800/2024 I-2086/2024. I-1282/24

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ পশ্চিম বঙ্গাল WEST BENGAL AH 608057

Certified that the document is admitted to registration. The signature sheet/sheets and the endorsement sheet/sheets attached with this document are the Part of the document

Additional District Sub-Registrar
Kadambagachi, North 24-Pgs

8/02/24
8:35 Pm
8/365789/24
VC no-13/24

Additional District Sub-Registrar
Kadambagachi, North 24 Pgs

08 APR 2024 29 FEB 2024

DEVELOPMENT POWER OF ATTORNEY AFTER EXECUTION & REGISTRATION OF DEVELOPMENT AGREEMENT

KNOW ALL PERSONS BY THESE PRESENTS that we, **1) MR. RAM AVTAR AGARWAL (PAN – ADBPB5724A),** son of Late Kashi Prasad Agarwal, residing at AA-43, Salt Lake City, P. O. – Bidhannagar, P.S. – Bidnannagar North, District – North 24 Parganas, Kolkata – 700064, by faith – Hindu, by Nationality – Indian, by Occupation – Business, **2) MR. BASANT AGARWAL (PAN – ACJPA0416D),** son of Sri RamavtarAgarwal, **3) SMT. RUCHIKA AGARWAL (PAN – AFEPA7702E),** wife of Sri Basant Agarwal, No.2 & No. 3 both are residing at AA-43, Salt Lake City, P.O. – Bidhannagar, P.S. – Bidhan Nagar North, District – North 24 Parganas, Kolkata – 700064, both are by faith – Hindu, by Nationality – Indian, by Occupation – No. 2 Business, No. 3 Housewife,

ক্রমিক নং 6864 তারিখ 30/1/24

ক্রেতা Debasish Banerjee

গ্রাম Barasat

মূল্য 200 টাকা 00 পয়সা

ভেণ্ডার শ্রী

আমডাঙ্গা এ.ডি, এস, আর, অফিস

উত্তর ২৪ পরগণা

ক্রয়ের তারিখ 02 JAN 2024

মোট মূল্য 350000

ট্রেজারী অফিস - বারাসাত

ভেণ্ডার - শ্রী গোবিন্দ প্রসাদ মিত্র

. Basant Agarwal

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. Basant Agarwal

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. R. L. Agarwal (RAMAVTAR AGARWAL)

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. Ruchika Agarwal

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. Shiv Lata Agarwal

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. Rajaram (RAMESH AGARWAL)

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. Debasish Banerjee

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4) RAMESH KUMAR AGARWAL (PAN ACQPA6101J), 5) ABHISHEK AGARWAL (PAN – ACWPA9434E), No. 4 & 5 both are sons of Sri Mange Ram Agarwal, No. 3 & 4 both are residing at 348, Lake Town, Block – A, P.O. & P.S. –Lake Town, District – North 24 Parganas, Kolkata – 700089, both are by faith – Hindu, by Nationality – Indian, by Occupation –Business, **6) SHIV LATA AGARWAL (PAN - AALPA5438P),** wife of Sri RamavtarAgarwal, No. 6 residing at AA-43, Salt Lake City, P.O. – Bidhannagar, P.S. – Bidhannagar North, District – North 24 Parganas, Kolkata – 700064, by faith – Hindu, by Nationality – Indian, by Occupation – Housewife, **7) PIYUSH AGARWAL (PAN – AOQPA1172B),** son of Sri Ramesh Kumar Agarwal, No. 7 residing at 348, Lake Town, Block – A, P.O. & P.S. –Lake Town, District – North 24 Parganas, Kolkata – 700089, by faith – Hindu, by Nationality – Indian, by Occupation –Business, **8) MADHU SUDAN GUPTA (PAN – ACWPG7858A),** son of Sri SankarLal Gupta, **9) SUNITA GUPTA (PAN – ADPPG7403B),** wife of Sri Madhu Sudan Gupta, No. 8 & No. 9 both are residing at AD-321, Salt Lake City, P. O. Bidhannagar, P.S. – Bidhannagar North, District – North 24 Parganas, Kolkata – 700064, both are by faith – Hindu, by Nationality – Indian, by Occupation – No. 7 Business, No. 8 Housewife, **10) HARSHA GOLCHHA JAIN (PAN – ATHPG5109Q),** wife of Sri Birendra Kumar Golchha, **11) BIRENDRA KUMAR GOLCHHA (PAN - AHKPG9976G),** No. 10 & 11 both are residing at P-18, Dobson Lane, Golabari, P. O. - Salkia, P. S. - Golabari, District – Howrah, Pin – 711101.

WHEREAS Smt. Jiwani Devi Anchalia, wife of Late Manick Chand Anchalia, of 369, VivekVihar Colony, New Sanganer Road, Sadala, Jaipur – 19, Rajasthan, purchased all that piece and parcel of land measuring an area of more or less 35 Decimals, out of which 18 Decimals of Land comprised in R. S. Dag No. – 1068 & 17 Decimals of Land Comprised in R. S. Dag No. – 1068/1679, lying and situated at Mouza – Paschim Ichapur, J. L. No. – 29, Re. Sa. No. - 119, Pargana – Anowarpur, Touzi No. – 146, under R. S. Khatian No. – 233/1, Hal Khatian No. – 696, within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, by a Registered Deed of Sale (Bengali Kobala), being No. – 13824, dated – 14th day of December, 1963 in B. S. 27th day of Agrahayan, 1370, executed and registered by Babur Ali Mondal, Tafur Ali Mondal, Jiyar Ali Mondal, DeljanBibi&AbejanBibi, and the said Deed was registered with the office of S. R. O. Barasat, copied in Book No. – I, Volume No. – 141, Pages from 89 to 94, being No. – 13824 for the year 1963.

AND WHEREAS said Smt. Jiwani Devi Anchalia, wife of Late Manick Chand Anchalia, further purchased all that piece and parcel of land measuring an area of more or less 131 Decimals, out of which 64 Decimals of land comprised in R. S. Dag No. – 1137, & 26 Decimals of land comprised in R. S. Dag No. – 1124 & 41 Decimals of land comprised in R. S. Dag No. – 1126, lying and situated at Mouza – PaschimIchapur, J. L. No. – 29, Re. Sa. No. - 119, Pargana – Anowarpur, Touzi No. – 146, under R. S. Khatian No. – 280, within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, by a Registered Deed of Sale (Bengali Kobala), being No. – 13767, dated – 14th day of December, 1963

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Piyush Anand

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Madhusudan Gupta

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Sunil Gupta

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Birendra Kumar Golchha

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Harsha Goldha Jain

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Debasish Banerjee

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Bishwa Jita Saha

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Adv. Arkoprovo Dutta
S/o Arunabhati Sengupta
Barasat, Kol-700124.

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the said Deed was registered with the office of S. R. O. Barasat, copied in Book No. – I, Volume No. – 139, Pages from 59 to 63, being No. – 13767 for the year 1963.

AND WHEREAS said Smt. Jiwani Devi Anchalia, wife of Late Manick Chand Anchalia, further purchased all that piece and parcel of land measuring an area of more or less 53.065 Decimals, out of which 51 Decimals of land comprised in R. S. Dag No. – 1127, & 1.24 Decimals equivalent to 12 Chittaks of land comprised in R. S. Dag No. – 1138 & .825 Decimals equivalent to 08 Chittaks of land comprised in R. S. Dag No. – 1136, along with other landed properties, lying and situated at Mouza – PaschimIchapur, J. L. No. – 29, Re. Sa. No. - 119, Pargana – Anowarpur, Touzi No. – 146, under R. S. Khatian No. – 234, within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, by a Registered Deed of Sale (Bengali Kobala), being No. – 11184, dated – 11th day of July, 1966 in B. S. 26th day of Ashar, 1373, executed and registered by Babur Ali Mondal, Tafur Ali Mondal, Jiyar Ali Mondal, DeljanBibi&AbejanBibi, and the said Deed was registered with the office of S. R. O. Barasat, copied in Book No. – I, Volume No. – 120, Pages from 226 to 234, being No. – 11184 for the year 1966.

AND WHEREAS said Smt. Jiwani Devi Anchalia, wife of Late Manick Chand Anchalia, further purchased all that piece and parcel of land measuring an area of more or less 09 Decimals of land, out of which 07 Decimals of land comprised in R. S. Dag No. – 1134, & 02 Decimals of land comprised in R. S. Dag No. – 1135/1683, lying and situated at Mouza – PaschimIchapur, J. L. No. – 29, Re. Sa. No. - 119, Pargana – Anowarpur, Touzi No. – 146, under R. S. Khatian No. – 338, within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, by a Registered Deed of Sale (Bengali Kobala), being No. – 14845, dated – 4th day of November, 1966 in B. S. 18thday of Kartick, 1373, executed and registered by Enhan Ali Mondal, ChayamanNechhaBibi&SashimanNechhaBibi, and the said Deed was registered with the office of S. R. O. Barasat, copied in Book No. – I, Volume No. – 175, Pages from 52 to 54, being No. – 14845 for the year 1966.

AND WHEREASsaid Smt. Jiwani Devi Anchalia, wife of Late Manick Chand Anchalia, further purchased all that piece and parcel of land measuring an area of more or less 12 Decimals of land , out of which 08 Decimals of land comprised in R. S. Dag No. – 1133, & 04 Decimals of land comprised in R. S. Dag No. – 1134, lying and situated at Mouza – PaschimIchapur, J. L. No. – 29, Re. Sa. No. - 119, Pargana – Anowarpur, Touzi No. – 146, under R. S. Khatian No. – 338, within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, by a Registered Deed of Sale (Bengali Kobala), being No. – 16764, dated – 27th day of December, 1966 in B. S. 11th day of Pous, 1373, executed and registered by Anowar Ali Mondal& Others and the said Deed was registered with the office of S. R. O. Barasat, copied in Book No. – I, Volume No. – 191, Pages from 29 to 32, being No. – 16764 for the year 1966.

AND WHEREAS thus in the manner as depicted above said Smt. Jiwani Devi Anchalia, become the sole and absolute owner of all that piece and parcel of land measuring an area of more or less 240.065 (Two Hundred Forty point Zero Six Five)

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decimals, lying and situated at Mouza – PaschimIchapur, J. L. No. – 29, Re. Sa. No. - 119, Pargana – Anowarpur, Touzi No. – 146, under R. S. Khatian No. – 338, within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, and the details are as under :-

R. S. Dag No.	R. S. Khatian No.	Area of Land (M/L)
1068	233/1, Hal Khatian No. – 696	18 Decimals
1068/1679	233/1, Hal Khatian No. – 696	17 Decimals
1137	280	64 Decimals
1124	280	26 Decimals
1126	280	41 Decimals
1127	234	51 Decimals
1138	234	1.24 Decimal equivalent to 12 Chittaks
1136	234	0.825 Decimals equivalent to 08 Chittaks
1134	338	11 Decimals
1135/ 1683	338	02 Decimals
1133	338	08 Decimals
	Total -	240.065 Decimals

and said Smt. Jiwani Devi Anchalia got her name duly recorded in the records of present L. R. Settlement Operation , under L. R. Khatian No. – 682, R. S. Dag No. – 1068, 1068/1679, 1137, 1124, 1126, 1127, 1138, 1134, 1136, 1135/ 1683 & 1133 corresponding to L. R. Dag No. – 1154.

AND WHEREAS said Smt. Jiwani Devi Anchalia, wife of Late Manick Chand Anchalia was the sole and absolute L. R. Recorded owner of all that piece and parcel of land measuring an area of more or less 8.75 Decimals, out of which 2.75 Decimals of land comprised in R. S. Dag No. – 1128 & 06 Decimals of land comprised in R. S. Dag No. – 1129, lying and situated at Mouza – PaschimIchapur, J. L. No. – 29, Re. Sa. No. - 119, Pargana – Anowarpur, Touzi No. – 146, comprised in L. R. Dag No. – 1154 under L. R. Khatian No. – 682, within the jurisdiction of local BarasatMunicipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas.

AND WHEREAS said Smt. Jiwani Devi Anchalia also got her name duly mutated in the office of local Barasat Municipality in respect of aforesaid land, under Ward No. – 7, Holding No. – 1532, premises at Shastriji Road and she had been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, free from all encumbrances.

AND WHEREAS by a Registered Deed of Conveyance, being No. – 03355, submitted

Represented by her son, the lawful and constituted attorney, Sri Roop Chand Anchalia, son of Late Manick Chand Anchalia, of 369, VivekVihar Colony, New Sanganer Road, Sadala, Jaipur – 19, Rajasthan, (By two Nos. of Registered General Power of Attorney, being Deed No. – 2010399000041, dated – 13th day of April, 2010, Book No. – IV, Volume No. – 8, & being Deed No. – 2010399001442, Book No. – IV, Volume No. – 16, Pages from 397 to 405, both the Deeds were registered with the office of S. R. O. Sanganer – II, Jaipur, Rajasthan) sold, transferred and conveyed all that piece and parcel of land measuring an area of 07 Cottah 02 Chittaks 43 sq.ft., more or less, being Scheme Plot No. – "A", out of which 05 Cottah 01 Chittaks 11 sq.ft.of land in R. S. Dag No. – 1068 & 02 Cottah 01 Chittaks 32 sq.ft. of land in R. S. Dag No. – 1068/1679, both the Dags are under under R. S. Khatian No. – 233/1, Hal Khatian No. – 696, lying and situated at Mouza – PaschimIchapur, J. L. No. – 29, Re. Sa. No. - 119, Pargana – Anowarpur, Touzi No. – 146, comprised in L. R. Dag No. – 1154, corresponding to L. R. Khatian No. – 682 (Stands in the name of Smt. Jiwani Devi Anchalia), within the jurisdiction of local BarasatMunicipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, in favour of MR. RAM AVTAR AGARWAL, the Present Land Owner No. 1 herein, and delivered khas possession in his favour, and the said Deed was registered with the office of D. S. R. – III, North 24 Parganas, Barasat, copied in Book No. – I, CD Volume No. – 7, Pages from 3486 to 3500, being No. – 03355 for the year 2014.

AND WHEREAS after purchasing the said plot of land said MR. RAM AVTAR AGARWAL, the Present Land Owner No. 1 herein, got his name duly mutated in the office of local Barasat Municipality, under Ward No. - 7, Premises at Shastriji Road and he has been possessing and enjoying the same peacefully without interruption of others, free from all encumbrances.

AND WHEREAS by another Registered Deed of Sale, being No. – 03356, dated – 27/05/2014, said Smt. Jiwani Devi Anchalia- Represented by her son, the lawful and constituted attorney, Sri Roop Chand Anchalia, son of Late Manick Chand Anchalia, of 369, VivekVihar Colony, New Sanganer Road, Sadala, Jaipur – 19, Rajasthan, (By two Nos. of Registered General Power of Attorney, being Deed No. – 2010399000041, dated – 13th day of April, 2010, Book No. – IV, Volume No. – 8, & being Deed No. – 2010399001442, Book No. – IV, Volume No. – 16, Pages from 397 to 405, both the Deeds were registered with the office of S. R. O. Sanganer – II, Jaipur, Rajasthan) sold, transferred and conveyed all that piece and parcel of land measuring an area of 07 Cottah 02 Chittaks 43sq.ft., more or less, being Plot No. – "B out of which 04 Cottahs 08 Chittaks 39 sq. ft. of land in R. S. Dag No. – 1068/1679, under R. S. Khatian No. – 233/1, Hal Khatian No. – 696 & 02 Cottahs 10 Chittaks 04 sq.ft. of land in R. S. Dag No. – 1137 under R. S. Khatian No. – 280 AND all that piece and parcel of land measuring an area of 07 Cottah 02 Chittaks 43 sq.ft., more or less, being Plot No. – "C" in R. S. Dag No. – 1137 under R. S. Khatian No. – 280, (Total Sold Area of Land 14 Cottah 05 Chittaks 41 sq.ft., more or less, being Scheme Plot No. – "B" & "C"), lying and situated at Mouza – PaschimIchapur, J. L. No. – 29, Re. Sa. No. - 119, Pargana – Anowarpur, Touzi No. – 146, comprised in L. R. Dag No. – 1154, under L. R. Khatian No. – 682 (Stands in the name of Smt. Jiwani Devi Anchalia), within the jurisdiction of local

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North 24 Parganas, in favour of MR. BASANT AGARWAL & SMT. RUCHIKA AGARWAL, the Land Owner No. 2 & 3 herein, and delivered khas possession in their favour, and the said Deed was registered with the office of D. S. R. – III, North 24 Parganas, Barasat, copied in Book No. – I, CD Volume No. – 7, Pages from 3501 to 3517, being No. – 03356 for the year 2014.

AND WHEREAS after purchasing the said plot of land said MR. BASANT AGARWAL & SMT. RUCHIKA AGARWAL, the Land Owner No. 2 & 3 herein, got their names duly mutated in the office of local Barasat Municipality, under Ward No. - 7, Premises at Shastriji Road and they have been possessing and enjoying the same peacefully without interruption of others, free from all encumbrances.

AND WHEREAS by another Registered Deed of Sale, being No. – 03393, dated – 28/05/2014, said Smt. Jiwani Devi Anchalia- Represented by her son, the lawful and constituted attorney, Sri Roop Chand Anchalia, son of Late Manick Chand Anchalia, of 369, VivekVihar Colony, New Sanganer Road, Sadala, Jaipur – 19, Rajasthan, (By two Nos. of Registered General Power of Attorney, being Deed No. – 2010399000041, dated – 13th day of April, 2010, Book No. – IV, Volume No. – 8, & being Deed No. – 2010399001442, Book No. – IV, Volume No. – 16, Pages from 397 to 405, both the Deeds were registered with the office of S. R. O. Sanganer – II, Jaipur, Rajasthan) sold, transferred and conveyed all that piece and parcel of land measuring an area of 07 Cottahs 02 Chittaks of land, being Scheme Plot No. – "D", out of which 06 Cottahs 10 Chittaks 44 sq.ft.of land in R. S. Dag No. – 1137 & 02 Chittaks 19 sq.ft. of land in R. S. Dag No. – 1124, both the Dags are under R. S. Khatian No. – 280, & 05Chittaks 25 sq.ft. of land in R. S. Dag No. – 1138 under R. S. Khatian No. – 234, AND all that piece and parcel of land measuring an area of 07 Cottah 02 Chittaks 43 sq.ft. of land, being Scheme Plot No. – "E", out of which 06Cottahs 09 Chittaks 04 sq.ft. of land in R. S. Dag No. – 1137, & 02Chittaks 19 sq.ft. of land in R. S. Dag No. – 1124 & 01 Chittak of land in R. S. Dag No. – 1126, all the Dags are under R. S. Khatian No. – 234, (Total Sold Area of Land 14 Cottah 05 Chittaks 41 sq.ft., more or less, being Scheme Plot No. – "D" & "E"), lying and situated at Mouza – PaschimIchapur, J. L. No. – 29, Re. Sa. No. - 119, Pargana – Anowarpur, Touzi No. – 146, comprised in L. R. Dag No. – 1154, under L. R. Khatian No. – 682 (Stands in the name of Smt. Jiwani Devi Anchalia), within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, in favour of MR. RAMESH KUMAR AGARWAL & MR. ABHISHEK AGARWAL, the Land Owner No. 4 & 5 herein, and delivered khas possession in their favour, and the said Deed was registered with the office of D. S. R. – III, North 24 Parganas, Barasat, copied in Book No. – I, CD Volume No. – 7, Pages from 4069 to 4085, being No. – 03393 for the year 2014.

AND WHEREAS after purchasing the said plot of land said MR. RAMESH KUMAR AGARWAL & MR. ABHISHEK AGARWAL, the Land Owner No. 4 & 5 herein, got their names duly mutated in the office of local Barasat Municipality, under Ward No. - 7, Premises at Shastriji Road and they have been possessing and enjoying the same peacefully without interruption of others, free from all encumbrances.

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AND WHEREAS by another Registered Deed of Sale, being No. – 03394, dated – 28/05/2014, said Smt. Jiwani Devi Anchalia- Represented by her son, the lawful and constituted attorney, Sri Roop Chand Anchalia, son of Late Manick Chand Anchalia, of 369, Vivek Vihar Colony, New Sanganer Road, Sadala, Jaipur – 19, Rajasthan, (By two Nos. of Registered General Power of Attorney, being Deed No. – 2010399000041, dated – 13th day of April, 2010, Book No. – IV, Volume No. – 8, & being Deed No. – 2010399001442, Book No. – IV, Volume No. – 16, Pages from 397 to 405, both the Deeds were registered with the office of S. R. O. Sanganer – II, Jaipur, Rajasthan) sold, transferred and conveyed all that piece and parcel of land measuring an area of 07 Cottah 07 Chittaks 09 sq.ft., more or less, being Scheme Plot No. – "F", out of which 06 Cottah 10 Chittaks 14 sq.ft.of land in R. S. Dag No – 1137 & 08 Chittaks 40 sq.ft. of land in R. S. Dag No. – 1126, both the Dags are under R. S. Khatian No. – 280 & 04 Chittaks of land in R. S. Dag No. – 1136 under R. S. Khatian No. – 234 AND all that piece and parcel of land measuring an area of 07 Cottah 02 Chittaks 43 sq.ft., more or less, being Scheme Plot No. – "G", out of which 05 Cottahs 06 Chittaks 24 sq. ft. of land in R. S. Dag No. – 1137 & 04 Chittaks 29 sq. ft of land in R. S. Dag No. – 1126, both the Dags are under R. S. Khatian No. – 280 & 04 Chittaks of land in R. S. Dag No. – 1136 under R. S. Khatian No. – 234 & 01 Cottah 03 Chittaks 35 sq.ft of land in R. S. Dag No. – 1134 under R. S. Khatian No. – 334, (Total sold Area of Land 14 Cottahs 10 Chittaks 07 sq.ft., being Scheme Plot No. – "F" & "G"), lying and situated at Mouza – PaschimIchapur, J. L. No. – 29, Re. Sa. No. - 119, Pargana – Anowarpur, Touzi No. – 146, comprised in L. R. Dag No. – 1154, under L. R. Khatian No. – 682 (Stands in the name of Smt. Jiwani Devi Anchalia), within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, in favour of SMT. SHIV LATA AGARWAL & MR. PIYUSH AGARWAL, the Land Owner No. – 6 & 7 herein, and delivered khas possession in their favour, and the said Deed was registered with the office of D. S. R. – III, North 24 Parganas, Barasat, copied in Book No. – I, CD Volume No. – 7, Pages from 4086 to 4103, being No. – 03394 for the year 2014.

AND WHEREAS after purchasing the said plot of land said SMT. SHIV LATA AGARWAL & MR. PIYUSH AGARWAL, the Land Owner No. – 6 & 7 herein, got their names duly mutated in the office of local Barasat Municipality, under Ward No. - 7, Premises at Shastriji Road and they have been possessing and enjoying the same peacefully without interruption of others, free from all encumbrances.

AND WHEREAS by another Registered Deed of Sale, being No. – 03528, submitted on 28/05/2014 and registered on 30/05/2014, said Smt. Jiwani Devi Anchalia- Represented by her son, the lawful and constituted attorney, Sri Roop Chand Anchalia, son of Late Manick Chand Anchalia, of 369, VivekVihar Colony, New Sanganer Road, Sadala, Jaipur – 19, Rajasthan, (By two Nos. of Registered General Power of Attorney, being Deed No. – 2010399000041, dated – 13th day of April, 2010, Book No. – IV, Volume No. – 8, & being Deed No. – 2010399001442, Book No. – IV, Volume No. – 16, Pages from 397 to 405, both the Deeds were registered with the office of S. R. O. Sanganer – II, Jaipur, Rajasthan) sold, transferred and conveyed all that piece and parcel of land measuring an area of 08 Cottah 06 Chittaks 14.25 sq.ft., more or less, being Scheme Plot

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04 Cottah 13 Chittaks 23 sq.ft. of land in R. S. Dag No. – 1133 & 01 Cottah 03 Chittaks 16.25 sq.ft. of land in R. S. Dag No. – 1135/ 1683, all the Dags are under R. S. Khatian No. – 338, AND all that piece and parcel of land measuring an area of 05 Cottah 04 Chittaks 31.50 sq.ft., more or less, being Scheme Plot No. – "K", out of which 01 Cottah 10 Chittaks 27.90 sq.ft.of land in R. S. Dag No. – 1128 & 03 Cottah 10 Chittaks 3.60 sq.ft. of land in R. S. Dag No. – 1129, (Total sold Area of Land 13 Cottahs 11 Chittaks 07 sq. ft. being Scheme Plot No. – "J" & "K"), lying and situated at Mouza – Paschim Ichapur, J. L. No. – 29, Re. Sa. No. - 119, Pargana – Anowarpur, Touzi No. – 146, comprised in L. R. Dag No. – 1154, under L. R. Khatian No. – 682 (Stands in the name of Smt. Jiwani Devi Anchalia), within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, in favour of MR. MADHU SUDAN GUPTA & SMT SUNITA GUPTA, the Land owner No. 8 & 9 herein, and delivered khas possession in their favour, and the said Deed was registered with the office of D. S. R. – III, North 24 Parganas, Barasat, copied in Book No. – I, CD Volume No. – 7, Pages from 7370 to 7386, being No. – 03528 for the year 2014.

AND WHEREAS after purchasing the said plot of land said MR. MADHU SUDAN GUPTA & SMT SUNITA GUPTA, the Land owner No. 8 & 9 herein, got their names duly mutated in the office of local Barasat Municipality, under Ward No. - 7, Premises at Shastriji Road and they have been possessing and enjoying the same peacefully without interruption of others, free from all encumbrances.

AND WHEREAS by another Registered Deed of Sale, being No. – 03529, submitted on 28/05/2014 and registered on 30/05/2014, said Smt. Jiwani Devi Anchalia- Represented by her son, the lawful and constituted attorney, Sri Roop Chand Anchalia, son of Late Manick Chand Anchalia, of 369, Vivek Vihar Colony, New Sanganer Road, Sadala, Jaipur – 19, Rajasthan, (By two Nos. of Registered General Power of Attorney, being Deed No. – 2010399000041, dated – 13th day of April, 2010, Book No. – IV, Volume No. – 8, & being Deed No. – 2010399001442, Book No. – IV, Volume No. – 16, Pages from 397 to 405, both the Deeds were registered with the office of S. R. O. Sanganer – II, Jaipur, Rajasthan) sold, transferred and conveyed all that piece and parcel of land measuring an area of 07 Cottah 02 Chittaks 43 sq.ft. of land, more or less, being Scheme Plot No. – "H", out of which 03 Cottahs 02 Chittaks 11 sq.ft.of land in R. S. Dag No. – 1134 under R. S. Khatian No. – 338 & 04 Cottahs 32 sq.ft. of land in R. S. Dag No. – 1127 under R. S. Khatian No. – 234 AND all that piece and parcel of land measuring an area of 07 Cottah 02 Chittaks 43 sq.ft. of land, more or less, being Scheme Plot No. – "I", in R. S. Dag No. – 1127 under R. S. Khatian No. – 234, (Total Sold Area of Land 14 Cottahs 05 Chittaks 41 sq. ft. being Scheme Plot No. – "H" & "I") lying and situated at Mouza – Paschim Ichapur, J. L. No. – 29, Re. Sa. No. - 119, Pargana – Anowarpur, Touzi No. – 146, comprised in L. R. Dag No. – 1154, under L. R. Khatian No. – 682 (Stands in the name of Smt. Jiwani Devi Anchalia), within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, in favour of SMT. HARSHA GOLCHHA JAIN & MR. BIRENDRA KUMAR GOLCHHA, the Land owner No. 10 & 11 herein, and delivered khas possession in their favour, and the said Deed was registered with the office of D. S. R. –

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Parganas, Barasat, copied in Book No. – I, CD Volume No. – 7, Pages from 7387 to 7403, being No. – 03529 for the year 2014.

AND WHEREAS after purchasing the said plot of land said SMT. HARSHA GOLCHHA JAIN & MR. BIRENDRA KUMAR GOLCHHA, the Land owner No. 10 & 11 herein, got their names duly mutated in the office of local Barasat Municipality, under Ward No. - 7, Premises at Shastriji Road and they have been possessing and enjoying the same peacefully without interruption of others, free from all encumbrances.

AND WHEREAS the Land Owners herein for the purpose of better use of their respective plots of land amalgamated the separate five Holdings from the Barasat Municipality being Nos. 1532/19, 1532/20, 1532/21, 1532/22 & 1532/23 into a Single Holding No. 1532/18 of Ward No. 7, Premises at Shastriji Road, P.S. – Barasat, Kolkata - 700124.

AND WHEREAS thus the Land Owners herein have become the joint and absolute owners of 78Cottah 10 Chittaks of land, be the same a little more or less, lying and situated at Mouza – PaschimIchapur, J. L. No. – 29, Re. Sa. No. - 119, Pargana – Anowarpur, Touzi No. – 146, comprised in L. R. Dag No. – 1154, corresponding to L. R. Khatian No. – 682 (Stands in the name of Smt. Jiwani Devi Anchalia), within the jurisdiction of local Barasat Municipality, under Ward No. – 7, Amalgamated Holding No. – 1532/18, Premises at Shastriji Road, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, which is free from all encumbrances.

AND WHEREAS the Land Owners herein being desirous of developing their respective land jointly by constructing multi-storied buildings (G+7) as per building plan to be sanctioned by the Barasat Municipality but the Land Owners due to financial stringency, it will neither be practical nor possible for them to develop the said premises by constructing the Multi Storied building (G+7) thereat in accordance with the building plan is in the lookout for a responsible and reputable Promoter/Developer/ Builder/Contractor in conjunction with the Land Owners and they had approached one developer firm namely ROBUST NIRMAN LLP, having its principal place of operation at 119, Cotton Street, P.O.- Burrabazar, P.S.- Posta, Kolkata - 700007 and a Development Agreement with the terms and conditions mentioned therein was executed as on 03.08.2018 and the same was registered in the office of A.D.S.R Kadambagachi, recorded in Book No.- I, Vol. No.- 1519-2018, Pages – from 55702 to 55792, Being No.- 151902163 for the year 2018 and subsequently a Development Power of Attorney was also executed on the same day i.e. 03.08.2018 and the same was also registered in the same office of the A.D.S.R Kadambagachi, recorded in Book No.- I, Vol. No.- 1519-2018, Pages – from 55793 to 55854, Being No.- 151902174 for the year 2018.

AND WHEREAS while the said Developer namely ROBUST NIRMAN LLP got prepared to start the development scheme by demolishing the existing dilapidated conditioned structure and by obtaining sanctioned building plan from the local concerning municipal authority namely Barasat Municipality vide Sanction SL. No.- 1800 dated 26/05/2022 in the meantime the worldwide outbreak of Covid 19 pandemic

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took place and the staring of the said project not only got delayed but the developer firm also faced a financial setback resulting in the necessity for inducting fresh capital to take the scheme of development forward. In such pretext then the partners in the firm had decided to introduce and admit new partners as such by a Supplementary Deed of Partnership dated 05/12/2022 the then partners RAM AVATAR AGARWAL & BASANT AGARWAL mutually had admitted to the firm said Debasish Banerjee & Biswajite Saha as new partners thus reconstituting the management of the said firm. Subsequently as Ram Avatar Agarwal & Basant Agarwal both fall in the category of land owners and partners in the said firm it was felt that there might arise a conflict of interest and to evaporate such conflicts once for all it had been amicably decided amongst the partners that it had become incumbent upon said Ram Avatar Agarwal & Basant Agarwal to resign from the partnership as such to give effect to their intent to resign the said partners namely Ram Avatar Agarwal & Basant Agarwal had executed a 'Deed of retirement' dated 19.10.2023. Thus restructuring the management of partnership to be carried on by the present partners i.e. Debasish Banerjee & Biswajite Saha or any one of them acting for both and meanwhile differences having arisen amongst the said landowners/executants And the said ROBUST NIRMAN LLP, regarding the terms, conditions and implications of the said agreement, the parties thereto had agreed to modify the said Development Agreement Being No.- 151902163 for the year 2018 and a Supplementary Development Agreement was executed on 31../.01./2024 registered in the office of A.D.S.R Kadambagachi recorded in Book No.- I, Vol. No.- 1519-2024, ~~Pages – from ..... to .....~~, Being No.- 1519..00739... and subsequently the said Development Power of Attorney was also revoked by execution and registration of a Deed of Revocation of Power of Attorney dated 31../.01./2024, registered in the office of A.D.S.R Kadambagachi recorded in Book No.- IV, Vol. No.- 1519-2024, Pages – from ....12..... to .....33....., Being No.- 1519..00002. for the year 2024.

AND WHEREAS the present Executants has been enjoying his right, title and interest of the same without any hindrance or any interruption from and/or by any other person or persons and the land is free from all encumbrances desirous of developing the schedule property.

AND WHEREAS we the Executants has approached **M/S. ROBUST NIRMAN LLP** (PAN – AAXFR5698C), a company incorporated under Limited Liability Partnership Act, 2008 (LLP Identification Number: AAM-0688), having its Registered Office at having its Registered Office at 119, Cotton Street, P.O.- Burrabazar, P.S.- Posta, Kol.- 700007, having its administrative office at 89/A, Chakraborty Para, Gupta Colony, P.O.- Nabapally, P.S.- Barasat, Dist.- North 24 Parganas, Kol.- 700126 and having its site office at 1352/18, Shastriji Road, Bhadrabari More, P.O.- Nabapally, P.S.- Barasat, Dist.- North 24 Parganas, Kol.- 700126, duly represented by its Designated Partners, **1)MR. DEBASISH BANERJEE**, son of Late Phanindra Nath Banerjee, residing at Chakraborty Para, Gupta Colony, P.O.- Nabapally, P.S.- Barasat, Dist.- North 24 Parganas, Dist.- North 24 Parganas, Kol-700126, **2) MR. BISHWAJITE SAHA**, son of Surendra Nath Saha, residing at 123, Nabarun Pally, P.O.- Madhyamgram Bazar, P.S.- [illegible] Dist.- North 24 Parganas, Kol-700130, **3) SRI ALOKE KUMAR**

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DAS, son of Late Kalipada Das, Madhya Baluria, P.O.- Nabapally, P.S.- Barasat, Dist.- North 24 Parganas, Kol.- 700126, both are by faith - Hindu, by Nationality - Indian, by occupation – Business, to undertake the development of the aforesaid land demolishing the existing structure, to which the Executants had entered into a development agreement in respect of the scheduled property as on 31./.01./2024 registered in the office of A.D.S.R Kadambagachi, Being No.- .15190007 39.... for the year 2024.

AND WHEREAS the Executants now deems it proper to execute a development power of attorney after execution and registration of development agreement in favour of the developer to expedite the work of development.

Now we the executants Nominate, Constitute and appoint **1) SRI DEBASISH BANERJEE**, son of Late Phanindra Nath Banerjee, residing at Chakraborty Para, Gupta Colony, P.O.- Nabapally, P.S.- Barasat, Dist.- North 24 Parganas, Dist.- North 24 Parganas, Kol-700126, **2) SRI BISHWAJITE SAHA**, son of Surendra Nath Saha, residing at 123, Nabarun Pally, P.O.- Madhyamgram Bazar, P.S.- Madhyamgram, Dist.- North 24 Parganas, Kol.-700130, **3) SRI ALOKE KUMAR DAS,** son of Late Kalipada Das, Madhya Baluria, P.O.- Nabapally, P.S.- Barasat, Dist.- North 24 Parganas, Kol.- 700126, all are by faith - Hindu, by Nationality - Indian, by occupation - Business, to be my true and lawful attorney for us to act in our name to perform execute all or any of the several acts, deeds, powers, authorities, matters and things, that is to say:-

1. To enter into the said land for taking necessary measurement for making site plan and building plan to for construction of the multi-storied building thereon and for demolishing the existing dilapidated conditioned structure on the property more-fully described in the schedule hereinafter.
2. To prepare necessary plans for the multistoried building to be constructed thereon by demolishing the existing dilapidated conditioned structure on the property more-fully described in the schedule hereinafter and to appear before the office of the Municipality and submit the building plan for sanction in our name and on our behalf and get the said building plan sanctioned.
3. To appear and sign any papers before the Municipal Development Authority or any other Government office or statutory body or any other authorities or any other organization or office and to do all things necessary for said sanction and for the due and proper construction of the said building at our aforesaid land.
4. To appear on our behalf before the Municipal Authority, Urban Land Ceiling Authority, Income-Tax Authority and/or any other Government or Semi-government Authority for the purpose of taking all necessary steps for commencing and completing the said construction work on the aforesaid land.
5. To pay the arrear and current Municipal rates and taxes, and the rents of the Land Lord in respect of my landed property.
6. To apply for electric, gas, telephone and water connection in respect of the multistoried building on the said land.
7. To appoint engineer, contractor and labour for construction of the said flats/shops/garages and to make payments to them.
8. To look after general supervision and work for such construction.

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9. To enter into an agreement for sale of the flats/shops/garages only of developer's allocation to be constructed on the schedule landed property [save &except save and except residential flats/shops/car parking spaces falls under the category 'landowners self occupancy' of the building mentioned in the article named "owner's allocation" in the said Development Agreement Being No.- ...1519007.39.... for the year 2024) with the intending purchaser or purchasers on such terms as our said attorneys shall think fit and proper. The details of the said flats/shops/car parking spaces falls under the category 'landowners self occupancy' are as follows:-

Name	Floor	Block/ Tower	Flat No.	Built- up/ Covered area (more or less) in Sq. Ft.
Mr. Ramavtar Agarwal	1st	01	107/1	646
Mr. Basant Agarwal	1st	01	108/1	635
Smt. Ruchika Agarwal	1st	01	109/1	624
Mr. Ramesh Kumar Agarwal	1st	04	130/1	667
Mr. Abhishek Agarwal	1st	02	117/1	602
Smt. Shiv Lata Agarwal	1st	04	131/1	613
Mr. Piyush Agarwal	1st	03	120/1	635
Mr. Madhu Sudan Gupta	1st	03	121/1	603
Smt. Sunita Gupta	1st	04	128/1	678
Smt. Harsha Golchha Jain	1st	02	114/1	581
Mr. Birendra Kumar Golchha	1st	03	119/1	538
				6822

10. To receive money or monies either in advance or as full consideration from time to time or at all times from the intending purchaser or purchasers in respect of only developer's allocation and grant proper receipt and discharge for the same in our name and on our behalf.
11. To appear before any Registrar of Assurances, District Registrar, Sub-Registrar, Additional Registrar, or other offices or Authorities having Jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the

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purpose of affirmation, conveying, transferring, leasing out, receiving lease rent & profits thereof and giving declarations on our behalf and to do all other acts and deeds in respect of all spaces in the building save and except residential flats/shops/car parking spaces falls under the category 'landowners self occupancy' of the building mentioned in the article named "owner's allocation" in the said Development Agreement Being No.- ..1519.00739..... for the year 2024. The details of the said flats/shops/car parking spaces falls under the category 'landowners self occupancy' are as follows:-

Name	Floor	Block/ Tower	Flat No.	Built- up/ Covered area (more or less) in Sq. Ft.
Mr. Ramavtar Agarwal	1st	01	107/1	646
Mr. Basant Agarwal	1st	01	108/1	635
Smt. Ruchika Agarwal	1st	01	109/1	624
Mr. Ramesh Kumar Agarwal	1st	04	130/1	667
Mr. Abhishek Agarwal	1st	02	117/1	602
Smt. Shiv Lata Agarwal	1st	04	131/1	613
Mr. Piyush Agarwal	1st	03	120/1	635
Mr. Madhu Sudan Gupta	1st	03	121/1	603
Smt. Sunita Gupta	1st	04	128/1	678
Smt. Harsha Golchha Jain	1st	02	114/1	581
Mr. Birendra Kumar Golchha	1st	03	119/1	538
				6822

12. To deliver Khas and vacant possession of each of the flats/shops/car parking spaces to be constructed on the scheduled property to each of the intending purchaser or purchasers and obtain proper discharge from each of them in respect of the flats/shops/garages in the building on the said land other than save and except residential flats/shops/car parking spaces falls under the category 'landowners self

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the said Development Agreement Being No.- 151900739..... for the year 2024. The details of the said flats/shops/car parking spaces falls under the category 'landowners self occupancy' are as follows:-

Name	Floor	Block/ Tower	Flat No.	Built- up/ Covered area (more or less) in Sq. Ft.
Mr. Ramavtar Agarwal	1st	01	107/1	646
Mr. Basant Agarwal	1st	01	108/1	635
Smt. Ruchika Agarwal	1st	01	109/1	624
Mr. Ramesh Kumar Agarwal	1st	04	130/1	667
Mr. Abhishek Agarwal	1st	02	117/1	602
Smt. Shiv Lata Agarwal	1st	04	131/1	613
Mr. Piyush Agarwal	1st	03	120/1	635
Mr. Madhu Sudan Gupta	1st	03	121/1	603
Smt. Sunita Gupta	1st	04	128/1	678
Smt. Harsha Golchha Jain	1st	02	114/1	581
Mr. Birendra Kumar Golchha	1st	03	119/1	538
				6822

13. To sign all necessary papers required for obtaining loan by the developer, intending purchaser or purchasers of the flats/shops/commercial spaces to be constructed thereon or under construction thereon from their respective offices and/or from any other suitable financial institution and to execute all such documents to create equitable mortgage.
14. To commence, prosecute, enforce, defend, appear and oppose all actions and other legal proceedings and demand touching any matter in connection with the said property.
15. To appoint, nominate and retain advocate, attorneys, solicitors, pleaders and revenue agents and to revoke such appointments and again to appoint and retain

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16. To make, sign, affirm present and file all applications, claims, petitions, written statements and all other papers and documents necessary and expedient in the opinion of the said attorney to be made, signed, executed, affirmed, presented or filed and to receive back such documents.
17. To allow and pay all fees, costs, charges and expenses to be allowed or paid in respect of the property.
18. To state, adjust and settle all accounts, claims and demands whatsoever now pending and which may hereafter arise between us or with our said attorneys.

And generally to do, execute and perform any other act or acts, deed or deeds, matter or things whatsoever which in the opinion of our said attorneys ought to be done, execute and performed in relation to our said land and proposed multistoried building thereon or affairs ancillary or incidental thereto as fully and effectually as we ourselves could do the same if we were personally present.

And we hereby agree to ratify and confirm all and whatsoever our said attorneys shall lawfully do or cause to be done by virtue of these presents.

SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of land measuring an area of more or less **78 (Seventy Eight) Cottahs 10 (Ten) Chittacks** be the same a little more or less, lying and situated at Mouza – Paschim Ichapur, J. L. No. – 29, Re. Su. No. - 119, Pargana – Anwarpur, Touzi No. – 146, comprised in R. S. Dag No. – 1068, 1068/1679, 1137, 1124, 1126, 1127, 1128, 1129, 1138, 1134, 1136, 1135/ 1683 & 1133 corresponding to L. R. Dag No. – 1154, under L. R. Khatian No. – 682 (Stands in the name of Smt. Jiwani Devi Anchalia), within the jurisdiction of local Barasat Municipality, under Ward No. – 7, Amalgamated Holding No. – 1532/18, Premises at Shastriji Road, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, upon which the proposed multi storied (G + 7) building is to be constructed in accordance with the building plan sanctioned from the Barasat Municipality, which is butted and bounded as follows: -

ON THE NORTH : 25 Feet wide Shastriji Road.

ON THE SOUTH : Other's property.

ON THE EAST : Other's property.

ON THE WEST : Other's property.

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IN WITNESS WHEREOF we have signed this Power of Attorney on this the 31st day of January, Two Thousand and Twenty Four, A.D.

SIGNED, SEALED & DELIVERED

at Barasat in presence of:

1) Dibyendu Bhar
Judges Court, Barasat

2) Biswajit Ghosh -
S/o Asim Ghosh -
Madhyamgram - Kol - 129.

Basant Agarwal
Ruchika Agarwal
Raganesh
Shiv Lata Agarwal
Pinesh Agarwal
Madhu Sudan Gupta
Suvi Ghosh
Harsha Golchha Jain
Birendra Kumar Golchha

.....

Signature of Executant

Drafted by :

Ritesh Basu

Sri Ritesh Basu,
Advocate, Dist. Judges Court,
Barasat, North 24 Parganas
Enrollment No.- F-488/2010.

Sebasish Banerjee
Bishnu Pada Saha

.....

Accepted by the
Constituted Attorney

Composed by :

Dibyendu Bhar
Sri Dibyendu Bhar,
Barasat, North 24 Parganas.

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Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 15198000365789/2024

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 RAM AVTAR AGARWAL SALT LAKE CITY, City:- Bidhannagar, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064	Principal			A. L. A CHAMAVTAR AGARWAL
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr BASANT AGARWAL SALT LAKE CITY, City:- Bidhannagar, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064	Principal			Basant Agarwal 08/02/2024
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Smt RUCHIKA AGARWAL SALT LAKE CITY, City:- Bidhannagar, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064	Principal			Ruchika Agarwal 08/02/2024

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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	Mr RAMESH KUMAR AGARWAL BLOCK A, LAKE TOWN, 348, City:- Bidhannagar, P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089	Principal			Ramesh Agarwal 8.2.2024
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Mr ABHISHEK AGARWAL BLOCK A, LAKE TOWN, City:- Bidhannagar, P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089	Principal			Abhishek Agarwal 8.2.24
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Smt SHIV LATA AGARWAL SALT LAKE CITY, City:- Bidhannagar, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064	Principal			Shiv Lata Agarwal 8.2.2024

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অতিরিক্ত জেলা অবর নিবন্ধকের মোহর
সত্যমেব জয়তে
কদমবাগাছি, উত্তর ২৪ পরগনা
Kadambagachi, North 24 Pgs

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 PIYUSH AGARWAL BLOCK A, LAKE TOWN, 348, City:- Bidhannagar, P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089	Principal			Piyush Agarwal 08/02/2024
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr MADHU SUDAN GUPTA SALT LAKE CITY, City:- Bidhannagar, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Principal			Madhu Sudan Gupta 08/02/2024
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	Smt SUNITA GUPTA SALT LAKE CITY, AD 321, City:- Bidhannagar, P.O:- BIDHANNAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064	Principal			Sunita Gupta 8/2/2024

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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
10	Smt HARSHA GOLCHA JAIN DOBSON LANE, GOLA BARI, P-18, City:- Howrah, P.O:- SALKIA, P.S:-Golabari, District:- Howrah, West Bengal, India, PIN:- 711101	Principal			Harsha Golchha Jain 8/2/24
Sl No.	**Name of the Executant**	**Category**	**Photo**	**Finger Print**	**Signature with date**
11	Mr BIRENDRA KUMAR GOLCHHA DOBSON LANE, City:- Howrah, P.O:- SALKIA, P.S:- Golabari, District:- Howrah, West Bengal, India, PIN:- 711101	Principal			Birendra Kumar Golchha 8/2/24
Sl No.	**Name of the Executant**	**Category**	**Photo**	**Finger Print**	**Signature with date**
12	Shri DEBASISH BANERJEE CHAKRABORTY PARA, GUPTA COLONY, City:- Barasat, P.O:- NABAPALLY, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126	Representative of Attorney [ROBUST NIRMAN LLP]			Debasish Banerjee 08/02/2024

Kadambagachi, North 24 Pgs.

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
13	Shri BISHWAJITE SAHA NABARUN PALLY, City:- Madhyamgram, P.O:- MADHYAMGRAM BAZAR, P.S:- Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700129	Representative of Attorney [ROBUST NIRMAN LLP]			Bishwajite Saha 08-02-24
Sl No.	**Name of the Executant**	**Category**	**Photo**	**Finger Print**	**Signature with date**
14	Shri ALOKE KUMAR DAS BALURIA COLONY, City:- Barasat, P.O:- NABAPALLY, P.S:-Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700126	Representative of Attorney [ROBUST NIRMAN LLP]			

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Arkoprovo Dutta Son of Arundhati Senguta(Mother) Barasat Court, City:- , P.O:- Barasat, P.S:- Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700124	Mr RAM AVTAR AGARWAL, Mr BASANT AGARWAL, Smt RUCHIKA AGARWAL, Mr RAMESH KUMAR AGARWAL, Mr ABHISHEK AGARWAL, Smt SHIV LATA AGARWAL, Mr PIYUSH AGARWAL, Mr MADHU SUDAN GUPTA, Smt SUNITA GUPTA, Smt HARSHA GOLCHA JAIN, Mr BIRENDRA KUMAR GOLCHHA, Shri DEBASISH BANERJEE, Shri BISHWAJITE SAHA, Shri ALOKE KUMAR DAS			Arkoprovo Dutta 08/02/24.

(SMRITIKANA SEN)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
KADAMBAGACHI

Additional District Sub-Registrar
Kadambagachi, North 24 Pgs.

Seal of the Additional District Sub Registrar
Kadambagachi, North 24 Pgs.

North 24-Parganas, West
Bengal

Seal of the Additional District Sub Registrar
Kadamtala, North 24 Pgs.

UNDER RULE 44A OF THE I.R.ACT 1908

(1) Name Ramavatar Agarwal

LITTLE	RING	MIDDLE	FORE	THUMB	
					L.H

THUMB	FORE	MIDDLE	RING	LITTLE

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriates status)

(2) Name Basant Agarwal

LITTLE	RING	MIDDLE	FORE	THUMB	
					L.H

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and effected by the said person

Signature of the Presentant

(3) Name Ruchika Agarwal

LITTLE	RING	MIDDLE	FORE	THUMB	
					L.H

THUMB	FORE	MIDDLE	RING	LITTLE

Ruchika Agarwal

Additional District Sub-Registrar
Kadambagachi, North 24 Pgs.

08 FEB 2024

UNDER RULE 44A OF THE I.R.ACT 1908

(1) Name. Ramesh Kumar Agarwal

LITTLE	RING	MIDDLE	FORE	THUMB	
					L.H. 
THUMB	**FORE**	**MIDDLE**	**RING**	**LITTLE**	

Rajgarwal

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriates status)

(2) Name. Abhishek Agarwal

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	**FORE**	**MIDDLE**	**RING**	**LITTLE**	

Abhishek Agarwal

All the above finger prints are of the above named person and effected by the said person

Signature of the Presentant

(3) Name. Shiv Lata Agarwal

LITTLE	RING	MIDDLE	FORE	THUMB	
					L.H. 
THUMB	**FORE**	**MIDDLE**	**RING**	**LITTLE**	

Shiv Lata Agarwal

Shiv Lata Agarwal

Seal of the Additional District Sub Registrar
Kadambagachi, North 24 Pgs.

Additional District Sub-Registrar
Kadambagachi, North 24 Pgs.

08 FEB 2024

UNDER RULE 44A OF THE I.R.ACT 1908

(1) Name Piyush Agarwal

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

Piyush Agarwal

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriates status)

(2) Name Madhu Sudan Gupta

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

L.H.

All the above finger prints are of the above named person and effected by the said person

Madhu Sudan Gupta

Signature of the Presentant

(3) Name Sunita Gupta

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

Sunita Gupta

Seal of the Additional District Sub Registrar
Kadambagachi, North 24 Pgs.

Additional District Sub-Registrar
Kadambagachi, North 24 Pgs.

08 FEB 2024

UNDER RULE 44A OF THE I.R.ACT 1908

(1) Name Harsha Golchha Jain

LITTLE	RING	MIDDLE	FORE	THUMB	
					L.H
THUMB	FORE	MIDDLE	RING	LITTLE	

Harsha Golchha Jain

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriatee status)

(2) Name Birendra Kumar Golchha.

LITTLE	RING	MIDDLE	FORE	THUMB	
					L.H
THUMB	FORE	MIDDLE	RING	LITTLE	

All the above finger prints are of the above named person and effected by the said person

Birendra Kumar Golchha

Signature of the Presentant

(3) Name Debasish Banerjee

LITTLE	RING	MIDDLE	FORE	THUMB	
					L.H
THUMB	FORE	MIDDLE	RING	LITTLE	

Debasish Banerjee

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধকের মোহর
Kadambagachi, North 24 Pgs.

Additional District Sub-Registrer
Kadambagachi, North 24 Pgs.

08 FEB 2024

UNDER RULE 44A OF THE I.R.ACT 1908

(1) Name.... Aloke Das ....

LITTLE	RING	MIDDLE	FORE	THUMB	
					L.H.
THUMB	FORE	MIDDLE	RING	LITTLE	
					R.H.

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriates status)

(2) Name.... Bishwajit Kumar Saha

LITTLE	RING	MIDDLE	FORE	THUMB	
					L.H.
THUMB	FORE	MIDDLE	RING	LITTLE	
					R.H.

All the above finger prints are of the above named person and effected by the said person.

Signature of the Presentant

Seal of the Additional District Sub Registrar
Kadambagachi, North 24 Pgs.

Additional District Sub-Registrar
Kadambagachi, North 24 Pgs.

08 FEB 2024

Major Information of the Deed

Deed No :	**I-1519-02086/2024**	**Date of Registration**	**08/04/2024**
Query No / Year	**1519-8000365789/2024**	**Office where deed is registered**	
Query Date	**08/02/2024 3:14:49 PM**	A.D.S.R. KADAMBAGACHI, District: North 24-Parganas	
Applicant Name, Address & Other Details	Ritesh Bsu Barasat Court,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9836436640, 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. 50,00,000/-		Rs. 6,46,63,870/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 151900739/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Sastriji Road, Mouza: Pashchim Ichapur, Premises No: 1532/18, , Ward No: 07, Holding No:1532/18 Pin Code : 700126

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1154	LR-682	Bastu	Danga	78 Katha 10 Chatak	50,00,000/-	6,46,63,870/-	Width of Approach Road: 25 Ft., , Project Name :
	Grand Total :				**129.7313Dec**	**50,00,000 /-**	**646,63,870 /-**	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr RAM AVTAR AGARWAL** Son of Late KASHI PRASAD AGARWAL SALT LAKE CITY, City:- Bidhannagar, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ADxxxxxx4A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence

Seal of the Additional District Sub Registrar
Kadambagachi, North

2	**Mr BASANT AGARWAL (Presentant)** Son of Mr RAM AVTAR AGARWAL SALT LAKE CITY, City:- Bidhannagar, P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ACxxxxxx6D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence
3	**Smt RUCHIKA AGARWAL** Wife of Mr BASANT AGARWAL SALT LAKE CITY, City:- Bidhannagar, P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AFxxxxxx2E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence
4	**Mr RAMESH KUMAR AGARWAL** Son of Mr MANGE RAM AGARWAL BLOCK A, LAKE TOWN, 348, City:- Bidhannagar, 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.:: ACxxxxxx1J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence
5	**Mr ABHISHEK AGARWAL** Son of Mr MANGE RAM AGARWAL BLOCK A, LAKE TOWN, City:- Bidhannagar, 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.:: ACxxxxxx4E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence
6	**Smt SHIV LATA AGARWAL** Wife of Mr RAM AVTAR AGARWAL SALT LAKE CITY, City:- Bidhannagar, P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AAxxxxxx8P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence
7	**Mr PIYUSH AGARWAL** Son of Mr RAMESH KUMAR AGARWAL BLOCK A, LAKE TOWN, 348, City:- Bidhannagar, 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.:: AOxxxxxx2B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence
8	**Mr MADHU SUDAN GUPTA** Son of Mr SANKAR LAL GUPTA SALT LAKE CITY, City:- Bidhannagar, P.O:- BIDHANNAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ACxxxxxx8A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence

Seal of the Additional District Sub Registrar
Kadambagachi, North

9	**Smt SUNITA GUPTA** Wife of Mr MADHU SUDAN GUPTA SALT LAKE CITY, AD 321, City:- Bidhannagar, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: ADxxxxxx3B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence
10	**Smt HARSHA GOLCHA JAIN** Wife of Mr BIRENDRA KUMAR GOLCHA DOBSON LANE, GOLA BARI, P-18, City:- Howrah, P.O:- SALKIA, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: ATxxxxxx9Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence
11	**Mr BIRENDRA KUMAR GOLCHHA** Son of Mr SHEKHAR CHANDR GOLCHHA DOBSON LANE, City:- Howrah, P.O:- SALKIA, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AHxxxxxx6G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ROBUST NIRMAN LLP** CHAKRABORTY PARA, GUPTA COLONY, 89/A, City:- Barasat, P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 , PAN No.:: AAxxxxxx8C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Shri DEBASISH BANERJEE** Son of Late PHANINDRA NATH BANERJEE CHAKRABORTY PARA, GUPTA COLONY, City:- Barasat, P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKxxxxxx7A,Aadhaar No Not Provided Status : Representative, Representative of : ROBUST NIRMAN LLP (as PARTNER)			
2	**Shri BISHWAJITE SAHA** Son of SURENDRANATH SAHA NABARUN PALLY, City:- Madhyamgram, P.O:- MADHYAMGRAM BAZAR, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BTxxxxxx0B,Aadhaar No Not Provided Status : Representative, Representative of : ROBUST NIRMAN LLP (as PARTNER)			
3	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri ALOKE KUMAR DAS Son of Mr KALI PADA DAS Date of Execution - 08/02/2024, , Admitted by: Self, Date of Admission: 21/02/2024, Place of Admission of Execution: Office	 Feb 21 2024 4:02PM	Captured LTI 21/02/2024	21/02/2024

Seal of the Additional District Sub Registrar
Kadamtala, North

	BALURIA COLONY, City:- Barasat, P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx5R,Aadhaar No Not Provided Status : Representative, Representative of : ROBUST NIRMAN LLP

Identifier Details :

Name	Photo	Finger Print	Signature
Arkoprovo Dutta Son of Arundhati Senguta(Mother) Barasat Court, City:- , P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124		Captured	
	21/02/2024	21/02/2024	21/02/2024

Identifier Of Mr RAM AVTAR AGARWAL, Mr BASANT AGARWAL, Smt RUCHIKA AGARWAL, Mr RAMESH KUMAR AGARWAL, Mr ABHISHEK AGARWAL, Smt SHIV LATA AGARWAL, Mr PIYUSH AGARWAL, Mr MADHU SUDAN GUPTA, Smt SUNITA GUPTA, Smt HARSHA GOLCHA JAIN, Mr BIRENDRA KUMAR GOLCHHA, Shri DEBASISH BANERJEE, Shri BISHWAJITE SAHA, Shri ALOKE KUMAR DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RAM AVTAR AGARWAL	ROBUST NIRMAN LLP-11.7937 Dec
2	Mr BASANT AGARWAL	ROBUST NIRMAN LLP-11.7937 Dec
3	Smt RUCHIKA AGARWAL	ROBUST NIRMAN LLP-11.7937 Dec
4	Mr RAMESH KUMAR AGARWAL	ROBUST NIRMAN LLP-11.7937 Dec
5	Mr ABHISHEK AGARWAL	ROBUST NIRMAN LLP-11.7937 Dec
6	Smt SHIV LATA AGARWAL	ROBUST NIRMAN LLP-11.7937 Dec
7	Mr PIYUSH AGARWAL	ROBUST NIRMAN LLP-11.7937 Dec
8	Mr MADHU SUDAN GUPTA	ROBUST NIRMAN LLP-11.7937 Dec
9	Smt SUNITA GUPTA	ROBUST NIRMAN LLP-11.7937 Dec
10	Smt HARSHA GOLCHA JAIN	ROBUST NIRMAN LLP-11.7937 Dec
11	Mr BIRENDRA KUMAR GOLCHHA	ROBUST NIRMAN LLP-11.7937 Dec

Seal of the Additional District Sub Registrar

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Sastriji Road, Mouza: Pashchim Ichapur, Premises No: 1532/18, , Ward No: 07, Holding No:1532/18 Pin Code : 700126

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1154, LR Khatian No:- 682	Owner:জিউস দেবী আজানিয়া, Gurdian:মানিক , Address:নিজ , Classification:ডাঙ্গা, Area:0.69600000 Acre,	Owner Name not selected by applicant.

Seal of the Additional District Sub Registrar
Kadambagachi, North

Endorsement For Deed Number : I - 151902086 / 2024

On 08-02-2024

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 20:35 hrs on 08-02-2024, at the Private residence by Mr BASANT AGARWAL , 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 6,46,63,870/-

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

Execution is admitted on 08/02/2024 by 1. Mr RAM AVTAR AGARWAL, Son of Late KASHI PRASAD AGARWAL, SALT LAKE CITY, P.O: BIDHANNAGAR, Thana: North Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 2. Mr BASANT AGARWAL, Son of Mr RAM AVTAR AGARWAL, SALT LAKE CITY, P.O: BIDHANNAGAR, Thana: North Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 3. Smt RUCHIKA AGARWAL, Wife of Mr BASANT AGARWAL, SALT LAKE CITY, P.O: BIDHANNAGAR, Thana: North Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession House wife, 4. Mr RAMESH KUMAR AGARWAL, Son of Mr MANGE RAM AGARWAL, BLOCK A, LAKE TOWN, 348, P.O: LAKE TOWN, Thana: Lake Town, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Business, 5. Mr ABHISHEK AGARWAL, Son of Mr MANGE RAM AGARWAL, BLOCK A, LAKE TOWN, P.O: LAKE TOWN, Thana: Lake Town, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Business, 6. Smt SHIV LATA AGARWAL, Wife of Mr RAM AVTAR AGARWAL, SALT LAKE CITY, P.O: BIDHANNAGAR, Thana: North Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession House wife, 7. Mr PIYUSH AGARWAL, Son of Mr RAMESH KUMAR AGARWAL, BLOCK A, LAKE TOWN, 348, P.O: LAKE TOWN, Thana: Lake Town, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Business, 8. Mr MADHU SUDAN GUPTA, Son of Mr SANKAR LAL GUPTA, SALT LAKE CITY, P.O: BIDHANNAGAR, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 9. Smt SUNITA GUPTA, Wife of Mr MADHU SUDAN GUPTA, SALT LAKE CITY, AD 321, P.O: BIDHANNAGAR, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession House wife, 10. Smt HARSHA GOLCHA JAIN, Wife of Mr BIRENDRA KUMAR GOLCHA, DOBSON LANE, GOLA BARI, P-18, P.O: SALKIA, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession House wife, 11. Mr BIRENDRA KUMAR GOLCHHA, Son of Mr SHEKHAR CHANDR GOLCHHA, DOBSON LANE, P.O: SALKIA, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Business

Indetified by Arkoprovo Dutta, , , Son of Arundhati Senguta, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-02-2024 by Shri DEBASISH BANERJEE, PARTNER, ROBUST NIRMAN LLP, CHAKRABORTY PARA, GUPTA COLONY, 89/A, City:- Barasat, P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126

Indetified by Arkoprovo Dutta, , , Son of Arundhati Senguta, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 08-02-2024 by Shri BISHWAJITE SAHA, PARTNER, ROBUST NIRMAN LLP, CHAKRABORTY PARA, GUPTA COLONY, 89/A, City:- Barasat, P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126

Seal of the Additional Sub Registrar
Kadambagachi, North 24 Parganas

Indetified by Arkoprovo Dutta, , , Son of Arundhati Senguta, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

SMRITIKANA SEN
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KADAMBAGACHI
North 24-Parganas, West Bengal

On 21-02-2024

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

Execution is admitted on 21-02-2024 by Shri ALOKE KUMAR DAS,

Indetified by Arkoprovo Dutta, , , Son of Arundhati Senguta, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

SMRITIKANA SEN
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KADAMBAGACHI
North 24-Parganas, West Bengal

On 29-02-2024

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 6864, Amount: Rs.100.00/-, Date of Purchase: 30/01/2024, Vendor name: Gobinda Prosad Mitra

SMRITIKANA SEN
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KADAMBAGACHI
North 24-Parganas, West Bengal

Seal of the Additional District Sub Registrar
Kadamtala, North 24 Pgs

On 08-04-2024

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.

SMRITIKANA SEN
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KADAMBAGACHI
North 24-Parganas, West Bengal

Seal of the Additional District Sub Registrar

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1519-2024, Page from 50072 to 50111

being No 151902086 for the year 2024.

Seal of the Additional District Sub Registrar, Kadambagachhi, District North 24-Parganas

Digitally signed by SMRITIKANA SEN
Date: 2024.04.08 14:43:05 +05:30
Reason: Digital Signing of Deed.

(SMRITIKANA SEN) 08/04/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. KADAMBAGACHI

West Bengal.

Seal of the Additional District Sub Registrar
Kadambagachi, North 24 Pgs.