

17/12/2024

7-14800/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
13/12/24

AV 022704

31/12/2024

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

certified that the Document is admitted to Registration The Signature Sheet and the endorsement sheets attached to this document are the part of the document.

Additional Registrar of Assurances II Kolkata



13 DEC 2024

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

No. 265615

Name: SUPROTIM SAHA
ADVOCATE

Address: JUDGES COURT BARASAT

Rs.

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Arnal Kr. Saha
Licensed Stamp
Vendor

12/12/24



↑
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
13 DEC 2024

TO ALL TO WHOM THESE PRESENTS shall we, [1] **SRIMATI RITA CHAKRABORTY** [PAN BFLPC7558E] [AADHAAR 4588 4883 1694], wife of Late Ajit Chakraborty, by Occupation - Homemaker, residing at 17/4, Gorakshabasi Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal, [2] **SRIMATI INDIRA CHAKRABORTY** [PAN APEPC6687A] [AADHAAR 9306 8828 2102], wife of Sri Nilava Chakraborty and daughter of Late Ajit Chakraborty, by Occupation - Homemaker, residing at 319/57, Khudiram Colony, Post Office - Motijheel, under Police Station - Dum Dum, District North 24-Parganas, PIN - 700 074, State - West Bengal and [3] **SRI SOURAV CHAKRABORTY** [PAN ALEPC2703M] [AADHAAR 3795 5209 9198], son of Late Ajit Chakraborty, by Occupation - Service, residing at 17/4, Gorakshabasi Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal, all by Religion - Hindu, by Nationality - Indian, **SEND GREETINGS:**

WHEREAS we, said [1] **SRIMATI RITA CHAKRABORTY**, wife of Late Ajit Chakraborty, [2] **SRIMATI INDIRA CHAKRABORTY**, wife of Sri Nilava Chakraborty and daughter of Late Ajit Chakraborty and [3] **SRI SOURAV CHAKRABORTY**, son of Late Ajit Chakraborty, the **APPOINTERS/ PRINCIPALS** hereto absolutely seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of a plot of land measuring about **2 [two] Cottahs 12 [twelve] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** part of an **One Storied Brick Built Building** with **R. C. C. Roof** measuring about **192 [one hundred ninety two] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 160**, comprised in C. S. Dag Nos. 1110 and 1111 corresponding to **R. S. and L. R. Dag Nos. 3520 and 3521** appertaining to **Jamindar Khatian No. 246** corresponding to **R. S. Khatian No. 247** corresponding to **L. F. Khatian Nos. 7901, 7904 and 7922**, within the local limits of **Ward No. 25** of the **South Dum Dum Municipality**, having **Municipal Holding No. 392/1, Assessment No. 1202903248283, Locality/Street: Gorakshabasi Road, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, hereinafter referred to as the "**SAID PREMISES**".

AND WHEREAS we have entered into a **Development Agreement** on **13th** day of **December, 2014** with **REALCON DEVELOPERS [PAN ABGFR 1759J]**, a Partnership Firm, having its Office at **Jyoti Apartment, Teghoria Jhowtala Road, Post Office - Hariara, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 057, State - West Bengal**, represented by its **Partners**

namely [1] **SRI TAPAN SAHA [PAN BSKPS3435E] [AADHAAR 2668 6021 8948]**, son of Sri Prabir Saha, residing at DD-11/5, Baguiati Saha Para, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, [2] **SRI RAKESH SHAW [PAN CQBPS4645A] [AADHAAR 5082 7920 0237]**, son of Bharat Prasad Shaw, residing at 10/2, Chiner Park, Rajarhat Road, Hatiara, Post Office - Hatiara, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 157, State - West Bengal, [3] **SRI NAGENDRA SHAW [PAN CMPPS1445C] [AADHAAR 6575 9685 5326]**, son of Ramji Prasad Shaw, residing at Shibalaya Purbachal, Lokenath Mandir, Tegharia, Rajarhat Gopalpur, Hatiara, Post Office - Hatiara, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 157, State - West Bengal, [4] **SRI PANKAJ SHAW [PAN BBBPS5918L] [AADHAAR 7293 8151 0314]**, son of Ramji Prasad Shaw, residing at Purbachal, Jhowtala, Lokenath Mandir, Tegharia, Rajarhat Gopalpur, Hatiara, Post Office - Hatiara, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 157, State - West Bengal, and [5] **SRI NIRMAL LAL SETH [PAN APMP3747K] [AADHAAR 2057 9979 5839]**, son of Guru Charan Seth, residing at Central Jail More, 17/2, Rishi Bankim Chandra Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal, all by Religion - Hindu, by Occupation - Business, by Nationality - Indian, to develop the aforesaid Premises under some terms and conditions mentioned therein which duly registered with the **Office of the Additional Registrar of Assurance - II** at **Kolkata** and recorded into Book No. I, Being No. **14786** for the year **2024**;

AND WHEREAS we are busy with our own day to day business respectively at the same time having no contemplation to construct new building on the land comprised in the SAID PREMISES as per plan to be sanctioned by the local Authority of the above facts it is not possible for us to look after and manage the whole affairs including construction and of the new proposed building in the SAID PREMISES hence we, do hereby pleased to nominate, constitute and appoint said **REALCON DEVELOPERS [PAN ABGFR1759J]**, a Partnership Firm, having its Office at Jyoti Apartment, Teghoria Jhowtala Road, Post Office - Hatiara, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 157, State - West Bengal, represented by its **Partners** namely [1] **SRI TAPAN SAHA [PAN BSKPS3435E] [AADHAAR 2668 6021 8948]**, son of Sri Prabir Saha, residing at DD-11/5, Baguiati Saha Para, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, [2] **SRI RAKESH SHAW [PAN CQBPS4645A] [AADHAAR 5082 7920 0237]**, son of Bharat Prasad Shaw, residing at 10/2, Chiner Park, Rajarhat Road, Hatiara, Post Office - Hatiara, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 157,

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State - West Bengal, [3] **SRI NAGENDRA SHAW [PAN CMPPS1445C] [AADHAAR 6575 9685 5326]**, son of Ramji Prasad Shaw, residing at Shibalaya Purbachal, Lokenath Mandir, Tegharia, Rajarhat Gopalpur, Hatiara, Post Office - Hatiara, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 157, State - West Bengal, [4] **SRI PANKAJ SHAW [PAN BBBPS5918L] [AADHAAR 7293 8151 0314]**, son of Ramji Prasad Shaw, residing at Purbachal, Jhowtala, Lokenath Mandir, Tegharia, Rajarhat Gopalpur, Hatiara, Post Office - Hatiara, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 157, State - West Bengal, and [5] **SRI NIRMAL LAL SETH [PAN APMPS3747K] [AADHAAR 2057 9979 5839]**, son of Guru Charan Seth, residing at Central Jail More, 17/2, Rishi Bankim Chandra Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal, all by Religion - Hindu, by Occupation - Business, by Nationality - Indian, to be our true and lawful **ATTORNEY** to act for us in our names and on our behalf and for the sake of brevity hereinafter referred to as the **ATTORNEY**.

NOW KNOW YE AND THESE PRESENTS WITNESSETH we, said [1] **SRIMATI RITA CHAKRABORTY**, wife of Late Ajit Chakraborty, [2] **SRIMATI INDIRA CHAKRABORTY**, wife of Sri Nilava Chakraborty and daughter of Late Ajit Chakraborty and [3] **SRI SOURAV CHAKRABORTY**, son of Late Ajit Chakraborty, do hereby nominate, constitute and appoint said **REALCON DEVELOPERS [PAN ABGFR1759J]**, a Partnership Firm, having its Office at Jyoti Apartment, Teghoria Jhowtala Road, Post Office - Hatiara, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 157, State - West Bengal, represented by its **Partners** namely [1] **SRI TAPAN SAHA [PAN BSKPS3435E] [AADHAAR 2668 6021 8948]**, son of Sri Prabir Saha, residing at DD-11/5, Baguiati Saha Para, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, [2] **SRI RAKESH SHAW [PAN CQBPS4645A] [AADHAAR 5082 7920 0237]**, son of Bharat Prasad Shaw, residing at 10/2, Chiner Park, Rajarhat Road, Hatiara, Post Office - Hatiara, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 157, State - West Bengal, [3] **SRI NAGENDRA SHAW [PAN CMPPS1445C] [AADHAAR 6575 9685 5326]**, son of Ramji Prasad Shaw, residing at Shibalaya Purbachal, Lokenath Mandir, Tegharia, Rajarhat Gopalpur, Hatiara, Post Office - Hatiara, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 157, State - West Bengal, [4] **SRI PANKAJ SHAW [PAN BBBPS5918L] [AADHAAR 7293 8151 0314]**, son of Ramji Prasad Shaw, residing at Purbachal, Jhowtala, Lokenath Mandir, Tegharia, Rajarhat Gopalpur, Hatiara, Post Office - Hatiara, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 157, State - West Bengal, and [5] **SRI NIRMAL LAL SETH [PAN APMPS3747K] [AADHAAR 2057 9979 5839]**, son of Guru Charan Seth, residing at Central

Jail More, 17/2, Rishi Bankim Chandra Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal, all by Religion - Hindu, by Occupation - Business, by Nationality - Indian, to be our lawful ATTORNEY for us in our names and on our behalf to do all or any of the acts, deeds, matters and things whatsoever relating to the SAID PREMISES jointly and/or severally hereinafter mentioned that is to say: -

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.
2. To appear and represent us before the any authority and authorities including the South DumDum Municipality, The Calcutta Metropolitan Development Authority, Fire Brigade, West Bengal Police, 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 and take delivery of title deed concerning the said Premises and also other papers and documents as may be required by the authorities.
4. To receive the excess amount of fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plan to any authority or authorities.
5. To develop the said Premises making construction of building thereon as per plan which to be approved and sanctioned by the South DumDum Municipality and for that purpose to demolish and/or remove existing house building and/or structure if any whatsoever in nature on the premises.
6. 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 purposes 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.

7. To use, shift, or re-adjust the existing electricity connection in the said Premises in such manner, as the said ATTORNEY may deem fit and proper.
8. 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 licence 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.
9. To appear and represent us before all authorities including those under the South DumDum Municipality for fixation and/or finalization of annual valuation of the said Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said ATTORNEY may deem fit and proper.
10. 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.
11. To sign, execute and submit and take delivery of site plan, building plan, application of phase II 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 South DumDum Municipality in respect of my property more specifically mentioned in the schedule written hereunder;
12. To enter into any agreement for sale with intending buyer/buyers against my Attorneys' allocated portion 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.
13. To enter into all Agreement for sale with the prospective Purchaser/s save and except Owners' allocation in the said building to be constructed upon the said Premises and to receive all consideration money or earnest money or deposits in respect of any 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 said ATTORNEY and to sign, give and grant sufficient and effectual receipts and discharge for the same as our said ATTORNEY shall think fit and proper.

14. 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 deed of agreement for Development of the said Premises.
15. 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 save and except the Owner's allocation as stated in the said Development Agreement.
16. To execute Deeds of Conveyance, Deeds of Gift and Declaration for Amalgamation in respect of the said property or any part thereof or any portion of the proposed building save and except Owners' allocation as stated in the said Development Agreement.
17. 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 save and except Owners' allocation as stated in the said Development Agreement.
18. To execute conveyance or conveyances in our names on our behalf to do all acts and deeds in favour of the intending purchaser and to present the said conveyance for registration before the competent registering authority save and except Owners' allocation as stated in the said Development Agreement.
19. To instruct the Advocate/Lawyer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and/or selling the schedule mentioned property.
20. To execute and/or negotiate and/or entering into any agreement for selling the schedule-mentioned property in the name of the Attorney as and on our behalf save and except Owners' allocation as stated in the said Development Agreement.
21. To execute and sign any deeds, agreements, memo of understanding with a view to sale of schedule mentioned property in its own name and on our

behalf save and except Owners' allocation as stated in the said Development Agreement.

22. 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.
23. To affix sign board or install any Hoarding on the said Premises in the name of the ATTORNEY.
24. To advertise in the newspapers for obtaining Purchaser for selling the flat/commercial and car parking space in the proposed building.
25. To receive compensation becoming receivable in respect of any acquisition and/or requisition of the said constructed building save and except any allocation or any part there of subject to the conditions stipulated in the deed of agreement for Development.
26. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of us or it be instituted preferred by or against any person or persons in respect of the said Premises and also to present and prosecute writ application in respect thereof.
27. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications therefor.
28. 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 our ATTORNEY or agents in relation to all matters touching our said Premises and building, as we could do if we could personally represent notwithstanding the Power of Attorney, in that particular behalf as contained in these presents.

AND we, 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 Power 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 agreement under some terms and conditions mentioned therein which duly registered with the Office of the Additional District Sub-Registrar at Cossipore DumDum, and this Power of Attorney is revocable in nature.

**THE FIRST SCHEDULE ABOVE REFERRED TO
[LANDED PROPERTY]**

ALL THAT piece or parcel of a plot of land measuring about **2 [two] Cottahs 12 [twelve] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** part of an **One Storied Brick Built Building** with **R. C. C. Roof** measuring about **192 [one hundred ninety two] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 160,** comprised in C. S. Dag Nos. 1110 and 1111 corresponding to **R. S. and L. R. Dag Nos. 3520 and 3521** appertaining to **Jamindar Khatian No. 246** corresponding to **R. S. Khatian No. 247** corresponding to **L. R. Khatian Nos. 7901, 7904 and 7922,** within the local limits of **Ward No. 25** of the **South Dum Dum Municipality,** having **Municipal Holding No. 392/1, Assessment No. 1202903248283, Locality/Street: Gorakshabasi Road, Post Office - Dum Dum,** within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal,** which is butted and bounded as follows:

ON THE NORTH : LOT - "C" & PORTION OF PROPERTY OF LANDOWNERS;
ON THE SOUTH : SIXTEEN FEET WIDE GORAKSHBASI ROAD;
ON THE EAST : LAND OF SOURAV CHAKRABORTY;
ON THE WEST : LOT - "A";

**THE SECOND SCHEDULE ABOVE REFERRED TO
[LANDOWNERS' ALLOCATION]**

ALL THAT the **Landowners** herein shall be jointly entitled to get **50% [fifty percent] Constructed Area up-to proposed G + V storied building** which will be provided in the manner appearing hereunder as per sanctioned plan by the **South Dum Dum Municipality TOGETHER WITH** undivided undemarcated proportionate share in the land of the premises and common areas, facilities and amenities of the said building:

- ❖ **Ground Floor : 50% [fifty percent];**
- ❖ **First Floor : Entire Floor;**
- ❖ **Second Floor : NIL;**
- ❖ **Third Floor : Entire Floor;**
- ❖ **Fourth Floor : NIL;**
- ❖ **Fifth Floor : 50% [fifty percent];**

That, if the Developer manages to construct any additional floor or floors upon the proposed G + V storied building, in that event the Landowners shall be jointly entitled to get **35% [thirty five percent] Constructed Area** of additional floor or floors upon proposed G + V storied building, as additional allocation and the residual **65% [seventy percent] Constructed Area** of additional floor or floors upon proposed G + V storied building shall be treated as Developer's Allocation;

**THE THIRD SCHEDULE ABOVE REFERRED TO
[DEVELOPER'S ALLOCATION]**

ALL THAT remaining portion of the constructed area in the multi-storied building after providing the Landowners' allocation to the Landowners as stated in the Second Schedule written hereinabove is to be allotted to the Developer as developer's allocation specifically mention hereunder in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the area to be allocated to the Developer:

- ❖ **Ground Floor : 50% [fifty percent];**
- ❖ **First Floor : NIL;**
- ❖ **Second Floor : Entire Floor;**
- ❖ **Third Floor : NIL;**
- ❖ **Fourth Floor : Entire Floor;**
- ❖ **Fifth Floor : 50% [fifty percent];**

IN WITNESS WHEREOF we have hereunto set subscribed and affixed our hands and seals on this the ~~13th~~ day of December, 2024 [Two Thousand Twenty Four].

SIGNED SEALED AND DELIVERED
At Kolkata, in the presence of:

1. Debajish Saha
85, A. Sen Road
Kolkata - 700098

2. Uma Ghosh
Rajashree
Kat - 135

Rita Chakraborty

Indira Chakraborty

Sourav Chakraborty

SIGNATURE OF PRINCIPALS

REALCON DEVELOPERS

Tapan Saha.
Partners

REALCON DEVELOPERS

Rakesh Saha
Partners

REALCON DEVELOPERS

Ashu
Partners

REALCON DEVELOPERS

Pankaj Saha
Partners

REALCON DEVELOPERS

N. K. Gupta
Partners

SIGNATURE OF ATTORNEY

Drafted by and prepared in my office

Suprotim Saha
SUPROTIM SAHA,
Advocate, [W.B. 134/1990,
Judges' Court Barasat]
MONOLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.

SPECIMEN FOR TEN FINGER PRINTS

SIGNATURE OF THE EXECUTANT/PRESENTANT



Rita Chakraborty

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



Indira Chakraborty

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



Souvik Chakraborty

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				

SPECIMEN FOR TEN FINGER PRINTS

SIGNATURE OF THE EXECUTANT/PRESENTANT



Tapan Jaiswal

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



Rakesh Shaw

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



Nagendra Shrivastava

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				

SPECIMEN FOR TEN FINGER PRINTS

SIGNATURE OF THE EXECUTANT/PRESENTANT























Pratik S. Patil
Pratik S. Patil



M. L. Patil

PHOTO

				
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]				

Major Information of the Deed

No :	I-1902-14800/2024	
No / Year	1902-8003172206/2024	Date of Registration
Date	13/12/2024 5:39:27 PM	13/12/2024
Applicant Name, Address Other Details	Suprotim Saha Thana : Bagurati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. 9051231192 Status Advocate	Office where deed is registered
		A.R.A. - II KOLKATA, District: Kolkata
Transaction	Development Power of Attorney after Registered	
Development Agreement	Additional Transaction	
Market Value	Market Value	
Duty Paid(SD)	Rs. 45,44,001/-	
100/- (Article 48(g))	Registration Fee Paid	
Remarks	Rs. 73/- (Article.E, M(a).) Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 190214786/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gorakshabasi Road, Mouza: Bagurati, Pin Code : 700028







Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1 LR-3520	LR-7901	Bastu	Pukur	2 Chatak	1/-	2,00,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
2 LR-3520	LR-7904	Bastu	Pukur	2 Chatak	1/-	2,00,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
3 LR-3520	LR-7922	Bastu	Pukur	2 Chatak	1/-	2,00,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
4 LR-3521	LR-7901	Bastu	Bastu	12 Chatak 30 Sq Ft	1/-	12,66,667/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
5 LR-3521	LR-7904	Bastu	Bastu	12 Chatak 30 Sq Ft	1/-	12,66,667/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :

3521	LR-7922	Bastu	Bastu	12 Chatak 30 Sq Ft	1/-	12,66,667/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, Project Name
TOTAL :				4.5375Dec	6 /-	44,00,001 /-	
Grand Total :				4.5375Dec	6 /-	44,00,001 /-	

Structure Details :

Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1, L2, L3, L4, L5, L6	192 Sq Ft.	1/-	1,44,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 192 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca. Extent of Completion: Complete				
Total :	192 sq ft	1 /-	1,44,000 /-	

Principal Details :

Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
Smt Rita Chakraborty Wife of Late Ajit Chakraborty Executed by: Self, Date of Execution: 13/12/2024 Admitted by: Self, Date of Admission: 13/12/2024, Place : Office	 <small>13/12/2024</small>	 <small>LTI</small> <small>13/12/2024</small>	 <small>13/12/2024</small>
17/4, Gorakshabasi Road, City:- , P.O:- DumDum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.:: bfxxxxxx8e, Aadhaar No: 45xxxxxxxx1694, Status : Individual, Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt Indira Chakraborty Wife of Nilava Chakraborty Executed by: Self, Date of Execution: 13/12/2024 Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office	 <small>13/12/2024</small>	 <small>LTI</small> <small>13/12/2024</small>	 <small>13/12/2024</small>
319/57, Khudiram Colony, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX5 , PAN No.:: apxxxxxx7a, Aadhaar No: 93xxxxxxxx2102, Status : Individual, Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office			



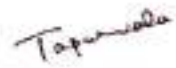


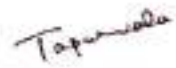


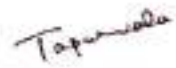
Name	Photo	Finger Print	Signature
Shri Sourav Chakraborty Son of Late Ajit Chakraborty Executed by: Self, Date of Execution: 13/12/2024 Admitted by: Self, Date of Admission: 13/12/2024, Place of Admission: Office	 <small>13/12/2024</small>	 Captured <small>LTI 13/12/2024</small>	 <small>13/12/2024</small>



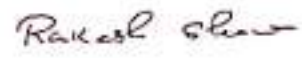
DD-17/4, Gorakshabasi Road, City:- , P.O:- DumDum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth: XX-XX-1XX0 , PAN No.: alxxxxxx3m, Aadhaar No: 37xxxxxxxx9198, Status: Individual, Executed by: Self, Date of Execution: 13/12/2024, Admitted by: Self, Date of Admission: 13/12/2024, Place : Office

Trustee Details :



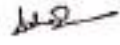
Name, Address, Photo, Finger print and Signature
Realcon Developers Jyoti Apartment, Teghoria, Jhowtala Road, City:- , P.O:- Hatlira, P.S -Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Date of Incorporation: XX-XX-2XX2 , PAN No.: abxxxxxx9j, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature								
<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Tapan Saha (Presentant) Son of Shri Prabir Saha Date of Execution - 13/12/2024, , Admitted by: Self, Date of Admission: 13/12/2024, Place of Admission of Execution: Office </td> <td>  <small>Dec 13 2024 6:01PM</small> </td> <td>  Captured <small>LTI 13/12/2024</small> </td> <td>  <small>13/12/2024</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Tapan Saha (Presentant) Son of Shri Prabir Saha Date of Execution - 13/12/2024, , Admitted by: Self, Date of Admission: 13/12/2024, Place of Admission of Execution: Office	 <small>Dec 13 2024 6:01PM</small>	 Captured <small>LTI 13/12/2024</small>	 <small>13/12/2024</small>
Name	Photo	Finger Print	Signature					
Shri Tapan Saha (Presentant) Son of Shri Prabir Saha Date of Execution - 13/12/2024, , Admitted by: Self, Date of Admission: 13/12/2024, Place of Admission of Execution: Office	 <small>Dec 13 2024 6:01PM</small>	 Captured <small>LTI 13/12/2024</small>	 <small>13/12/2024</small>					
DD-11/5, Saha Para, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX3 , PAN No.: BSxxxxxx5E, Aadhaar No: 26xxxxxxxx8948 Status : Representative, Representative of : Realcon Developers (as Partner)								

Name	Photo	Finger Print	Signature
Shri Rakesh Shaw Son of Bharat Prasad Shaw Date of Execution - 13/12/2024, , Admitted by: Self, Date of Admission: 13/12/2024, Place of Admission of Execution: Office	 <small>Dec 13 2024 6:02PM</small>	 Captured <small>LTI 13/12/2024</small>	 <small>13/12/2024</small>




18/2, Chiner Park, Rajarhat Road, Hatiara, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: CQxxxxxx5A, Aadhaar No: 50xxxxxxxx0237 Status: Representative, Representative of: Realcon Developers (as Partner)

Name	Photo	Finger Print	Signature
Shri Nagendra Shaw Son of Ramji Prasad Shaw Date of Execution - 13/12/2024, , Admitted by: Self, Date of Admission: 13/12/2024, Place of Admission of Execution: Office		 Captured	
Dec 13 2024 6:03PM	LTI 13/12/2024	13/12/2024	

Shibalaya Purbachal, Lokenath Mandir, Tegharia, Rajarhat Gopalpur, Hatiara, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: CMxxxxxx5C, Aadhaar No: 65xxxxxxxx5326 Status: Representative, Representative of: Realcon Developers (as Partner)

Name	Photo	Finger Print	Signature
Shri Pankaj Shaw Son of Ramji Prasad Shaw Date of Execution - 13/12/2024, , Admitted by: Self, Date of Admission: 13/12/2024, Place of Admission of Execution: Office		 Captured	
Dec 13 2024 6:04PM	LTI 13/12/2024	13/12/2024	

Purbachal Jhowtala, Lokenath Mandir, Tegharia, Rajarhat Gopalpur, Hatiara, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: BBxxxxxx8L, Aadhaar No: 72xxxxxxxx0314 Status: Representative, Representative of: Realcon Developers (as Partner)

Name	Photo	Finger Print	Signature
Shri Nirmal Lal Seth Son of Guru Charan Seth Date of Execution - 13/12/2024, , Admitted by: Self, Date of Admission: 13/12/2024, Place of Admission of Execution: Office		 Captured	
Dec 13 2024 6:05PM	LTI 13/12/2024	13/12/2024	

Central Jail More, 17/2, Rishi Bankim Chandra Road, City:- , P.O:- DumDum, 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.: APxxxxxx7K, Aadhaar No: 20xxxxxxxx5839 Status: Representative, Representative of: Realcon Developers (as Partner)

Transfer Details :

Smt. Indira Ghosh
 Smt. Raju Ghosh
 Kalyanpur, City - P.O. - Rajarhat, P.S. -
 West District - North 24-Parganas,
 West Bengal, India. PIN - 700135

Photo	Finger Print	Signature
	 Captured	
13/12/2024	13/12/2024	13/12/2024

Witnesses: Smt Rita Chakraborty, Smt Indira Chakraborty, Shri Sourav Chakraborty, Shri Tapan Saha, Shri Rakesh
 Shri Nagendra Shaw, Shri Pankaj Shaw, Shri Nirmal Lal Seth

Transfer of property for L1

No	From	To. with area (Name-Area)
	Smt Rita Chakraborty	Realcon Developers-0.06875 Dec
	Smt Indira Chakraborty	Realcon Developers-0.06875 Dec
	Shri Sourav Chakraborty	Realcon Developers-0.06875 Dec

Transfer of property for L2

No	From	To. with area (Name-Area)
	Smt Rita Chakraborty	Realcon Developers-0.06875 Dec
	Smt Indira Chakraborty	Realcon Developers-0.06875 Dec
	Shri Sourav Chakraborty	Realcon Developers-0.06875 Dec

Transfer of property for L3

No	From	To. with area (Name-Area)
	Smt Rita Chakraborty	Realcon Developers-0.06875 Dec
	Smt Indira Chakraborty	Realcon Developers-0.06875 Dec
	Shri Sourav Chakraborty	Realcon Developers-0.06875 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
	Smt Rita Chakraborty	Realcon Developers-0.435417 Dec
	Smt Indira Chakraborty	Realcon Developers-0.435417 Dec
	Shri Sourav Chakraborty	Realcon Developers-0.435417 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Smt Rita Chakraborty	Realcon Developers-0.435417 Dec
2	Smt Indira Chakraborty	Realcon Developers-0.435417 Dec
3	Shri Sourav Chakraborty	Realcon Developers-0.435417 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Smt Rita Chakraborty	Realcon Developers-0.435417 Dec
2	Smt Indira Chakraborty	Realcon Developers-0.435417 Dec
3	Shri Sourav Chakraborty	Realcon Developers-0.435417 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Rita Chakraborty	Realcon Developers-64.00000000 Sq Ft
2	Smt Indira Chakraborty	Realcon Developers-64.00000000 Sq Ft
3	Shri Sourav Chakraborty	Realcon Developers-64.00000000 Sq Ft

Details as per Land Record

North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road. Gorakshabasi Road, Mouza
 Pin Code : 700028

Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
LR Plot No.- 3520, LR Khatian No.- 7901	Owner:শেখা হোসেনী, Gurdian:অমিত হোসেনী, Address:বিলু, Classification:পুষ্ক, Area 0.01350000 Acre,	Owner Name not selected by applicant.
LR Plot No.- 3520, LR Khatian No.- 7904	Owner:শীলা হোসেনী, Gurdian:অমিত হোসেনী, Address:বিলু, Classification:পুষ্ক, Area:0.00880000 Acre,	Owner Name not selected by applicant.
LR Plot No.- 3520, LR Khatian No.- 7922	Owner:ইশিকা হোসেনী, Gurdian:শীলা হোসেনী, Address:বিলু, Classification:পুষ্ক, Area:0.00880000 Acre,	Owner Name not selected by applicant.
LR Plot No.- 3521, LR Khatian No.- 7901	Owner:শেখা হোসেনী, Gurdian:অমিত হোসেনী, Address:বিলু, Classification:পুষ্ক, Area 0.01050000 Acre,	Owner Name not selected by applicant.
LR Plot No.- 3521, LR Khatian No.- 7904	Owner:শীলা হোসেনী, Gurdian:অমিত হোসেনী, Address:বিলু, Classification:পুষ্ক, Area:0.00190000 Acre,	Owner Name not selected by applicant.
LR Plot No.- 3521, LR Khatian No.- 7922	Owner:ইশিকা হোসেনী, Gurdian:শীলা হোসেনী, Address:বিলু, Classification:পুষ্ক, Area:0.00190000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190214800 / 2024

2024

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

Under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
Stamp Act 1899.

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

for registration at 17:54 hrs on 13-12-2024, at the Office of the A.R.A. - II KOLKATA by Shri Tapan Saha .

of Market Value(WB PUVI rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs
01/-

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

is admitted on 13/12/2024 by 1. Smt Rita Chakraborty, Wife of Late Ajit Chakraborty, 17/4, Gorakshabasi
P.O. DumDum, Thana Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu,
profession House wife, 2. Smt Indira Chakraborty, Wife of Nilava Chakraborty, 319/57, Khudiram Colony, P.O:
eel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by
profession House wife, 3. Shri Sourav Chakraborty, Son of Late Ajit Chakraborty, 17/4, Gorakshabasi Road, P.O:
Dum, Thana. Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by
profession Service

ified by Smt Uma Ghosh, , Mr Raju Ghosh, Jagadishpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas,
T BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

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

is admitted on 13-12-2024 by Shri Tapan Saha, Partner, Realcon Developers, Jyoti Apartment, Teghoria,
Jhowtala Road, City:- , P.O.- Hatiara, P.S.-Baguiati, District-North 24-Parganas, West Bengal, India, PIN.- 700157

ified by Smt Uma Ghosh, , Mr Raju Ghosh, Jagadishpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas,
EST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

Execution is admitted on 13-12-2024 by Shri Rakesh Shaw, Partner, Realcon Developers, Jyoti Apartment, Teghoria,
Jhowtala Road, City:- , P.O:- Hatiara, P.S.-Baguiati, District-North 24-Parganas, West Bengal, India, PIN:- 700157

ified by Smt Uma Ghosh, , Mr Raju Ghosh, Jagadishpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas,
EST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

Execution is admitted on 13-12-2024 by Shri Nagendra Shaw, Partner, Realcon Developers, Jyoti Apartment,
Teghoria, Jhowtala Road, City:- , P.O.- Hatiara, P.S.-Baguiati, District-North 24-Parganas, West Bengal, India, PIN:-
700157

identified by Smt Uma Ghosh, , Mr Raju Ghosh, Jagadishpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas,
WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

Execution is admitted on 13-12-2024 by Shri Pankaj Shaw, Partner, Realcon Developers, Jyoti Apartment, Teghoria,
Jhowtala Road, City:- , P.O.- Hatiara, P.S.-Baguiati, District-North 24-Parganas, West Bengal, India, PIN:- 700157

identified by Smt Uma Ghosh, , Mr Raju Ghosh, Jagadishpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas,
WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

Execution is admitted on 13-12-2024 by Shri Nirmal Lal Seth, Partner, Realcon Developers, Jyoti Apartment,
Teghoria, Jhowtala Road, City:- , P.O.- Hatiara, P.S.-Baguiati, District-North 24-Parganas, West Bengal, India, PIN:-
700157

Identified by Smt Uma Ghosh, , Mr Raju Ghosh, Jagadishpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas,
WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) =
Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Stamp Duty

Required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Stamp

Stamp Impressed, Serial no 265615, Amount: Rs.100.00/-, Date of Purchase: 12/12/2024, Vendor name: A K

Sat

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 771444 to 771469

being No 190214800 for the year 2024.



2024

Digitally signed by SATYAJIT BISWAS
Date: 2024.12.18 12:04:40 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 18/12/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.