider Ali, by faith Muslim, by nationality Indian, by occupation Business, residing at - EF-22, Jyangra South Math, Ground Floor, Niharika Aptment, Block-C, near Sarat Smriti School, P.O-Jyangara, P.S-Baguiati, Kolkata-700059, District-North 24 Parganas, State of West Bengal, India, (4). **BAKSHI SAHANWAZ REZA CHOUDHURY [PAN NO-AUGPR0510C & AADHAAR NO-818410715158]** son of Shek Nowroz Reza Choudhury, by faith Muslim, by nationality Indian, by occupation Business, residing at - Vill -Ratua, P.O-Ratua, P.S-Ratua, District-



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Maldah, Pin Code No-732205, State of West Bengal, India, and (5). **MIJANUR RAHAMAN [PAN NO-BEGPR8938P & AADHAAR NO-640353997423]** son of Late Abul Hossain Mondal, by faith Muslim, by nationality Indian, by occupation Business, residing - Kaikhali, Mistripara, P.O-Airport, P.S-Airport, District-North 24 Parganas, Kolkata-700052, State of West Bengal, India, as our true and lawful constituted attorney in our behalf to do execute and perform all acts, deeds and things as follows: -

1. To look after and maintain the schedule mentioned property and to enter in possession or to hold, defend of the land and to manage and to administer the said land or every part thereof.
2. To construct the proposed multi storied building upon the said property mentioned in the schedule herein below in accordance with the sanctioned plan in our names and to sign on our behalf in the proposed Site Plan, Building Plan, Revised plan and/or any modifications of plan or plans and to renew the plan if required and to file and obtain the same and other documents, applications, statements, declarations, occupancy certificate, undertakings, valuations, writings, permissions, verifications, objection if any and to take all other necessary steps relating to land from the competent Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation all are in respect of construction and to complete the proposed building.
3. To negotiate on terms for and to agree and to enter into and conclude any agreement for sale and/or to sell Developer allocation of the proposed building as per terms of aforesaid development Agreement as mentioned therein in the **Schedule-C** of the said Development Agreement and herein in the **Schedule-C** of this power of attorney except our allocation more particularly mentioned and described in the Schedule-B there under in the said Development Agreement and herein in the Schedule-B written hereunder to any purchaser/purchasers at such price which agreed upon and/or cancel or repudiate the same in the manner they deems fit and proper.
4. To appear and represent before the appropriate authorities including Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, Fire Bridge, West



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Bhubaneswar, (Salt Lake City)

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Bengal Police and all other competent authority or authorities of Government of West Bengal relating to proposed constructional work.

5. To take delivery of title deeds and other documents relating to land and submits photocopy of the same concerning the premises and also other papers may be required by the concerned authority and to appoint Engineer, architect and other agent, sub-contractor for the aforesaid purpose as the said attorney shall think fit and proper.

6. 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.

7. To develop the said premises making construction of building thereon as per plan which to be approved and sanctioned by the Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, and for that purpose to demolish and/or remove the existing house building and/or structure if any whatsoever in nature on the premises.

8. To apply for obtaining electricity (transformer and meter), water supply, sewerage, drainage and/or other connection of any other utility to the said premises and/or to make alternative arrangement thereon and for that purpose to sign, execute, submit and/or deposit Money before the appropriate authorities of all papers, application, documents and other acts, matters or things as may be deem fit and proper by the said attorney.

9. To use, shift or re-adjust the existing electricity connection in the said premises in such manner, as the said attorneys as may be deem fit and proper.

10. 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 To appear and represent us before all authorities including those under the Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation for fixation and/or finalization of annual valuation of the said premises and for that purpose to sign,



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Bidhanagar (Salt Lake City)

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execute and submits necessary papers and documents and/or to do all other acts, deeds and things as the said attorney as may be deem fit and proper.

11. To pay all rents, taxes, charges, expenses and other outgoings whatsoever payable and/or account of the said premises or any part thereof from the up to date.

12. To apply for and obtained the completion certificate from the Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation.

13. To pay any surcharge or penalty to the competent authority if so, charged it that is the Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation or any other competent authority.

14. To entered into an agreement for sale with the intending purchaser/purchasers and to receive the earnest money or the full amount of the consideration from the intending purchaser/ purchasers and to sign, execute all agreement, deeds or conveyance or conveyances on the part of Developer allocation more particularly mentioned and described in the **Schedule-C** hereunder, written except owners' allocation.

15. To allow the intending purchaser or purchasers to inspect the photocopies of all documents relating to the said property.

16. To enter into an agreement for sale with the intending purchaser/purchasers except the potion of owners allocation in the said building to be constructed upon the said premises and to receive all consideration money or earnest money or deposits in respect of any portions of the proposed building save and except principles allocation as stated in the said Development agreement and also to receive realize and obtain payment of all or any money which may hereafter become payable to us said attorney and to sign, give and grant sufficient and effectual receipts and discharge for the same as our said attorney shall think fit and proper

17. To institute, commence, prosecute, carry on or resist of all suits and other actions concerning the said property or any part thereof or concerning anything in



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which the principals herein may be parties in any Court in Civil, Criminal, Revenue or Revisional or Revenue jurisdiction of the High Court, under Article 226 of the constitution of India, etc before income Tax authorities and to sign and verify all plaints, written statements, accounts, inventories accept service of all summons, Notice and other Judicial process to execute any Judgement, Decree or order and to appoint and engage any Solicitor, Advocate and to sign and execute any Vokatnama or any kind of affidavit.

18. To sale, transfer of the said premises or any part thereof and for that purpose to sign and execute all deeds or instruments to obtained loan and financial accommodation from any bank, Financial Institution, person or persons as the same may be on such terms and conditions as the said attorneys shall think, fit and proper for the Developer allocations save and except the owner's allocation.

19. To settle, adjust, compound, compromise or submit to arbitration in any manner relating to all actions, suits, accounts, claims and disputes relating to the said land or property between ourselves and other person or persons compounds or compromise the same.

20. To appear and/or to represent before the registrar/ Sub-Registrar, Registrar of Assurances and/or any other offices at any jurisdiction all times which may be necessary before them for registration of the sale deed, assignment, lease, mortgage of the respective flats, shops, garage and others units to be constructed on the land mentioned in the schedule hereunder and to do all acts which our said attorney shall consider necessary for conveying the Developer's allocation or relating to it to the respective purchaser/purchasers as fully and effectually in all respects as We could do the same ourselves as per Registered Development Agreement dated 13th day of November, 2022 being Deed No- 4725 for the year 2022.

21. To appoint Architect, Civil Engineer, Structural Engineer labour, labour contractor, Carpenter, Electric Contractor, Plumbing and Sanitary Contractor or other person or persons as may be required for construction of the proposed building.



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22. To sign all plaints, petition, application, forms, affidavit etc. and to file the same in any Court of Law or any other offices, if required and to appear in any suit, proceedings, motion, L.A. office etc. on our behalf and to file the statement or objection, affidavit-in opposition etc. if required, in connection with the land mentioned in the Schedule herein below.
23. To ask for demand, recover, receive and collect all money due and payable in connection with the Developer's allocation, save and except owner's allocation of the proposed building from the intending purchaser/purchasers or any other person or persons in connection with the said building or construction and to settle, compromise or compound any debt or claim whatsoever.
24. To sale, transfer, convey and to deliver the possession of flat/flats, garage etc. from the allocated share of the Developer except the allocated share of us, with undivided proportionate share of land with building along with other amenities relating thereto either in complete or incomplete, finished or semi-finished condition which our constituted attorney shall think best, fit.
25. To receive compensation payable in respect of any acquisition and/or requisition of the said premises or any part thereof for the Developer allocation.
26. To file and submit all declarations, statements, applications and/or to return to the competent authority or any other concerned authorities in connection with the matters wherein contained and to do all such acts, things, deeds which are necessary for the aforesaid purpose and which our constituted attorney shall think best fit and proper. And the principals herein do hereby agree to ratify and confirm whatsoever all acts, deeds and things lawfully and bonafide done by our said attorney which shall be construed as our acts, deeds and things done by us to all intents and purpose and if the principals herein personally present even notwithstanding the facts that no expressed power on that behalf is contained in these presents.



Additional District Sub-Registrar
Bidhannagar, (North 24 Parganas)

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THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of Land)

ALL THAT piece and parcel of plot of Bastu vacant land being plot No-H measuring about **03Cottahs- 00Chittak- 00Sq. ft.** comprised in the **R.S./L.R. Dag No-390** corresponding to the C.S Dag No-346, in the **L.R. Khatian No-3339 & 3037** corresponding to L.R Khatian No-155/1 & 572/1 corresponding to Krishi Khatian No-95 corresponding to the R.S Khatian No-535, at **Mouza-Kaikhali, J.L No-5, P.S.-Airport,** in the District-North 24 Parganas, Kolkata- 700052, under the Bidhannagar Municipal Corporation in Ward No-6 previously Rajarhat Gopalpur Municipality in the Ward No-6, Municipal Holding No-RGM 459, Kaikhali, Bimannagar, **TOGETHER WITH** right to use the adjacent 12' ft. wide common passage it's all easements. The Land is butted and bounded as follows: -

On the North by : R.S/L.R Dag No-391.

On the South by : 12 ft. Wide Common Road.

On the East by : Part of R.S/L.R Dag No-390.

On the West by : Part of R.S/L.R Dag No-390.

THE SECOND SCHEDULE ABOVE REFERRED TO
LANDOWNERS ALLOCATION:

The Landowner hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows: -

The Landowner will be allotted and get as follows: -

1. The Landowner will get **42% share** of the constructed area in the G+III stories building so to be constructed by the developer on the schedule land, which is more fully described in the First Schedule hereinabove written in proportionate of their land holdings by the owner in the schedule land. Later on, after preparation of the Floor Plan, the flat will be demarcated in the Floor Plan, and a copy of the said demarcated Floor Plan will be supplied to the Landowners along with a Supplementary Development Agreement (if any) denoting the flat within the purview of the Landowner's Allocation and the said Supplementary Development/s



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Agreement will be treated as part and parcel of this present Development Agreement.

2. The flats will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate, and impartible share of land with all amenities and facilities.

THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION:

The Developer allocation shall mean all the remaining **58% share** of the entire G+III storied new building (excluding land owners' Allocation) of constructed area along with the proportionate share of Land, which is more fully described in the First Schedule hereinabove written and including the common facilities common parts and common amenities of the buildings and the said property absolutely shall be the property of the Developer after providing the Owner's Allocation as aforesaid and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser/purchasers teamsters, by and mode of Transfer of Property Act and/or lease, let out, or in any manner may with the same.



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IN WITNESS WHEREOF we, the Attorney/Executants/Land Owners hereto set and subscribed our hands and executed this Development Power of Attorney on this 13th day of November, 2022.

Signature of the Witnesses: -

1. *Sandeep Kumar Mondal*
Chinar Park
Kol-157

Krunal Sedikh
Pandu Saikh

Signature of the Principals/
Executants/Land Owners

2. *Kumaresh Bhattacharya*
224A/HS, M. M. Rd
KOL-59

CALCUTTA DEVELOPERS

Rohan Islam

Partners

CALCUTTA DEVELOPERS

Nalini Barua

Partners

CALCUTTA DEVELOPERS

Sohel Raja

Partners

CALCUTTA DEVELOPERS

Babshi Subramanian P. Choudhury

Partners

CALCUTTA DEVELOPERS

Mujammar Rahman

Partners

Signature of the Developer/
Attorney

Drafted, Read Over and
Explained by:

A. Chatterjee
(Adv)
High Court, Calcutta.
F-1204/1196/2015

CALCUTTA DEVELOPERS

Partners

CALCUTTA DEVELOPERS

Partners

CALCUTTA DEVELOPERS

Partners

CALCUTTA DEVELOPERS

Partners

CALCUTTA DEVELOPERS

Partners

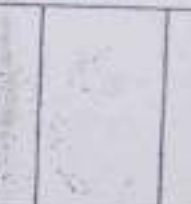
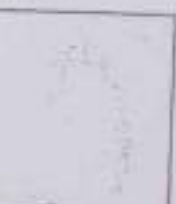
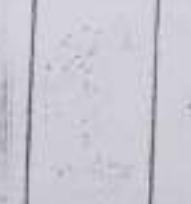
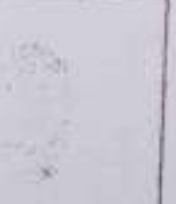


Adm. District Sub Registrar
Bishanpura, (Salt Lake City)

14 NOV 2022

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAJMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	LH				
	RH.				

ATTESTED :- *Kudolus Seikh*

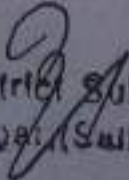
	LH				
	RH.				

ATTESTED :- *Pandus Saikh*

	LH				
	RH.				

ATTESTED :- *Raham Jahan*




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Bichannagar (Salt Lake City)

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SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	LH					
	RH.					

ATTESTED :- *Nalita Jaisin*

	LH					
	RH.					

ATTESTED :- *Bohel Reja*

	LH					
	RH.					

ATTESTED :- *Bhaski Salunwa Ren Chaudhary*



Adtl. District Sub Registrar
Bidhanagar, (Son Lake City)

14 NOV 2022

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	LH					
	RH.					

ATTESTED :- *Mujammar Rahman*

PHOTO	LH					
	RH.					

ATTESTED :-

PHOTO	LH					
	RH.					

ATTESTED :-



Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

14 NOV 2022



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15048003232605/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr KUDDUS SEIKH Atghara, Biswaspara, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Bagulati, District:- North 24-Parganas, West Bengal, India, PIN:- 700136	Principal			Kuddus Seikh 14/11/2022
2	Mr PANDU SAIKH Alias Mr PANDU SK Dasturhat, Tilakpara, City:- Murshidabad, P.O:- Dasturhat, P.S:- Sagardighi, District:- Murshidabad, West Bengal, India, PIN:- 742122	Principal			Panduskh Pandus Saikh 14/11/2022
3	Mr ROHAN ISLAM KAIKHALI, BIMANNAGAR, AIRVIEW TOWER, Flat No: FLAT NO B1, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24- Parganas, West Bengal, India, PIN:- 700052	Represent ative of Attorney [CALCUT TA DEVELOP ERS]			Rohan Islam 14/11/22



Query No: 15048003232605/2022, 14/11/2022 03:30:53 PM BIDHAN NAGAR (A.D.S.R.)

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs NILUFA PARVIN KAIKHALI, MISTRIPARA, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24- Parganas, West Bengal, India, PIN:- 700052	Represent ative of Attorney [CALCUT TA DEVELOP ERS]			<i>Nilufa Parvin</i> 14/11/2022
5	Mr SOHEL REJA EF 22, JYANGRA SOUTH MATH, GROUND FLOOR, NIHARIKA APARTMENT, Block/Sector: BLOCK C, City:- Not Specified, P.O:- JYANGRA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059	Represent ative of Attorney [CALCUT TA DEVELOP ERS]			<i>Sohel Reja</i> 14/11/2022
6	Mr BAKSHI SAHANWAZ REZA CHOUDHURY VILL RATUA, City:- Not Specified, P.O:- RATUA, P.S:-Ratua, District:- Malda, West Bengal, India, PIN:- 732205	Represent ative of Attorney [CALCUT TA DEVELOP ERS]			<i>Bakshi Sahanwaz Reza Choudhury</i> 14/11/2022



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr MIJANUR RAHAMAN KAIKHALI, MISTRI PARA, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24- Parganas, West Bengal, India, PIN:- 700052	Represent ative of Attorney [CALCUT TA DEVELOP ERS]			<i>Mijanur Rahman</i> 901 14/11/2022
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Kumaresh Bhoumik Son of Late Shyamal Bhoumick 224/A/B/5, Maniktala Main Road, City:- Not Specified, P.O:- Kankurgachi, P.S:- Narkeldanga, District:-Kolkata, West Bengal, India, PIN:- 700054	Mr KUDUS SEIKH, Mr PANDU SAIKH, Mr ROHAN ISLAM, Mrs NILUFA PARVIN, Mr SOHEL REJA, Mr BAKSHI SAHANWA REZA CHOUDHURY, Mr MIJANUR RAHAMAN			<i>Kumaresh Bhoumik</i> 14/11/2022



(Rita Lepcha)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.,
BIDHAN NAGAR
North 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1504-04770/2022	Date of Registration	16/11/2022
Query No / Year	1504-8003232605/2022	Office where deed is registered	
Query Date	14/11/2022 2:50:51 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Jai Mukherjee Cinarpark, Thana : Begulati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9836333499, Status : Solicitor firm		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement	Additional Transaction	(4305) Other than Immovable Property, Declaration (No of Declaration : 2)
Set Forth value	Rs. 2/-	Market Value	Rs. 37,80,000/-
Stamp duty Paid (SD)	Rs. 100/- (Article:48(g))	Registration Fee Paid	Rs. 21/- (Article:E, E)
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150404725/2022 Received Rs. 50/- (FIFTY only) from the applicant for Issuing the assement slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Bimannagar (Kaikhal), Mouza: Kaikhal, , Ward No: 8 Pin Code : 700052

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-390	LR-3339	Bastu	Bastu	1 Katha 12 Chatak	1/-	22,05,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-390	LR-3037	Bastu	Bastu	1 Katha 4 Chatak	1/-	15,75,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					4.95Dec	2/-	37,80,000 /-	
Grand Total :					4.95Dec	2/-	37,80,000 /-	



Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr KUDDUS SEIKH (Presentant) Son of Mr. ABDUL RASID Atghara, Biswaspara, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: CGxxxxxx2D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Pvt. Residence
2	Mr PANDU SAIKH, (Alias: Mr PANDU SK) Son of Mr. KALU SK Dasturhat, Tilakpara, City:- Murshidabad, P.O:- Dasturhat, P.S:-Sagaridighi, District:-Murshidabad, West Bengal, India, PIN:- 742122 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: FLxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CALCUTTA DEVELOPERS KAIKHALI, BIMANNAGAR, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 , PAN No.: AAxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ROHAN ISLAM Son of Mr. NAZRUL ISLAM KAIKHALI, BIMANNAGAR, AIRVIEW TOWER, Flat No: FLAT NO B1, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx9Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CALCUTTA DEVELOPERS (as PARTNERS)
2	Mrs NILUFA PARVIN Wife of Mr. AMINUR RAHAMAN KAIKHALI, MISTRI PARA, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: CDxxxxxx8P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CALCUTTA DEVELOPERS (as PARTNERS)
3	Mr SOHEL REJA Son of Mr. SEKH HAIDER ALI EF 22, JYANGRA SOUTH MATH, GROUND FLOOR, NIHARIKA APARTMENT, Block/Sector: BLOCK C, City:- Not Specified, P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: DOxxxxxx6C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CALCUTTA DEVELOPERS (as PARTNERS)
4	Mr BAKSHI SAHANWAZ REZA CHOUDHURY Son of Mr. SHEK NOWROZ REZA CHOUDHURY VILL RATUA, City:- Not Specified, P.O:- RATUA, P.S:-Ratua, District:-Malda, West Bengal, India, PIN:- 732205, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: AUxxxxxx0C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CALCUTTA DEVELOPERS (as PARTNERS)



Mr MIJANUR RAHAMAN

Son of Late ABDUL HOSSAIN MONDAL KAIKHALI, MISTRIPARA, City:- Not Specified, P.O:- AIRPORT,
P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Male, By Caste:
Muslim, Occupation: Business, Citizen of: India, , PAN No.: BExxxxx8P, Aadhaar No Not Provided by
UIDAI Status : Representative, Representative of : CALCUTTA DEVELOPERS (as PARTNERS)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Kumaresh Bhoumik Son of Late Shyamal Bhoumick 224/A/B/5, Maniktala Main Road, City:- Not Specified, P.O:- Kankurgachi, P.S:- Narkeldanga, District:-Kolkata, West Bengal, India, PIN:- 700054			

Identifier Of Mr KUDDUS SEIKH, Mr PANDU SAIKH, Mr ROHAN ISLAM, Mrs NILUFA PARVIN, Mr SOHEL REJA, Mr
BAKSHI SAHANWAZ REZA CHOUDHURY, Mr MIJANUR RAHAMAN

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr KUDDUS SEIKH	CALCUTTA DEVELOPERS-2.8875 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr PANDU SAIKH	CALCUTTA DEVELOPERS-2.0625 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road:
Bimannagar (Kaikhali), Mouza: Kaikhali, , Ward No: 6 Pin Code : 700052

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 390, LR Khatian No:- 3339		Owner Name not selected by applicant.
L2	LR Plot No:- 390, LR Khatian No:- 3037		Owner Name not selected by applicant.



Endorsement For Deed Number : I - 150404770 / 2022

On 14-11-2022

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
Presented for registration at 20:58 hrs on 14-11-2022, at the Private residence by Mr KUDDUS SEIKH, one of the
Executants.

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
37,80,000/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 14/11/2022 by 1. Mr KUDDUS SEIKH, Son of Mr ABDUL RASID, Alghara, Biswaspara, P.O:
Rajarhat Gopelpur, Thana: Bagulati, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by
Profession Business, 2. Mr PANDU SAIKH, Alias Mr PANDU SK, Son of Mr KALU SK, Dasturhat, Tilakpara, P.O:
Dasturhat, Thana: Sagardighi, City/Town: MURSHIDABAD, Murshidabad, WEST BENGAL, India, PIN - 742122, by
caste Muslim, by Profession Business

Indetified by Mr Kumaresh Bhoumik, . . Son of Late Shyamal Bhoumick, 224/A/B/5, Maniktala Main Road, P.O:
Kankurgachi, Thana: Narkeldanga, . Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Law
Clerk

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 14-11-2022 by Mr ROHAN ISLAM, PARTNERS, CALCUTTA DEVELOPERS, KAIKHALI,
BIMANNAGAR, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India,
PIN:- 700052

Indetified by Mr Kumaresh Bhoumik, . . Son of Late Shyamal Bhoumick, 224/A/B/5, Maniktala Main Road, P.O:
Kankurgachi, Thana: Narkeldanga, . Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Law
Clerk

Execution is admitted on 14-11-2022 by Mrs NILUFA PARVIN, PARTNERS, CALCUTTA DEVELOPERS, KAIKHALI,
BIMANNAGAR, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India,
PIN:- 700052

Indetified by Mr Kumaresh Bhoumik, . . Son of Late Shyamal Bhoumick, 224/A/B/5, Maniktala Main Road, P.O:
Kankurgachi, Thana: Narkeldanga, . Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Law
Clerk

Execution is admitted on 14-11-2022 by Mr SOHEL REJA, PARTNERS, CALCUTTA DEVELOPERS, KAIKHALI,
BIMANNAGAR, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India,
PIN:- 700052

Indetified by Mr Kumaresh Bhoumik, . . Son of Late Shyamal Bhoumick, 224/A/B/5, Maniktala Main Road, P.O:
Kankurgachi, Thana: Narkeldanga, . Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Law
Clerk

Execution is admitted on 14-11-2022 by Mr BAKSHI SAHANWAZ REZA CHOUDHURY, PARTNERS, CALCUTTA
DEVELOPERS, KAIKHALI, BIMANNAGAR, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-
Parganas, West Bengal, India, PIN:- 700052

Indetified by Mr Kumaresh Bhoumik, . . Son of Late Shyamal Bhoumick, 224/A/B/5, Maniktala Main Road, P.O:
Kankurgachi, Thana: Narkeldanga, . Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Law
Clerk

Execution is admitted on 14-11-2022 by Mr MIJANUR RAHAMAN, PARTNERS, CALCUTTA DEVELOPERS,
KAIKHALI, BIMANNAGAR, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West
Bengal, India, PIN:- 700052



Identified by Mr. Kumaresh Bhounik, , Son of Late Shyamal Bhounick, 224/AB/5, Manikata Main Road, P.O. Ankurgachi, Thana: Narkeldanga, , Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Law Clerk


Rita Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 16-11-2022

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.

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 61614, Amount: Rs. 100.00/-, Date of Purchase: 13/07/2022, Vendor name: Sipra Dey


Rita Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1504-2022, Page from 195193 to 195221
being No 150404770 for the year 2022.



Digitally signed by RITA LEPCHA DAS
Date: 2022.11.17 17:24:45 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/11/17 05:24:45 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)