

8183/24

I-7948/24



पश्चिम बंगाल WEST BENGAL

AR 825102

Certified that the document is submitted
to registration. The Signature Sheet and
endorsement Sheet attached to the
document are the part of this document.

Additional District Sub-Registrar
North 24 Parganas - District North 24 Parganas

30 JUL 2024

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT**

TO ALL TO WHOM these presents shall come I,

SRI HIRAKABHA BHADRA [PAN ADRPB4463A] [AADHAAR 2132 4413 4598], son of Late Hirendra Bhadra, by faith - Hindu, by Nationality - Indian, Occupation - Self Employee, residing at A15-6, Kalindi Housing Estate, P.O. Lake Town, P.S. Lake Town, Kolkata - 700089, District North 24 Parganas, State West Bengal, hereinafter called and referred to and called as the "**PRINCIPAL**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

Sold of land measuring an area of 16-12-23 Sixteen Cottahs Twelve Chittacks Twenty Three sft by Banku Nath Das, Hrishikesh Das, Haranath Das, Jamini Nath Das and Rabindra Nath Das, the vendors thereof in favour of Hirendra Bhadra alias Hiren Bhadra, the purchaser therein, for or at a valuable consideration mentioned therein:-

WHEREAS Banku Nath Das, Hrishikesh Das, Haranath Das, Jamini Nath Das and Rabindra Nath Das, the vendors therein jointly announced to sell out **ALL THAT** a piece and parcel of a plot land measuring an area of 16-12-23 Sixteen Cottahs Twelve Chittacks Twenty Three sqft be the same a little more or less lying and situated at Mouza Shyamnagar, J.L No 32/20, Re Sa No 180, Touzi Nos 228,229, P.S Dum Dum, at present Nager Bazar, comprised in **R.S/L.R Dag No 115** (land measuring an area of 3-3-9 Three Cottahs Three Chittacks Nine sqft, Nature of land- **Pukur Par**) **R.S/L.R Dag No 116** (land measuring an area of 8-10-18 Eight Cottahs Ten Chittacks Eighteen sqft, **Nature of land- Pukur**); **R.S/L.R Dag No 117** (land measuring an area of 1-8-17 One Cottah Eight Chittacks Seventeen sqft, **Nature of land- Bastu**), **R.S/L.R Dag No 118** (land measuring an area of 3-6-24 Threet Cottahs Six Chittacks Twenty Four sqft, **Nature of land- Danga**), under **L.R Khatian No 762**, within the limits of South Dum Dum Municipality, in the District of North 24 parganas and one Hirendra Bhadra alias Hiren Bhadra, the purchaser therein purchased the same by a registered Deed of Sale executed on 19.03.1971 and registered at Sub Registrar Cossipore Dum Dum and recorded in Book No I, Volume No 32, Pages 38 to 50, Being No 1586, for the year 1971, from said Banku Nath Das, Hrishikesh Das, Haranath Das, Jamini Nath Das and Rabindra Nath Das, the vendors therein, for or at a valuable consideration mentioned therein.

Recorded the name of Hirendra Bhadra alias Hiren Bhadra in B.L & L.R.O and also in the records of the South Dum Dum Municipality:-

AND WHEREAS thus said Hirendra Bhadra alias Hiren Bhadra, the purchaser therein became the absolute owner in respect of the above mentioned property by virtue of the above mentioned purchase and

thereafter said Hirendra Bhadra alias Hiren Bhadra, recorded his name in B.L & L.R.O of 5 satak land more or less under L.R Khatian No 762 comprised in L.R Dag No 115 (having nature of land Pukupar) and 14.24 satak land more or less under L.R Khatian No 762 comprised in L.R Dag No 116 (having nature of land Pukur) and 2.46 sataks land more or less under L.R Khatian No 762 comprised in L.R Dag No 117 (having nature of land Bastu) and 5.56 satak land more or less under L.R Khatian No 762 comprised in L.R Dag No 118 (having nature of land Danga) thus total land having 27.26 Sataks and also in the records of the concerned authority of South Dum Dum Municipality, under Ward No 21, Holding No 255, Naya Patty Road, Kolkata-700055 and he enjoyed the same free from all encumbrances by paying relevant taxes therefor and he also constructed Asbestos Shed structure thereon at his own cost and expenses.

Conversion of land from Pukurpar, Pukur and Danga to Bastu vide conversion case No W-25/2010 of ADM & DL & LRO, North 24 Parganas by Hirendra Bhadra alias Hiren Bhadra:-

AND WHEREAS thereafter said Hirendra Bhadra alias Hiren Bhadra, the landowner therein applied in the office of the Additional District Magistrate and District land and Land Reforms Officer North 24 parganas, Barasat, for conversion of the above mentioned land from PUKURPAR, PUKUR and DANGA to BASTU, permission of which has already been accorded by Hirendra Bhadra alias Hiren Bhadra, the landowner therein from the concerned authority dated on 26.11.2015 vide conversion case No W-25/2010 of ADM & DL & LRO, North 24 Parganas and No L-13011(11)/346/2012-DL&LRO/124923 of ADM & DL& LRO, North 24 Parganas.

Demise of Hirendra Bhadra alias Hiren Bhadra:-

AND WHEREAS while in course of enjoyed the above mentioned property said Hirendra Bhadra alias Hiren Bhadra died intestate on 28.05.2020 leaving behind his surviving wife namely Smt Surangama Bhadra, 2(Two)sons namely Sri Hirakabha Bhadra and Sri Hiranyava Bhadra as his

only legal heirs and successors and the property left by Hirendra Bhadra alias Hiren Bhadra, since deceased, were jointly inherited by Smt Surangama Bhadra, Sri Hirakabha Bhadra and Sri Hiranyava Bhadra, by virtue of hereditary right of their husband and father respectively and also by virtue of Hindu Succession Act 1956 (**Each** having undivided $1/3^{\text{rd}}$ share of the total property) and they jointly enjoyed the same free from all encumbrances and without having any interruption from anybody or from any corner.

Execution of a registered registered Deed of Gift in respect of her undivided $1/3^{\text{rd}}$ share of the total property measuring an area of 5-9-22.66 Five Cottahs Nine Chittacks Twenty Two point Six Six sqft more or less together with 333.33 sqft Asbestos Shed structure thereon by Smt Surangama Bhadra, the Donor therein out of total land measuring an area of 16-12-23 Sixteen Cottahs Twelve Chittacks Twenty Three sqft be the same a little more or less together with 1000 sqft more or less Asbestos shed structure thereon, in favour of her elder son namely Sri Hirakabha Bhadra, the Donee therein:-

AND WHEREAS while in course of enjoyed the undivided $1/3^{\text{rd}}$ share of the total property measuring an area of 5-9-22.66 Five Cottahs Nine Chittacks Twenty Two point Six Six sqft more or less together with 333.33 sqft Asbestos Shed structure thereon, by **Smt Surangama Bhadra, the Donor therein** out of total land measuring an area of 16-12-23 Sixteen Cottahs Twelve Chittacks Twenty Three sqft together with 1000 sqft Asbestos Shed structure thereon, by said **Smt Surangama Bhadra, the Donor therein** executed a **registered Deed of Gift** in respect of her undivided $1/3^{\text{rd}}$ share of the total property mentioned above (having 1-1-3 One Cottah One Chittack Three Sqft out of 3-3-9 Three Cottahs Three Chittacks Nine Sqft comprised in **L.R Dag No 115** under **L.R Khatian No 762 - Pukur Par in Nature**, having of 2-14-6 Two Cottahs Fourteen Chittacks Six sqft out of 8-10-18 Eight Cottahs Ten Chittacks Eighteen Sqft comprised in **L.R Dag No 116** under **L.R Khatian No 762 - Pukur in Nature**, having of 0-8-5.66 Eight Chittacks Five point Six Six sqft out of 1-8-17 One Cottah Eight

Chittacks Seventeen Sqft comprised in L.R Dag No 117 under L.R Khatian No 762 - Bastu in Nature, having of 1-2-8 One Cottah Two Chittacks Eight sft out of 3-6-24 Three Cottahs Six Chittacks Twenty Four Sqft comprised in L.R Dag No 118 under L.R Khatian No 762 - Danga in Nature, lying and situated at Mouza Shyamnagar, J.L No 32/20, Re Sa No 180, Touzi Nos 228,229, P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, under Ward No 21, **Holding No 255, Naya Patty Road, Kolkata-700055**, in the District of North 24 parganas, on 27.09.2023 registered at Additional District Sub Registrar Cossipore Dum Dum and recorded in Book No I, Volume No 1506-2023, pages 305650 to 305667, Being No 150611136, for the year 2023, in favour of her elder son namely **Sri Hirakabha Bhadra**, the Donee therein and thus said **Sri Hirakabha Bhadra**, the Donee therein and the principal herein became the absolute owner in respect of undivided $2/3^{\text{rd}}$ share of the total property by virtue of the above mentioned inheritance from his father and also by virtue of gift as mentioned above along with his another Co Shareer and brother namely **Sri Hiranyava Bhadra**, (having undivided $1/3^{\text{rd}}$ share of the total property by virtue of inheritance of his father mentioned above) and said **Sri Hirakabha Bhadra** and **Sri Hiranyava Bhadra**, the landowner Nos 1 and 2 therein respectively and jointly enjoying the same which is free from all encumbrances and without having any interruption from any corner whatsoever in the manner and share as mentioned herein above.

Execution of a registered Deed of Gift in respect of his undivided $1/3^{\text{rd}}$ share of the total property measuring an area of 5-9-22.66 Five Cottahs Nine Chittacks Twenty Two point Six Six sqft more or less together with 333.33 sqft Asbestos Shed structure thereon by Sri Hiranyava Bhadra, the Donor therein out of total land measuring an area of 16-12-23 Sixteen Cottahs Twelve Chittacks Twenty Three sqft be the same a little more or less together with 1000 sqft more or less Asbestos shed structure thereon, in favour of his elder brother namely Sri Hirakabha Bhadra, the Donee therein:-

AND WHEREAS while in course of enjoyed the **undivided 1/3rd share** of the total property measuring an area of **5-9-22.66** Five Cottahs Nine Chittacks Twenty Two point Six Six sqft more or less together with 333.33 sqft Asbestos Shed structure thereon, by **Sri Hiranyava Bhadra, the Donor** therein out of total land measuring an area of 16-12-23 Sixteen Cottahs Twelve Chittacks Twenty Three sqft together with 1000 sqft Asbestos Shed structure thereon, by **Sri Hiranyava Bhadra, the Donor** therein executed a **registered Deed of Gift** in respect of her undivided **1/3rd share** of the total property mentioned above (having **1-1-3** One Cottah One Chittack Three Sqft out of 3-3-9 Three Cottahs Three Chittacks Nine Sqft comprised in **L.R Dag No 115** under **L.R Khatian No 762 - Pukur Par in Nature**, having of **2-14-6** Two Cottahs Fourteen Chittacks Six sqft out of **8-10-18** Eight Cottahs Ten Chittacks Eighteen Sqft comprised in **L.R Dag No 116** under **L.R Khatian No 762 - Pukur in Nature**, having of **0-8-5.66** Eight Chittacks Five point Six Six sqft out of **1-8-17** One Cottah Eight Chittacks Seventeen Sqft comprised in **L.R Dag No 117** under **L.R Khatian No 762 - Bastu in Nature**, having of **1-2-8** One Cottah Two Chittacks Eight sft out of **3-6-24** Three Cottahs Six Chittacks Twenty Four Sqft comprised in **L.R Dag No 118** under **L.R Khatian No 762 - Danga in Nature**, lying and situated at Mouza Shyamnagar, J.L No 32/20, Re Sa No 180, Touzi Nos 228,229, P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, **Holding No 255, Naya Patty Road, Kolkata- 700055**, Ward No 21, in the District of North 24 parganas, on 05.10.2023 registered at Additional District Sub Registrar Cossipore Dum Dum and recorded in Book No I, Volume No 1506-2023, pages 326381 to 326399, Being No 150611456, for the year 2023, in favour of his elder brother namely **Sri Hirakabha Bhadra, the Donee** therein and thus said **Sri Hirakabha Bhadra, the Donee** therein and the landowner herein became the absolute owner in respect of the total property measuring an area of **16-12-23 Sixteen Cottahs Twelve Chittacks Twenty Three sqft** together with 1000 sqft Asbestos Shed structure thereon, by virtue of the above mentioned inheritance from his father and also by virtue of the above mentioned 2 (two) nos Deed Gift as mentioned above and said **Sri**

Hirakabha Bhadra, the principal herein also mutated his name in the records of the concerned authority of South Dum Dum Municipality under Ward No 21, Holding No 255, Assessment No 1202901493977, Locality/ Street:- Naya Patty Road, Kolkata-700055 and said Sri Hirakabha Bhadra, the landowner therein and the Principal herein enjoying the same which is free from all encumbrances and without having any interruption from any corner whatsoever.

Clearly explicated entire land is classified as Bastu after conversion vide conversion case No W-25/2010 of ADM & DL & LRO, North 24 Parganas and No L- 13011(11)/346/2012-DL&LRO/124923 of ADM & DL& LRO, North 24 Parganas:-

AND WHEREAS now it has been clearly explicated that after conversion vide conversion case No W-25/2010 of ADM & DL & LRO, North 24 Parganas and No L- 13011(11)/346/2012-DL&LRO/124923 of ADM & DL& LRO, North 24 Parganas, the entire land classified as Bastu at present as mentioned above.

AND WHEREAS thus Sri Hirakabha Bhadra, the landowner therein and principal herein for construction of (G+ upper storied) building thereon the said property executed a registered Development Agreement in favour of the Developer therein and attorney herein on 30/07/2024 registered at Additional District Sub Registrar Cossipore Dum Dum and recoded in Book No I, Being No. 150607944, for the year 2024.

AND WHEREAS due to our(principals) non-availability it is urgently required by us to appoint attorney who will look after and to control the affairs in respect of our under schedule mentioned property.

We, do hereby nominate, constitute, authorize and appoint GOKUL REALTORS [PAN ABAFG2129H], having its registered Office at Gokul Titan, 3 Swami Vivekananda Road, Ground Floor, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700074, State- West Bengal, represented by its 3(three) signing partners namely 1.SRI NITIN RUDANI

Sri Nitin Rudani

[PAN AMIPR3834M] [AADHAAR 3263 1162 1937], son of Shri Manohar Lal Rudani, by faith - Hindu, by Nationality - Indian, Occupation - Business, residing at Gokul Niwas, 246/8, Rishi Bankim Chandra Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata - 700028, District North 24 Parganas, State- West Bengal, 2. SRI SUMIT JAISWAL [PAN

ALPPJ1976N] [AADHAAR 9785 5900 1654], son of Sri Vijay Kumar Jaiswal, by faith - Hindu, by Nationality - Indian, Occupation - Business, residing at 17/1, Rishi Bankim Chandra Road, P.S. Dum Dum, P.O. Dum Dum, Kolkata - 700028, District North 24 Parganas, State- West Bengal, 3.

SHRI RAJA DAS [PAN AHRPD8115D] [AADHAAR 6127 3349 8025], son of Shri Ajit Das, by faith- Hindu, by Nationality - Indian, by Occupation - Business, residing at 147, Purba Sinthee Bye Lane, P.O. Ghughudanga, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700030, District North 24 Parganas State- West Bengal, as my true and lawful attorney.

AND WHEREAS our attorney GOKUL REALTORS [PAN ABAFG2129H], having its registered Office at Gokul Titan, 3 Swami Vivekananda Road, Ground Floor, P.S. Dum Dum; at present Nager Bazar, P.O. Dum Dum, Kolkata -700074, State- West Bengal, represented by its 3(three) signing partners namely 1.SRI NITIN RUDANI [PAN AMIPR3834M] [AADHAAR 3263 1162 1937], son of Shri Manohar Lal Rudani, by faith - Hindu, by Nationality - Indian, Occupation - Business, residing at Gokul Niwas, 246/8, Rishi Bankim Chandra Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata - 700028, District North 24 Parganas, State- West Bengal, 2. SRI SUMIT JAISWAL [PAN ALPPJ1976N] [AADHAAR 9785 5900 1654], son of Sri Vijay Kumar Jaiswal, by faith - Hindu, by Nationality - Indian, Occupation - Business, residing at 17/1, Rishi Bankim Chandra Road, P.S. Dum Dum, P.O. Dum Dum, Kolkata - 700028, District North 24 Parganas, State- West Bengal, 3. SHRI RAJA

DAS [PAN AHRPD8115D] [AADHAAR 6127 3349 8025], son of Shri Ajit Das, by faith- Hindu, by Nationality - Indian, by Occupation - Business, residing at 147, Purba Sinthee Bye Lane, P.O. Ghughudanga, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700030, District North 24 Parganas State- West Bengal, shall Act as my true and lawful attorney for my, in my name and on my behalf and to do exercise execute and perform the following acts, deeds and things mentioned hereafter.

1. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and every part thereof and further the attorney shall have every right to commence Development or Constructional Work on the said property.
2. To appear and represent me before any authority and authorities including the South Dum Dum Municipality, The Calcutta Metropolitan Development Authority, Fire Brigade, West Bengal Police, B.L & L.R.O, CESC/WBSEB, The Competent Authority under the Urban Land (ceiling and regulation) Act. 1976 and Government of West Bengal in connection with the modification and/or alteration of the sanctioned plans.
3. To pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction of the Development Plan and to submit the plan before the South Dum Dum Municipality and taken delivery of title deed concerning the said Premises and also other papers and documents as may be required by the authorities.
4. To develop the said Premises by making construction of building thereon as per sanctioned plan which to be approved and sanctioned by the South Dum Dum Municipality and for that purpose to demolish and/or remove existing house building and/or structure if any whatsoever in nature on the premises.
5. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said Premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and commit the all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said ATTORNEY.

6. To use, shift, or re-adjust the existing electricity connection if any in the said Premises in such manner, as the said ATTORNEY may deem fit and proper.
7. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said Premises or any part thereof and similarly to receive all incoming receivable for and on account of the said Premises or any part thereof including the rent and/or license fees from the occupants thereof and including the price for the salvaged building materials doors, windows, grills and other fittings of the existing structure to be demolished as mentioned in the Deed of Agreement for the Development of the said Premises.
8. To file and submit declarations, statements, applications and/or returns to the Competent Authority or any other necessary authority or authorities about the matters herein contained.
9. To sign, execute and submit and take delivery of site plan, building plan, application certificate, completion certificate as any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered by the South Dum Dum Municipality in respect of my property more specifically mentioned in the schedule written hereunder.
10. To enter into any agreement for sale with intending buyer/ buyers **in respect of Developer's allocated portion only** and also do collect advance and /or part payment or full consideration from them at any terms and conditions as may the Attorney shall think fit and proper.
11. To enter into all Agreement for sale with the prospective Purchasers/ Purchasers **in respect of Developer's allocated portion only** and save and except the landowner's 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 portion or portions of the said Premises and also to receive, realize and obtain payment of all or any money which may hereafter become payable to us as set forth in the development agreement by the said ATTORNEY and to sign, give and grant sufficient and effectual receipts and discharges for the same as my ATTORNEY shall think fit and proper.
12. To appear and represent us before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds,

instruments and writings and to be signed by the said ATTORNEY in any manner concerning the said Premises subject to the conditions mentioned under various clauses in the said Development Agreement of the said Premises.

13. To appear before any Registrar, Sub-Registrar having jurisdiction to present all deeds and documents including sale deeds for registration and present the same under the law and sign all receipts and other documents as may be required as per law and equity, for completion of Registration in respect of **Developer's allocated portion only** and save and except the landowners allocation.
14. To execute deed of conveyance or conveyances in respect of the said property or any part thereof or any portion of the proposed building in respect of **Developer's allocated portion only** and save and except the Landowners allocation as stated in the said Development agreement as mentioned above.
15. To sign and execute any deeds, instruments of documents for the purpose of transferring of the said premises or any portion thereof to the intending purchaser or purchasers in respect of **Developer's allocated portion only** and save and except landowners allocation as stated in the Development agreement as mentioned above.
16. To execute conveyance or conveyances in my name and on my behalf to do all acts and deeds in favour of the intending purchasers and to present the said conveyance for registration before the competent registering authority in respect of **Developer's allocated portion only** and save and except Landowners allocation as stated in the Development agreement as mentioned above.
17. To instruct the Advocate/ Lawyer/ Deed Writer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and/or selling the **Developer's Allocation only** as written in the Development Agreement as mentioned above.
18. To execute and/or negotiate and/or entering into any agreement for selling the under schedule-mentioned property in the name of the Attorney as and on my behalf in respect of **Developer's allocated portion only** and save and except landowner's allocation as stated in the Development agreement dated as mentioned above.
19. To execute and sign any deeds, agreements, memo of understanding with a view to sale of under schedule mentioned property in its own names and on my behalf in respect of **Developer's allocated portion**

only and save and except landowner's allocation as stated in the Development agreement as mentioned above.

20. To commence, prosecute, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premises or any part thereof including acquisition and/or requisition and/or in respect of the said Premises or any part thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Learned Court of Civil, Criminal and Revenue.
21. To affix sign board or install any Hoarding on the said Premises in the name of the ATTORNEY.
22. To advertise in the newspapers for obtaining Purchaser for selling the flat / commercial and car parking space in the proposed building from the Developer's Allocation only as written in the said Development Agreement as mentioned above.
23. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of me or it be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute right application in respect thereof.
24. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications therefor.
25. To sign declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith after with the consent of the principals.

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

AND I, hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds and things whatsoever by the said Attorney or Agents appointed under this Development Power of

Attorney in that herein above contained shall lawfully do cause or to be done in the right of or by virtue of these presents including in such confirmation and other works till the completion of the whole deal/transaction as per the said Development Agreement dated as mentioned above.

SCHEDULE ABOVE REFERRED TO
(TOTAL PROPERTY)

ALL THAT a piece and parcel of a plot **bastu** land measuring an area of **16-12-23 Sixteen Cottahs Twelve Chittacks Twenty Three sqft** be the same a little more or less together with **1000 sqft Asbestos Shed structure** thereon lying and situated at **Mouza Shyamnagar**, J.L No 32/20, Re Sa No 180, Touzi Nos 228,229, P.S Dum Dum, at present Nager Bazar, comprised in **R.S/L.R Dag No 115** (land measuring an area of 3-3-9 Three Cottahs Three Chittacks Nine sqft, Nature of land- **Bastu**) **R.S/L.R Dag No 116** (land measuring an area of 8-10-18 Eight Cottahs Ten Chittacks Eighteen sqft, Nature of land- **Bastu**), **R.S/L.R Dag No 117** (land measuring an area of 1-8-17 One Cottah Eight Chittacks Seventeen sqft, Nature of land- **Bastu**), **R.S/L.R Dag No 118** (land measuring an area of 3-6-24 Threet Cottahs Six Chittacks Twenty Four sqft, Nature of land- **Bastu**), under **L.R Khatian No 762**, within the limits of South Dum Dum Municipality, under Ward No 21, **Holding No 255**, **Assessment No 1202901493977**, **Locality/ Street:- Naya Patty Road, Kolkata-700055**, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 parganas .The total property is butted and bounded in the manner as follows:

ON THE NORTH BY : Naya Patty Road;
ON THE SOUTH BY : Bhattacharjee Ruber Works;
ON THE EAST BY : House of K.T banerjee;
ON THE WEST BY : Vikrant Special Machineries;

IN WITNESS WHEREOF I the Principal and attorney herein each hereunto set and subscribed our respective hand and seals on the 30th day of July Two Thousand and Twenty Four (2024).

Signed Sealed and Delivered at Kolkata by the Principals in the presence of:-

Witness:-

1. Arijit Bhattacharya
57/3 Puri Marg
P.O - Ghumti
KOL - 157

Hirakalpa Bhattacharya

SIGNATURE OF THE PRINCIPAL

2. Manoj Kumar Rudra
246/8 R.B.C Road
Kolkata - 28

GOKUL REALTORS

Arjit Paul Sumit Jaiswal
Riya Das

Partners

SIGNATURE OF THE ATTORNEY

Prepared By:-

Manash Bhattacharya
Manash Bhattacharya
BD/6, Deshbandhu Nagar
Kolkata-700059
L. No. DW. XI.45.
A.D.S.R. Cossipore Dum Dum

Composed by:-

Arjit Paul
Arjit Paul
100, S.S. Road, Dum Dum
Kolkata-700030.
A.D.S.R. Cossipore Dum Dum

PAGE NO.
SPECIMEN FROM FOR TEN FINGERPINTS

Signature of the
Executants/Presentants



Hirakula Bhada

Little	Ring	Middle	Fore	Thumb
	Left	Hand		
Thumb	Fore	Middle	Ring	Little
	Right	Hand		



Jai Lin Rudan

Little	Ring	Middle	Fore	Thumb
	Left	Hand		
Thumb	Fore	Middle	Ring	Little
	Right	Hand		



Samit Jaiswal

Little	Ring	Middle	Fore	Thumb
	Left	Hand		
Thumb	Fore	Middle	Ring	Little
	Right	Hand		

PAGE NO.
SPECIMEN FROM FOR TEN FINGERPINTS

Signature of the
Executants/Presentants



Sign Das

Little	Ring	Middle	Fore	Thumb	
	Left	Hand			
Thumb	Fore	Middle	Ring	Little	
	Right	Hand			
Little	Ring	Middle	Fore	Thumb	
	Left	Hand			
Thumb	Fore	Middle	Ring	Little	
	Right	Hand			
Little	Ring	Middle	Fore	Thumb	
	Left	Hand			
Thumb	Fore	Middle	Ring	Little	
	Right	Hand			



GOVERNMENT OF WEST BENGAL
OFFICE OF THE ADDITIONAL DISTRICT MAGISTRATE
AND
DISTRICT LAND AND LAND REFORMS OFFICER,
NORTH 24-PARGANAS, BARASAT.

No.L-13011(11)/346/2012-DL&LRO/124923

Date : 26.11.2015.

To
Sri Hirendra Bhadra
255, Nayapatty Road
Shyamnagar
Kolkata-700055.

Sub:- Conversion case no. W-25/2010 of ADM&DL&LRO, North 24-Parganas.

With reference to his/her prayer regarding the above subject, permission is hereby accorded to change the character/classification of land or for conversion of land shown in the schedule as noted on next page under section 4C of the West Bengal Land Reforms Act 1955 subject to the following terms and conditions.

That revenue as fixed from this end is to be paid by the applicant from the date of the order.

1. That the permission is without prejudice to any of the provision of chapter IIB of the West Bengal Land Reforms Act 1955.
2. That the permission is without prejudice to the Urban Land & Regulation Act 1976 (33 of 1973).
3. That the permission is without prejudice to the West Bengal Town & Country (Planning & Development) Act 1979 (W.B. XIII of 1976).
4. That the applicant / proprietor will apply to the Government for long term settlement of the land under usual terms and conditions on payment of rent and salami, if in future the land in question is found to be vested.

P.T.O.

Major Information of the Deed

Deed No.:	I-1506-07948/2024	Date of Registration	30/07/2024
Query No / Year	1506-8002036417/2024	Office where deed is registered	
Query Date	30/07/2024 10:38:07 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Ranjit Das Thana : Ghola, District : North 24-Parganas, WEST BENGAL, PIN - 700113, Mobile No. : 8910121422, Status :Others		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs. 5/-	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Stamp duty Paid (SD)	Rs. 100/- (Article:48(g))	Market Value	Rs. 2,63,12,015/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150607944/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
		Registration Fee Paid	Rs. 21/- (Article:E, E)

Land Details :

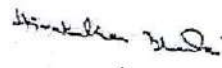
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Nayapatti Road, Mouza: Shyamnagar, , Ward No: 21, Holding No:255 Pin Code : 700055

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-115	LR-762	Bastu	Pukurpar	3 Katha 3 Chatak 9 Sq Ft	1/-	49,60,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	LR-116 (RS :-)	LR-762	Bastu	Pukur	8 Katha 10 Chatak 18 Sq Ft	1/-	1,34,07,501/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3	LR-117	LR-762	Bastu	Bastu	1 Katha 8 Chatak 17 Sq Ft	1/-	23,61,597/-	Property is on Road Adjacent to Metal Road, , Project Name :
L4	LR-118	LR-762	Bastu	Danga	3 Katha 6 Chatak 24 Sq Ft	1/-	52,82,917/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :						
	Grand Total :				27.6902Dec	4 /-	260,12,015 /-	
					27.6902Dec	4 /-	260,12,015 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	1000 Sq Ft.	1/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	1000 sq ft	1 /-	3,00,000 /-	

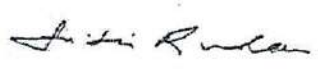
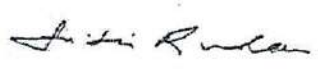
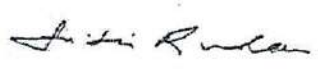
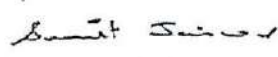
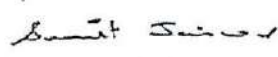
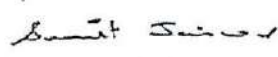
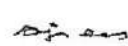
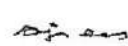
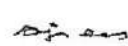
Principal Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name Mr HIRAKABHA BHADRA Son of Late Hirendra Bhadra Executed by: Self, Date of Execution: 30/07/2024 , Admitted by: Self, Date of Admission: 30/07/2024 ,Place : Office	Photo  30/07/2024	Finger Print  LTI 30/07/2024	Signature  30/07/2024
A15-6, Kalindi Housing Estate, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX3 , PAN No.: ADxxxxxx3A, Aadhaar No: 21xxxxxxxx4598, Status :Individual, Executed by: Self, Date of Execution: 30/07/2024 ,Admitted by: Self, Date of Admission: 30/07/2024 ,Place : Office				

Attorney Details :

SI No	Name, Address, Photo, Finger print and Signature
1	GOKUL REALTORS 3 Swami Vivekananda Road, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Date of Incorporation: XX-XX-2XX3 , PAN No.: ABxxxxxx9H, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr NITIN RUDANI (Presentant) Son of Mr Manohar Lal Rudani Date of Execution - 30/07/2024, , Admitted by: Self, Date of Admission: 30/07/2024, Place of Admission of Execution: Office </td> <td>  Jul 30 2024 10:58AM </td> <td>  Captured LTI 30/07/2024 </td> <td>  30/07/2024 </td> </tr> </tbody> </table> 246/8, Rishi Bankim Chandra Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: AMxxxxxx4M, Aadhaar No: 32xxxxxxxx1937 Status : Representative, Representative of : GOKUL REALTORS (as PARTNER)	Name	Photo	Finger Print	Signature	Mr NITIN RUDANI (Presentant) Son of Mr Manohar Lal Rudani Date of Execution - 30/07/2024, , Admitted by: Self, Date of Admission: 30/07/2024, Place of Admission of Execution: Office	 Jul 30 2024 10:58AM	 Captured LTI 30/07/2024	 30/07/2024
Name	Photo	Finger Print	Signature						
Mr NITIN RUDANI (Presentant) Son of Mr Manohar Lal Rudani Date of Execution - 30/07/2024, , Admitted by: Self, Date of Admission: 30/07/2024, Place of Admission of Execution: Office	 Jul 30 2024 10:58AM	 Captured LTI 30/07/2024	 30/07/2024						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SUMIT JAISWAL Son of Mr Vijay Kumar Jaiswal Date of Execution - 30/07/2024, , Admitted by: Self, Date of Admission: 30/07/2024, Place of Admission of Execution: Office </td> <td>  Jul 30 2024 10:59AM </td> <td>  Captured LTI 30/07/2024 </td> <td>  30/07/2024 </td> </tr> </tbody> </table> 17/1, Rishi Bankim Chandra Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: ALxxxxxx6N, Aadhaar No: 97xxxxxxxx1654 Status : Representative, Representative of : GOKUL REALTORS (as PARTNER)	Name	Photo	Finger Print	Signature	Mr SUMIT JAISWAL Son of Mr Vijay Kumar Jaiswal Date of Execution - 30/07/2024, , Admitted by: Self, Date of Admission: 30/07/2024, Place of Admission of Execution: Office	 Jul 30 2024 10:59AM	 Captured LTI 30/07/2024	 30/07/2024
Name	Photo	Finger Print	Signature						
Mr SUMIT JAISWAL Son of Mr Vijay Kumar Jaiswal Date of Execution - 30/07/2024, , Admitted by: Self, Date of Admission: 30/07/2024, Place of Admission of Execution: Office	 Jul 30 2024 10:59AM	 Captured LTI 30/07/2024	 30/07/2024						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr RAJA DAS Son of Mr Ajit Das Date of Execution - 30/07/2024, , Admitted by: Self, Date of Admission: 30/07/2024, Place of Admission of Execution: Office </td> <td>  Jul 30 2024 11:08AM </td> <td>  Captured LTI 30/07/2024 </td> <td>  30/07/2024 </td> </tr> </tbody> </table> 147, Purba Sinthee Bye Lane, City:- , P.O:- Ghughudanga, P.S:-Dum Dum, District:-North 24-Parganas West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: AHxxxxxx5D, Aadhaar No: 61xxxxxxxx8025 Status : Representative, Representative of : GOKUL REALTORS (as PARTNER)	Name	Photo	Finger Print	Signature	Mr RAJA DAS Son of Mr Ajit Das Date of Execution - 30/07/2024, , Admitted by: Self, Date of Admission: 30/07/2024, Place of Admission of Execution: Office	 Jul 30 2024 11:08AM	 Captured LTI 30/07/2024	 30/07/2024
Name	Photo	Finger Print	Signature						
Mr RAJA DAS Son of Mr Ajit Das Date of Execution - 30/07/2024, , Admitted by: Self, Date of Admission: 30/07/2024, Place of Admission of Execution: Office	 Jul 30 2024 11:08AM	 Captured LTI 30/07/2024	 30/07/2024						

Identifier Details :

Name	Photo	Finger Print	Signature
Madhu Das Son of Late Gourango Ch Das Sodepur Natagarh, City:- , P.O:- Natagarh, P.S:-Ghola, District:-North 24- Parganas, West Bengal, India, PIN:- 700113	 30/07/2024	 Captured 30/07/2024	 30/07/2024

Identifier Of Mr HIRAKABHA BHADRA, Mr NITIN RUDANI, Mr SUMIT JAISWAL, Mr RAJA DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr HIRAKABHA BHADRA	GOKUL REALTORS-5.28 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr HIRAKABHA BHADRA	GOKUL REALTORS-14.2725 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr HIRAKABHA BHADRA	GOKUL REALTORS-2.51396 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr HIRAKABHA BHADRA	GOKUL REALTORS-5.62375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr HIRAKABHA BHADRA	GOKUL REALTORS-1000.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Nayapatti Road, Mouza: Shyamnagar, , Ward No: 21, Holding No:255 Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 115, LR Khatian No:- 762	Owner:হীরেন্দ্র ভদ্র, Gurdian:মহেন্দ্র , Address:নিজ , Classification:পুকুরপাড়, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 116, LR Khatian No:- 762	Owner:হীরেন্দ্র ভদ্র, Gurdian:মহেন্দ্র , Address:নিজ , Classification:পুকুর, Area:0.14240000 Acre,	Mr HIRAKABHA BHADRA
L3	LR Plot No:- 117, LR Khatian No:- 762	Owner:হীরেন্দ্র ভদ্র, Gurdian:মহেন্দ্র , Address:নিজ , Classification:বাড়, Area:0.02460000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 118, LR Khatian No:- 762	Owner:হীরেন্দ্র ভদ্র, Gurdian:মহেন্দ্র , Address:নিজ , Classification:ডাঙ্গা, Area:0.05560000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150607948 / 2024

On 30-07-2024

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 10:50 hrs on 30-07-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr NITIN RUDANI ,

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 2,63,12,015/-

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

Execution is admitted on 30/07/2024 by Mr HIRAKABHA BHADRA, Son of Late Hirendra Bhadra, A15-6, Kalindi Housing Estate, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Others

Identified by Madhu Das, , , Son of Late Gourango Ch Das, Sodepur Natagarh, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Others

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

Execution is admitted on 30-07-2024 by Mr NITIN RUDANI, PARTNER, GOKUL REALTORS, 3 Swami Vivekananda Road, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Identified by Madhu Das, , , Son of Late Gourango Ch Das, Sodepur Natagarh, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Others

Execution is admitted on 30-07-2024 by Mr SUMIT JAISWAL, PARTNER, GOKUL REALTORS, 3 Swami Vivekananda Road, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Identified by Madhu Das, , , Son of Late Gourango Ch Das, Sodepur Natagarh, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Others

Execution is admitted on 30-07-2024 by Mr RAJA DAS, PARTNER, GOKUL REALTORS, 3 Swami Vivekananda Road, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Identified by Madhu Das, , , Son of Late Gourango Ch Das, Sodepur Natagarh, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by-caste Hindu, by profession Others

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 3326, Amount: Rs.100.00/-, Date of Purchase: 26/07/2024, Vendor name: Ranjita Paul

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

124
Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2024, Page from 235630 to 235653
Deed No 150607948 for the year 2024.



2

Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2024.07.30 14:39:57 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey) 30/07/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.