

14540/2025

2-12803/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
07/11/25
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 this Document

Additional Registrar
of Assurances II Kolkata

8/30/06/12/2025

AW 567245

27 NOV 2025



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

KNOWN ALL MEN BY THESE PERSENTS WE, [1] SMT. SUKLA
SEN [PAN EFJPS0503C], Aadhaar Card No. 4418 4819. 2958, Voter Card
No. XVM2249084, W/o. Late Samar Prasad Sen, by occupation - House-hold
work, residing at 30, Main Road East, P.O. & P.S.- New Barrackpore, District

Page Contd. 1 to 13

নম্বর :

সদ ও তারিখ :

ক্রেতার নাম :

চিকান :

মূল্য :

ডেপার :

বাক্সসিটি সিটি

জেলা : উত্তর ২৪ পরগণা

এরিন তার : 16 OCT 20 23

মোট টাকাসহ বরাদ্দ : Rs120 0000

টেকসী বামাসাত

ডেপার : এমি স্মার্ট বোর্ড

7



Pradip Debnath
S/o. Mr. Madhab Debnath
Barasat Cant
P.O. & P.S. - Barasat
Kal-700124
OCC- Law Clerk

North 24 Parganas, Kolkata- 700131, [2] **SRI SOUMEN SEN [PAN BOTPS2669H]**, Aadhaar Card No. 4288 6645 8837, Voter Card No. KNH2944742, S/o. Late Deboprosad Sen, by occupation - Service, residing at SP-295, Near A.K. Ghosh High School, Jodhepur Garden, P.S. Lake Gardens, Kolkata- 700045, [3] **SMT. RAMA GUPTA [PAN BGCPG0553M]**, Aadhaar Card No. 5815 1735 6312, Voter Card No. WB/18/113/414755, D/o. Late Dharendra Mohan Sen, by occupation - House-hold work, residing at 179, Bacharam Chatterjee Road, Sarsuna, District South 24 Parganas, Kolkata- 700061, and [4] **SMT. BANDANA DAS GUPTA [PAN BRNPD1748K]**, Aadhaar Card No. 8554 4915 9732, Voter Card No. WB/27/182/069406, D/o. Late Dharendra Mohan Sen, by occupation - House-hold work, residing at Surerpukur Bye Lane, Chandannagar, District Hooghly, Pin- 712136, all are by faith -Hindu, all are by Nationality- Indian, hereinafter jointly called and referred to as **OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deem to mean and include his/her/their legal heirs, representatives and assigns) of the **PRINCIPAL SEND GREETINGS.**

WHEREAS the New Barrackpore Co-operative Colony Society Limited, subsequently renamed as the New Barrackpore Co-operative Homes Limited was the absolute owner in respect of the Schedule property specifically mentioned and described in the first schedule hereunder written.

AND WHEREAS on the basis of the West Bengal Land Development



and Planning Act (IV) 1948 which was notified in the Calcutta Gazette Notification No. 23787, Pages 3908 to 3909, the State Government have acquired a huge amount of land and on the basis of an Agreement made in the year 1953 between the State Govt. and the New Barrackpore Co-operative Homes Ltd. the State Govt. have allowed the New Barrackpore Co-operative Homes Ltd. to distribute some plots of land in favour of the actual genuine displaced persons who came from East Bengal.

AND WHEREAS Dhirendra Mohan Sen Sarma @ Dhirendra Mohan Sen, son of Late Lalit Mohan Sen Sarma, was the actual displaced person from East Bengal and he was allotted 05(five) Kathas of land lying and situated at Mouza- Aharampore, J.L. No. 35, R.S. No. 98, Touzi No. 169, Malek Khatian No. 76, Dag No. 117 & 118 by the then New Barrackpore Co-operative Homes Ltd. On 29th day of March, 1952 and since then he was enjoying the same free from all encumbrances and attachments after raising necessary constructions on the said plot of land.

AND WHEREAS according to the resolution of the special general meeting dated 2nd December, 1956, Sri Haripada Biswas, son of Late Dharanidhar Biswas was the Chairman of New Barrackpore Co-operative Homes Ltd. has transferred the schedule property on 24th day of July, 1962 in favour of Sri Birendra Mohan Sen Sarma, son of Late Lalit Mohan Sen Sarma, by virtue of a registered Deed of Sale from the office of the Sub-Register, Barrackpore, recorded



in Book No. I, Volume No. 17, Pages from 97 to 100, being Deed No. 3008 for the year 1962.

AND WHEREAS after purchasing the property from the rightful owner he was enjoying the same free from all encumbrances and attachments after raising constructions on the said plot of land and after mutating his name in the records of the New Barrackpore Municipality as well as the records of the settlement records of rights.

AND WHEREAS while was in peaceful possession and enjoyment in his above plot of land said Dhirendra Mohan Sen Sarma @ Dhirendra Mohan Sen had died intestate in the year 1968 leaving behind his two sons namely Deboprasad Sen and Samar Prasad Sen and two daughters namely Rama Gupta and Bandana Dasgupta, who inherited the 1/4th share of the property of their father Dhirendra Mohan Sen Sarma @ Dhirendra Mohan Sen according to Hindu succession Act. 1956 and after acquiring the aforesaid property they peacefully enjoyed and possessed over the same without any interruption and the said property is free from all encumbrances. Be it mentioned here that the wife of said Dhirendra Mohan Sen Sarma @ Dhirendra Mohan Sen namely Renukana Sen died long before ago, During their peaceful possession and enjoyment said Deboprasad Sen died intested on 29.01.2000 living behind his wife namely Anita Sen and only son namely Soumen Sen, the owner No. 2, herein, as his only legal heirs and successors according to Hindu Succession Act



1956. be it mentioned here that said Anita Sen also died on 02.04.2012. And Samar Prasad Sen also died on 15.02.2023 leaving behind his wife namely Sukla Sen the present Owner No. 1 herein, as his only legal heirs and successors according to hindu succession Act. 1956.

AND WHEREAS in the aforesaid manner said Soumen Sen, Sukla Sen, Rama Gupta and Bandhna Dasgupta, the present owners herein became the absolute owner in respect of land measuring about 8.25 satak equivalent to 5(five) kathas be the same a little more or less alongwith structure lying situated at Mouza- Aharampore, J.L. No. 35, R.S. No. 98, Touzi No. 169, Malek Khatian No. 76, and also recorded their names in the L.R. & R.O.R. under Khatian No. 2609 (in the name of Soumen Sen), Khatian No. 2608 (in the name of Sukla Sen), Khatian No. 2606 (in the name of Rama Gupta) and Khatian No. 2607 (in the name of Bandana Das Gupta) comprising in Dag Nos. 117 & 118, L.R. Dag No. 774, within the limit of by the then New Barrackpore Minicipality, Ward No. 1 being holding No. 29, Main Road East, under police Station New Barrackpore, District North 24 parganas, morefully described in the fiirst schedule written hereunder and after acquiring the above mentioned land the present owners recorded their names before the Govt, Sarestha and also mutated their names before the records of New Barrackpore Minicipality, and paying rents and taxes before the authority concerned and the said land is free of encumbrances.



AND WHEREAS present land owners/first part herein decided to develop their aforesaid land by constructing a multi storied building thereupon but due to lack of financial capacity as well as no experience in construction work, they approached the developer to develop the said land and building by constructing a proposed multi storied building thereupon at the cost and expenses of the developer and after long bi-lateral talks between them the land owners of the purpose of such construction is agreed to execute a registered development power of Attorney in the name of the Developer and after mutual discussion the parties are agreed to develop the said premises on the following terms and conditions stipulated therein.

AND WHEREAS that We the executants herein entered in to one joint venture agreement with the developers **URBAN REALTY (PAN AAIFU3311N)**, a partnership firm having its registered office at 312/1, Vivekananda Road, P.O. & P.S.-New Barrackpore, District North 24 parganas, Kolkata - 700 131, represented by its partners **(1) Smt. Shreyasi Saha Roy (PAN AUIPG4616J), (AADHAAR NO. 9547 8290 1519), Voter Card No. XVM0036467**, Wife of Sri Rudradeep Saha Roy, residing at 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131 **(2) Sri Tanay Ghosh Chowdhury (PAN ARQPG5599M), AADHAAR CARD NO. 6073 1141 6908, Voter Card No. XVM2266484**, S/o. Late Hemlal Ghosh Chowdhury, residing at 245, S.N. Banerjee Road, P.O.



& P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131 ,(3)
Sri Rudradeep Saha Roy (PAN AYLPR4222J), AADHAAR CARD NO. 7505 8337 5011, Voter Card No. CDK2522951, S/o. Sri. Krishna Gopal Saha Roy, residing at 'Jogendra Apartment, 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, all by occupation- Business, all are by faith- Hindu, Nationality- Indian, hereinafter called and referred to as the **DEVELOPERS** with a view to develop the land which is mentioned in the schedule written hereunder by constructing a multi-storied building thereon and that also registered in the ~~A.R.A - II, ka~~ office recorded in book No. I , 190212798 on 08/11/25 and due to avoid some litigation and also frequently attended to various offices and to smooth work for construction over the said land and to all works deals for day by day and also deal the developer's allocation of the Multi storied building and for which we do hereby appoint **URBAN REALTY (PAN AAIFU3311N)**, a partnership firm having its registered office at 312/1, Vivekananda Road, P.O. & P.S.-New Barrackpore, District North 24 parganas, Kolkata - 700 131, represented by its partners **(1) Smt. Shreyasi Saha Roy (PAN AUIPG4616J), (AADHAAR NO. 9547 8290 1519), Voter Card No. XVM0036467,** Wife of Sri Rudradeep Saha Roy, residing at 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131 **(2) Sri Rudradeep Saha Roy (PAN AYLPR4222J), AADHAAR CARD NO. 7505 8337 5011, Voter Card No. CDK2522951,** S/o. Sri. Krishna Gopal Saha Roy, residing at 'Jogendra Apartment, 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, **(3) Sri Tanay Ghosh Chowdhury (PAN ARQPG5599M), AADHAAR CARD NO. 6073 1141 6908, Voter Card No. XVM2266484,** S/o. Late Hemlal Ghosh

Rudradeep Saha Roy



Chowdhury, residing at 245, S.N. Banerjee Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, all by occupation- Business, all are by faith- Hindu, Nationality- Indian, hereinafter called and referred to as the **DEVELOPERS.**

AND WHEREAS in the above circumstances it is necessary and also expedient for us to appoint as well as our well wishers and agents and the developer to look after all our affairs during our absence and on behalf of us **NOW KNOWN** by these presents we, the said executants herein, do hereby nominate appoint and constitute our well wisher and developer the said **(1) Smt. Shreyasi Saha Roy (PAN AUIPG4616J), (AADHAAR NO. 9547 8290 1519), Voter Card No. XVM0036467**, Wife of Sri Rudradeep Saha Roy, residing at 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131 **(2) Sri Rudradeep Saha Roy (PAN AYLPR4222J), AADHAAR CARD NO. 7505 8337 5011, Voter Card No. CDK2522951**, S/o. Sri. Krishna Gopal Saha Roy, residing at 'Jogendra Apartment, 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, **(3) Sri Tanay Ghosh Chowdhury (PAN ARQPG5599M), AADHAAR CARD NO. 6073 1141 6908, Voter Card No. XVM2266484**, S/o. Late Hemlal Ghosh Chowdhury, residing at 245, S.N. Banerjee Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, our true and lawful Attornies for us and our name and on our behalf to do and execute all or any of the following acts, deeds and things in respect of the property given in the Schedule below that is to say:-

1. To submit the building plan for multi-storied building before the New

Barrackpore Municipality Authority and/or any other authority concern and also sign in the said plan on behalf of us and to receipt the same from the said Authority concern of New Barrackpore Municipal Authority by our attorney.

2. To negotiate on terms for and to agree and to enter into and to conclude any agreement/agreements for sale in respect of the developer's allocation of the proposed multi-storied building over the land which is fully described in the schedule herein below with any intending purchaser/purchasers as such price or prices as may be agreed by the attorney and/or to cancel and/or repudiate the same and to receive money and/or consideration against proper receipt issue by our attorney.

3. To receive by our attorney from intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money after or before executing or signing the such sale deed or deeds to give good valid receipt by our attorney and discharge for the same with all protect the intending purchaser or purchasers in our name and on our behalf, in respect of Developer's allocation of the proposed multi storied building.

4. Upon such receipt as aforesaid in our name and as act deed or deeds to sign execute and to deliver any deed or deeds of conveyance and conveyances of any one or more in respect of the Developer's allocation of the said property and building or any portion of it in favour of such intending purchaser or purchasers



or his/her/their nominee or nominees of assignee by our attorney.

5. To present any such Deed or Deeds of Conveyance or Conveyances or other documents for registration when executed by them in our name and on our behalf before the Addl. District Sub-Registry Office and District Registry Office and R.A. Calcutta, having authority for and to have them registered according to law and to do all other acts and deeds in respect of developer's allocation of the aforesaid property and proposed building of it which our said Attorney shall consider necessary for the transferring and/or conveying the said property of it to such purchaser or purchasers as fully effectually in all respect as we could do the same ourself.

6. To effect mutation of holding and also amalgamate the holdings in the office of the local New Barrackpore Municipality and sign all applications or objection for obtaining sanction building plan from the Local authority in our name and on our behalf in respect of our aforesaid property.

7. To appear for and represent us in all the Courts, Civil Criminals or Appellate authority and to sign execute verify and file plaint, written statement and withdraw and compromise petitions and also to present appeals and to accept services of all summons notices and other process of law in respect of our aforesaid property.

A handwritten signature in black ink, consisting of a stylized 'B' or 'P' shape with a long horizontal stroke extending to the right.

8. To appoint engage on our behalf pleaders, Advocates or Solicitors, whenever our said Attorney shall think proper to do so and to disturb and/or terminate his, her or their appointment in relating our aforesaid property.

9. To do all acts, deed and to obtain all necessary permission or clearance from the appropriate authority for sale of the said property or portion of it at our own cost and do all acts and things which are necessary and which will deem fit by our aforesaid attorney.

10. To appear and/or sign and/or proceed before the Airport Authority and concern electric office for necessary permission in respect of the proposed multi storied building on behalf of us by our Attorney.

11. The attorney shall changes the nature and character in respect of the schedule mentioned property by making multi storied building.

Building *Don.*
~~Be, it noted that the Power of Attorney is being granted in favour of the said attorney without any consideration and no interest or right of the attorney are created on the property which is the subject matter of this power of attorney and that further the said attorney shall hereby obtain or have power to make any construction development work on the said property.~~

Building *Don.*

AND, We do hereby this General Power of Attorney agree to ratify and confirm all and whatever other act or acts our said Attorney shall lawfully do, execute or perform of cause to be done executed or performed in connection with the sale of the aforesaid property or portion of it and other acts under and

[Signature]

by virtue of this General Power of Attorney shall be valid till completion of the work and building and transfer the developer's allocation of the proposed multi storied building on us to all intents and purposes as if done by are personally.

FIRST SCHEDULE REFERRED TO ABOVE

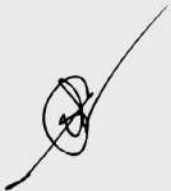
(Description of the said landed property)

DISTRICT North 24 parganas, Police Station New Barrackpore, Sub-registry Office at Sodepur under the collector of North 24 parganas, pargana Calcutta Bastu Land measuring about 8.25 satak equivalent to 05 (five) kathas be the same a little more or less together with one storied pucca Deaplated structure standing thereon corresponding to Malek Khatian No.- 76 and also recorded their names in the L.R. & R.O.R. under Khatian No. 2609 (in the name of Soumen Sen), Khatian No. 2608 (in the name of Sukla Sen), Khatian No. 2606 (in the name of Rama Gupta) and Khatian No. 2607 (in the name of Bandana Das Gupta) comprising in Dag Nos. 117 & 118, L.R. Dag No. 774, situated at Mouza- Aharampur, J.L. No.- 35, Re-Su No. 98, Touzi No. 169, within the local limits New Barrackpore Municipality, under Ward No.- 1, Holding No. 29, Main Road East, which is butted and bounded by :-

On the North : Land and house of Ajit Dasgupta and others

On the South : 14 feet wide bye lane

On the East : Land and house of Jagendra Sen Sharma



On the West : 20 feet wide main road east

IN WITNESS WHEREOF We, the **EXECUTANTS**, doth hereby
on this **POWER OF ATTORNEY** the 07th day of Nov. Two Thousand Twenty
Five **SIGNED, SEALED & DELIVERED**

in the presence :

1. Krishna Gopal Saha Roy
S/o U. Jogendra Lal Saha Roy
11, Old Sahara Road
New Barrackpore.
Kul. 701201

Sukla Sen
Soumen Sen
Rama Gupta

2. Pradip Debnath
Barasat Court
P.O. & P. S. Barasat
Kul. 700124

Bandana Das Gupta
Signature of the Executants
We accept this Power of Attorney
URBAN REALTY
Shreyani Saha Roy.
Partner
URBAN REALTY
Rudransh Saha Roy.
Partner

Drafted by :
Chiradip Dha
Chiradip Dhar
Per No. 1238/95
Advocate

Barasat Judges' Court

Printed by:
S. Bhattacharjee
S. Bhattacharjee

URBAN REALTY
Imay Anshu Chowdhury
Signature of the Attorney
holders

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

(1)

Name : SUKLA SEN

Status - Presentant

LITTLE	RING	MIDDLE	FORE	THUMB	
					বাম হাত 
THUMB	FORE	MIDDLE	RING	LITTLE	
					ডান হাত 

Sukla Sen
Signature of the Presentant

All the Above fingerprints are of the abovenamed person and attested by the side Person

(2)

Name : SOUMEN SEN

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

LITTLE	RING	MIDDLE	FORE	THUMB	
					বাম হাত 
THUMB	FORE	MIDDLE	RING	LITTLE	
					ডান হাত 

Soumen Sen
Signature of the Presentant

All the Above fingerprints are of the abovenamed person and attested by the side Person

N.B. : L.H. - Left hand finger prints & R.H. - Right hand finger prints.

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

(1)

Name : RAMA GUPTA

Status - Presentant

LITTLE	RING	MIDDLE	FORE	THUMB	
					বাম হাত
THUMB	FORE	MIDDLE	RING	LITTLE	
					ডান হাত



Rama Gupta

Signature of the Presentant

All the Above fingerprints are of the abovenamed person and attested by the side Person

(2)

Name : BANDANA DAS GUPTA

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

LITTLE	RING	MIDDLE	FORE	THUMB	
					বাম হাত
THUMB	FORE	MIDDLE	RING	LITTLE	
					ডান হাত



Bandana Das Gupta

Bandana Das Gupta
Signature of the Presentant

All the Above fingerprints are of the abovenamed person and attested by the side Person

N.B. : L.H. - Left hand finger prints & R.H. - Right hand finger prints.

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

(1) Name : SHREYASI SAHA ROY

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

শ্রেয়াসী সর্হা রয়



Shreyasi Saha Roy

ডান হাত

Shreyasi Saha Roy
Signature of the Presentant

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

(2) Name : TANAY GHOSH CHOWDHURY

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Tanay Ghosh Chowdhury

ডান হাত

Tanay Ghosh Chowdhury
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

(3) Name : RUDRADEEP SAHA ROY

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Rudradeep Saha Roy

ডান হাত

Rudradeep Saha Roy
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

Major Information of the Deed

Deed No :	I-1902-12803/2025	Date of Registration	07/11/2025
Query No / Year	1902-8003010612/2025	Office where deed is registered	
Query Date	07/11/2025 12:15:41 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PRADIP DEBNATH Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9903452754, Status :Solicitor firm		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 44,81,252/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 284/- (Article:E, M(a),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190212798/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Haripada Biswas Sarani, Mouza: Aharampur, Pin Code : 700131

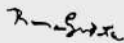
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-774	LR-2606	Bastu	Bastu	1 Katha 4 Chatak		10,82,813/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-774	LR-2607	Bastu	Bastu	1 Katha 4 Chatak		10,82,813/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-774	LR-2608	Bastu	Bastu	1 Katha 4 Chatak		10,82,813/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-774	LR-2609	Bastu	Bastu	1 Katha 4 Chatak		10,82,813/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			8.25Dec	0 /-	43,31,252 /-	
		Grand Total :			8.25Dec	0 /-	43,31,252 /-	

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	200 Sq Ft.	0/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	200 sq ft	0 /-	1,50,000 /-	

Principal Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sukla Sen Wife of Late Samar Prasad Sen Executed by: Self, Date of Execution: 07/11/2025 , Admitted by: Self, Date of Admission: 07/11/2025 ,Place : Office		 Captured	
	07/11/2025	07/11/2025	LTI	07/11/2025
30, Main Road East, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: eFxxxxxx3c, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/11/2025 , Admitted by: Self, Date of Admission: 07/11/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Soumen Sen Son of Late Deboprasad Sen Executed by: Self, Date of Execution: 07/11/2025 , Admitted by: Self, Date of Admission: 07/11/2025 ,Place : Office		 Captured	
	07/11/2025	07/11/2025	LTI	07/11/2025
SP-295, Near A.K. Ghosh High School, Jodhepur Garden, City:- Not Specified, P.O:- Lake Garders, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: boxxxxxx9h, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/11/2025 , Admitted by: Self, Date of Admission: 07/11/2025 ,Place : Office				

3	Name Rama Gupta Daughter of Late Dharendra Mohan Sen Executed by: Self, Date of Execution: 07/11/2025 , Admitted by: Self, Date of Admission: 07/11/2025 ,Place : Office	Photo  07/11/2025	Finger Print  Captured LTI 07/11/2025	Signature  07/11/2025
179, Becharam Chatterjee Road, Sarsuna, City:- Not Specified, P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: bgxxxxxx3m,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/11/2025 , Admitted by: Self, Date of Admission: 07/11/2025 ,Place : Office				

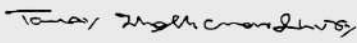
4	Name Bandana Dasgupta Daughter of Late Dharendra Mohan Sen Executed by: Self, Date of Execution: 07/11/2025 , Admitted by: Self, Date of Admission: 07/11/2025 ,Place : Office	Photo  07/11/2025	Finger Print  Captured LTI 07/11/2025	Signature  07/11/2025
Surur Pukur Bye Lane, Chandannagar, City:- Not Specified, P.O:- Chandannagar, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: brxxxxxx8k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/11/2025 , Admitted by: Self, Date of Admission: 07/11/2025 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Urban Realty 312/1, Vevakananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 , PAN No.:: aaxxxxxx1n,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shreyasi Saha Roy Wife of Rudradeep Saha Roy Date of Execution - 07/11/2025, , Admitted by: Self, Date of Admission: 07/11/2025, Place of Admission of Execution: Office	Photo  Nov 7 2025 12:29PM	Finger Print  Captured LTI 07/11/2025	Signature  07/11/2025

312, Vivekananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: auxxxxxx6j,Aadhaar No Not Provided Status : Representative, Representative of : Urban Realty (as partner)				
2	Name Tanay Ghosh Chowdhury Son of Late Hemlal Ghosh Chowdhury Date of Execution - 07/11/2025, , Admitted by: Self, Date of Admission: 07/11/2025, Place of Admission of Execution: Office	Photo  Nov 7 2025 12:30PM	Finger Print  Captured LTI 07/11/2025	Signature  07/11/2025
245, S N Banerjee Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: arxxxxx9m,Aadhaar No Not Provided Status : Representative, Representative of : Urban Realty (as partner)				
3	Name Rudradeep Saha Roy (Presentant) Son of Krishna Gopal Saha Roy Date of Execution - 07/11/2025, , Admitted by: Self, Date of Admission: 07/11/2025, Place of Admission of Execution: Office	Photo  Nov 7 2025 12:31PM	Finger Print  Captured LTI 07/11/2025	Signature  07/11/2025
Jogendra Apartment, 312, Vivekananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ayxxxxxx2j,Aadhaar No Not Provided Status : Representative, Representative of : Urban Realty (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pradip Debnath Son of Late Madhab Debnath Barasat Court, City:- , P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124	 07/11/2025	 Captured 07/11/2025	 07/11/2025
Identifier Of Sukla Sen, Soumen Sen, Rama Gupta, Bandana Dasgupta, Shreyasi Saha Roy, Tanay Ghosh Chowdhury, Rudradeep Saha Roy			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Rama Gupta	Urban Realty-1 Katha 4 Chatak
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Bandana Dasgupta	Urban Realty-1 Katha 4 Chatak
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Sukla Sen	Urban Realty-1 Katha 4 Chatak
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Soumen Sen	Urban Realty-1 Katha 4 Chatak
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Sukla Sen	Urban Realty-50.00000000 Sq Ft
2	Soumen Sen	Urban Realty-50.00000000 Sq Ft
3	Rama Gupta	Urban Realty-50.00000000 Sq Ft
4	Bandana Dasgupta	Urban Realty-50.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Haripada Biswas Sarani, Mouza: Aharampur, Pin Code : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 774, LR Khatian No:- 2606	Owner:রমা গুপ্তা, Gurdian:ধীরেন্দ্র মোহন সেন শর্মা, Address:নিজ , Classification:বাস্ত, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 774, LR Khatian No:- 2607	Owner:বন্দনা দাসগুপ্তা, Gurdian:ধীরেন্দ্র মোহন সেন শর্মা, Address:নিজ , Classification:বাস্ত, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 774, LR Khatian No:- 2608	Owner:শুভা সেন, Gurdian:সমর প্রসাদ সেন, Address:নিজ , Classification:বাস্ত, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 774, LR Khatian No:- 2609	Owner:সৌমেন সেন, Gurdian:দেবপ্রসাদ সেন, Address:নিজ , Classification:বাস্ত, Area:0.02000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190212803 / 2025

On 07-11-2025

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 12:18 hrs on 07-11-2025, at the Office of the A.R.A. - II KOLKATA by Rudradeep Saha Roy ,.

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 44,81,252/-

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

Execution is admitted on 07/11/2025 by 1. Sukla Sen, Wife of Late Samar Prasad Sen, 30, Main Road East, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife, 2. Soumen Sen, Son of Late Deboprasad Sen, SP-295, Near A.K. Ghosh High School, Jodhepur Garden, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Service, 3. Rama Gupta, Daughter of Late Dharendra Mohan Sen, 179, Becharam Chatterjee Road, Sarsuna, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 4. Bandana Dasgupta, Daughter of Late Dharendra Mohan Sen, Surer Pukur Bye Lane, Chandannagar, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession House wife

Indetified by Mr Pradip Debnath, , , Son of Late Madhab Debnath, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 07-11-2025 by Shreyasi Saha Roy, partner, Urban Realty, 312/1, Vevakananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by Mr Pradip Debnath, , , Son of Late Madhab Debnath, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-11-2025 by Tanay Ghosh Chowdhury, partner, Urban Realty, 312/1, Vevakananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by Mr Pradip Debnath, , , Son of Late Madhab Debnath, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-11-2025 by Rudradeep Saha Roy, partner, Urban Realty, 312/1, Vevakananda Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by Mr Pradip Debnath, , , Son of Late Madhab Debnath, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 284.00/- (E = Rs 200.00/- ,I = Rs 55.00/- ,M (a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 284.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 760, Amount: Rs.100.00/-, Date of Purchase: 04/11/2025, Vendor name: S Bose



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 1902-2025, Page from 579404 to 579430
being No 190212803 for the year 2025.



fin2

Digitally signed by SATYAJIT BISWAS
Date: 2025.11.10 11:14:56 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 10/11/2025

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.